

TOWN OF BRADFORD P.O. Box 26 - 345 East Rd. Bradford, ME 207-327-2121 townofbradfordceo@gmail.com LAND USE/BUILDING PERMIT APPLICATION	FOR OFFICE USE ONLY			
	Permit #			
	Map		Lot	
	Fee: \$	Date Paid: / /		

Please complete all sections. It is important to include your telephone number(s) and email address so we can contact you promptly with questions or information.

1. Applicant Name: _____

Address : _____

Phone: _____

Email : _____

2. Property Owner: _____

Address : _____

Phone: _____

Email : _____

3. Where is the site?

Address: _____

Tax Map: _____ Lot: _____

Penobscot County Registry of Deeds

Book: _____

Page: _____

Land Use District (check one)

Village ☐

Rural ☐

Mixed Residential ☐

Rural Forest ☐

Is the proposed development in the FEMA Mapped Flood Plain?

Yes ☐

No ☐

4. Description of Site

Size of Lot: _____ acres OR _____ square feet Dimensions: _____

Road Frontage (check one)

State ☐

Town ☐

Private ☐

5. If lot is part of subdivision:

Subdivision Name: _____

Subdivision Lot #: _____ Date subdivision approved by Planning Board: _____

6. Existing use of site (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> single family residence | <input type="checkbox"/> agricultural |
| <input type="checkbox"/> duplex | <input type="checkbox"/> commercial / industrial |
| <input type="checkbox"/> multi-family residence | <input type="checkbox"/> undeveloped |
| <input type="checkbox"/> mobile home | <input type="checkbox"/> business |

7. Does the lot have special tax status?

Tree Growth ☐ Farm ☐ Open Space ☐ None ☐

8. List all existing structures/uses on the site: (e.g., 1 single-family home, 1 garage, 1 barn)

9. Is the existing use of the site seasonal only? Yes ☐ No ☐

10. Proposed activity: (check one)

- | | |
|---|--|
| <input type="checkbox"/> new building | <input type="checkbox"/> installing mobile home |
| <input type="checkbox"/> moving building | <input type="checkbox"/> accessory building (such as garage) |
| <input type="checkbox"/> expanding building | <input type="checkbox"/> change of use |

Describe the building, use of the building, and dimensions. Also show on attached sketch form.

11. If building is a mobile home:

Year: _____ Make: _____ VIN: _____

Snow Load: _____ Wind Rating: _____

12. Is the proposed use of the site seasonal only?

No ☐

13. List proposed setbacks for new, moved, or expanded building:

(All measurements to be taken from the edge of the right-of-way and abutting properties)

Front property line: _____ feet

Left side property line: _____ feet

Right side property line: _____ feet

Rear property line: _____ feet

14. Wastewater:

If the application is for a new or expanded dwelling or any other use that will increase the volume of wastewater, this section **MUST** be completed.

Site Evaluator Name: _____ License #: _____

Email : _____ Phone: _____

15. Deed Restrictions:

Please list any and all deed restrictions, easements, covenants and/or licenses held on this parcel of land.

[illegible]

A copy of a valid plumbing permit for the disposal system, as well as the site evaluation forms, must be attached for new systems. For expanded uses that will utilize existing septic systems, a statement signed by a licensed site evaluator stating that the existing system is adequate must be attached.

SKETCH FORM

THIS DRAWING MUST INCLUDE:

- Lot lines with dimensions in feet
- Location of all driveways, roads, or rights of way
- Location of all wells and septic systems
- Distance, in feet, to all shorelines, wetlands, shoreland zones, streams, or brooks
- Proposed structures or additions
- Any existing structures; dwellings, outbuildings, decks, etc.
- Areas to be filled or graded
- Areas to be cleared or trees removed
- Methods and locations of erosion control, if required



The undersigned hereby applies for the afore-described permit, certifies that the information and statements on this application are complete, true and correct, and agrees to comply with all laws of the State of Maine and the Ordinances of the Town of Bradford pertaining to the above-described activities. The undersigned agrees to comply with all conditions placed on the approved permit by the Board or CEO.

If the application is for a use on a private road, the undersigned understands that the Town of Bradford supports the development of private roads that do not meet the Town's standards, but shall not accept the responsibility for services normally made available to residents and structures accessed by public roads. Road maintenance and snow plowing shall be the responsibility of the persons who own the lots in accordance with an association agreement. The Town will not be responsible for entering upon the private road to provide school bus services, emergency services, garbage collection or any other type of municipal services.

Applicant Signature: _____ Date: _____

CODE ENFORCEMENT OFFICER USE ONLY

<input type="checkbox"/> Approved	Conditions:
<input type="checkbox"/> Denied	Reason:
CEO Signature:	Date:

Performance Standards and Zoning

These standards shall apply to all buildings or structures and all uses of premises in the Town of Bradford.

Village District

The town of Bradford has identified a 618-acre area beginning on West Road approximately one- third mile west from “Bradford Corner” and continuing along East Road approximately two and one-quarter miles east to the intersection of Station Road and Hilltop Circle as the Village District. The area further extends approximately one-half mile north on Main Road from “Bradford Corner” to the intersection of Main Road and Melody Lane, and two-thirds mile south on Main Road from “Bradford Corner” (see Map K-3).

The Village District will provide an area that will serve as a higher density residential and limited commercial area in Bradford. Residential, single family, two family, manufactured housing with permanent foundations, and multi-unit buildings not to exceed four dwellings per structure will be allowed. In addition, restaurants, bed and breakfast accommodations, professional offices, governmental facilities, technical and repair services, retail, and home occupations will be allowed in this district. All commercial buildings will be required to have a footprint that does not exceed 50% of lot size. The future land use ordinance will specify the exact types and sizes of commercial uses allowed in the Village District. (Performance standards regarding noise, lighting, hours of operation and parking will ensure compatibility with residential neighbors.) This district will have a minimum lot size of one acre and 150-foot minimum road frontage. In addition, minimum setback for building, town approved septic systems and wells will be 25 feet from the edge of the traveled way.

Mixed-Residential District

The town of Bradford has identified two areas in town, encompassing approximately 3,235 acres, to be mixed-residential district. The first area is a small area approximately one-mile northwest from Main Road on Atkinson Road, and running easterly along King Road and Lagrange Road. The second area identified is a larger rectangular area around the identified “Village District,” also shown on map K-3. This mixed-residential area extends westerly on West Road approximately one- half mile from “Bradford Corner” and continues easterly approximately three and a half miles onto Station Road to Hilltop Circle. The area further extends approximately one and one-quarter miles north on Main Road from “Bradford Corner” to the intersection of Main Road and Isthmus Road and approximately three-quarters of a mile south on Main Road.

The mixed-residential district will provide an area that will serve as a high-density residential and limited commercial area in Bradford. Residential single family, two family, manufactured housing with permanent foundations, and multi-unit buildings not to exceed four dwellings per structure will be allowed in this district along with mobile home parks. In addition, restaurants, bed and breakfast accommodations, professional offices, governmental facilities, and technical and repair services, retail and home occupations will be allowed in this district. The future land use ordinance specifies the exact types and sizes of commercial uses allowed in the mixed residential district. Performance standards regarding noise, lighting, hours of operation and parking will ensure compatibility with residential neighbors. This district will have a minimum lot size of two acres with a 200-foot minimum road frontage. In addition, minimum setback for building, septic systems and wells will be 50 feet from the edge of the traveled way subject to approved septic design.

Rural Residential District

The Rural Residential District encompasses approximately 13,363 acres of land. The purpose of this district is to maintain the rural character of the town, to protect agricultural and forestry uses, to provide open spaces and provide for single family residential dwellings with larger lot sizes.

Residential single family and manufactured housing with permanent foundations will be permitted in the rural residential district. Home occupations, natural resource-based businesses and/or industries (such as outdoor recreation, greenhouses, stables, and sawmills) and commercial development of agricultural and commercial forestry operations will be permitted. This district will have a minimum lot size of two acres with a 200-foot minimum road frontage. In addition, minimum setback for building, septic systems and wells will be 50 feet from the edge of an existing traveled way.

Rural Forested District

The Rural Forested District encompasses approximately 9,055 acres. The purposes of this district are to maintain the rural character of the town, to protect forestry uses, and to preserve the town's open spaces with larger lot sizes. Residential single family and manufactured housing on permanent foundations will be permitted in the rural forested district. Natural resources based businesses and/or industries (such as outdoor recreation, greenhouses, stables, and sawmills) and commercial development of agricultural and commercial forestry operations will be permitted. This district will have a minimum lot size of ten acres with a 40- foot minimum road frontage. In addition, minimum setback for building, septic systems and wells will be 50 feet from the edge of a traveled way. Parcels which are developed will be required to meet the minimum road frontage requirements on existing roads or new roads, and may be required to build a new road to accommodate for the use.

Bradford/Lagrange Public Land

Within the Rural Forested District is a 900-acre parcel in the northeast corner of Bradford, adjacent to an additional 1,200 acres in Lagrange, which is owned and maintained by the Department of Conservation (DOC) Bureau of Land and Parks as Public Reserve Land. This piece of property, referred to as the Bradford/Lagrange Lot, was acquired by the DOC from private owners in the late 1980s. The DOC acquired the land with the intent of exchanging the property with another property owner. The exchange never took place and the DOC has been managing the property as reserve land ever since.

The DOC complies with all local land use regulations; however, the DOC also has self-imposed regulations referred to as the "Integrated Resource Policy," adopted in 1985 and revised in 2000 which governs how the land is managed. Currently, the DOC acts in the capacity of a timber and forest manager on this land. Approximately 60-70% of the DOC's operating budget comes from the sale of timber on public lands.

Lot Dimensions

The following minimum lot dimensions shall apply to all uses in the Town of Bradford:

A. Minimum lot area:

Lot size shall be appropriate for the zone in which it is located. For multi-family housing (dwellings with multiple dwelling units) refer to Article 1210.E for Minimum Lot Area for Multi-family Housing.

B. Road Classification and Minimum Road Frontage:

1. 200 feet on Local Streets or Private Roads. Local Streets are here defined as dead-end roads and loop roads that have both entrances on the same street. They shall include but are not limited to:
 - a. 200 feet on Collector Streets and Arterials.
 - b. Arterials shall include but are not limited to:
 - c. All existing roads and streets not classified as Arterials or Local Streets are classified as Collector Streets.
2. Future roads shall be classified by the Planning Board prior to submission to the Board of Selectmen for approval at a Town Meeting.

C. Minimum setback

1. Minimum setback of all structures, buildings, including septic systems and wells from all rear or side property lines shall be **25** feet, except that one-story accessory residential structures of no more than 100 square feet in area and no more than 15 feet in height from the first floor to the highest point of the peak may have a 15-foot side and rear setback.
2. Minimum setback of all structures or buildings from the centerline of the road shall be **50** feet unless stated otherwise in the Bradford Land Use Ordinance.
3. All lots established after the effective date of this ordinance must be of such dimensions as to accommodate within the boundaries of each a square measuring 200 feet by 200 feet, which abuts at one side along the principal access way. Except that in the Village District, such dimensions shall be 150'x200'.
- D. Minimum setback of all structures or buildings from water bodies and wetlands: Regulated by the Shoreland Zoning Ordinance.
- E. Minimum lot area for multi-family housing: Two (2) acres for the first dwelling unit and one half (1/2) for each additional dwelling unit.

No more than one principal structure may be placed on a lot unless the CEO under the following conditions grants permission for additional principal structure(s):

("Principal Structure" definition – The structure used for the main purpose for which the premises exist.)

1. Adequate subsurface sewage disposal is available for all uses on the lot.
2. No unsafe or unhealthy condition is created by establishing the additional uses on the lot.
3. The layout of the buildings is such that legal lot(s) as defined by this ordinance and state law can be created in the future. -OR- Only one structure is occupied during construction of a principal dwelling.