



# TOWN OF WARREN PLANNING BOARD

## Recommendation to the Zoning Board Waterfront Overlay District

Zoning Ordinance, Article XXVI, Waterfront Overlay District Development Plan Review

<b>Name of Proposed Development:</b>		
Address:		
Is this a large scale development (more than 20,000 square feet)	YES	NO
Historic District Commission Review Date:	RECOMMENDED	NOT RECOMMENDED
Planning Board Review Date:	RECOMMENDED	NOT RECOMMENDED
<b>Objectives and Intent</b>		
1. Does the application promote opportunities for walking and bicycling as well as motor vehicles and public transportation (Sec. 32-151, B2)? _____YES                      _____NO                      _____NOT APPLICABLE		
2. Is the development visually compatible with its site and surrounding buildings or the desired character of the district (Sec. 32-151, B3)?		
a. Scale of buildings	_____YES	_____NO                      _____NOT APPLICABLE
b. Façade materials	_____YES	_____NO                      _____NOT APPLICABLE
c. Site features	_____YES	_____NO                      _____NOT APPLICABLE
<b>Dimensional Requirements</b>		
1. Do the front setbacks meet the underlying zone or the actual average of the street (whichever is less)? _____YES                      _____NO                      _____NOT APPLICABLE		
2. If the proposal is a large development, does the scale exceed 8,000 square feet in footprint? _____YES                      _____NO                      _____NOT APPLICABLE		
If the proposal does exceed 8,000 square feet, does any side exceed 40 feet? _____YES                      _____NO                      _____NOT APPLICABLE		
If the side does exceed 40 feet, is it interrupted by salient architectural features to break up the appearance? _____YES                      _____NO                      _____NOT APPLICABLE		
Notes on dimensional requirements (if any):		

## Design Requirements

1. Do building facades contain street level windows and main entrances from the sidewalk (Sec. 32-151, D1)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

2. Are the exterior of new buildings and additions to existing buildings comprised of materials traditionally used in New England (wooden clapboards, shingles, patterned shingles, brick or stone)(Sec. 32-151, D2)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

3. Does the building have a traditional roof form (Sec. 32-151, D3)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

4. Does exterior lighting minimize impacts on neighboring properties (i.e. are they shielded and pointed away from other buildings) (Sec. 32-151, D4)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

5. Are air conditioning and ventilation units, storage areas, exposed machinery installation, service areas, truck loading areas, utility buildings and similar structures screened or located to provide an audio-visual buffer for adjacent properties(Sec. 32-151, D5)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

6. Does the development permit easy and safe access for emergency responders (Sec. 32-151, D6)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

7. Does the layout provide for safe circulation for cars, people, bikes (walkways, interior drives parking areas) (Sec. 32-151, D7)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

8. Does the landscaping define, soften, screen the appearance of parking areas from public rights of way and abutting properties and minimize encroachment on neighbors (Sec. 32-151, D8)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

Will existing trees and vegetation be preserved to the maximum extent possible?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

9. Are scenic views and historically significant landscape features (stone walls, picket fences, etc) preserved to the maximum extent possible (Sec. 32-151, D9)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

## Parking and Traffic Circulation Requirements

1. Are parking lots internally connected to reduce curb cuts (Sec. 32-151, E1)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

2. Are parking lots protected with guards, rails, islands, crosswalks, speed bumps or other devices necessary for safety (Sec. 32-151, E2)?  
\_\_\_\_\_YES                    \_\_\_\_\_NO                    \_\_\_\_\_NOT APPLICABLE

Other recommendations from the Planning Board, if any:

3. If the project contains mixed uses with staggered peak periods of demand, do they share parking areas (Sec. 32-151, E3)?

\_\_\_\_\_YES                      \_\_\_\_\_NO                      \_\_\_\_\_NOT APPLICABLE

Is on-street parking available, which may support a variance from the parking requirement?

\_\_\_\_\_YES                      \_\_\_\_\_NO                      \_\_\_\_\_NOT APPLICABLE

Is there an agreement for shared parking?

\_\_\_\_\_YES                      \_\_\_\_\_NO                      \_\_\_\_\_NOT APPLICABLE

4. For parking lots with 10 or more space, does the parking lot include a tree or shrub for every 5 spaces (Sec. 32-151, E4)?

\_\_\_\_\_YES                      \_\_\_\_\_NO                      \_\_\_\_\_NOT APPLICABLE

Are trees and shrubs evenly distributed on the periphery or within the lot?

\_\_\_\_\_YES                      \_\_\_\_\_NO                      \_\_\_\_\_NOT APPLICABLE

Does the proposal include existing vegetation to the maximum extent practicable?

\_\_\_\_\_YES                      \_\_\_\_\_NO                      \_\_\_\_\_NOT APPLICABLE

Notes on design, traffic or circulation (if any)

Planning Board Chair Signature:

Date: