



Zoning Board of Appeals

PLAINVILLE
MASSACHUSETTS

Application for an Appeal, Permit, Exception or Variance

Date _____

- Comprehensive Permit
- Special Permit
- Variance
- Exception
- Appeal of Administrative Decision
- 500-28/Sec. 6 Finding

1. Name of Owner: _____

Address: _____

Phone #: _____

Email: _____

2. Applicant (if not owner) _____

Address: _____

Phone #: _____

Email: _____

3. Mortgagee _____

Address: _____

4. Assessors: Plan: _____ Lot: _____

5. Deed: Book: _____ Page: _____ Deed Date: _____

6. Location & Description of Property (with street address if available):

7. Zoning District: _____

8. Overlay Districts: GPD: _____ Flood Zone: _____

Senior Village _____ Type of Flood Zone: _____

9. Is there a building on the premises at present? _____

Size of existing building _____

Use of existing building _____

10. Proposed Size of Building: Footprint: _____

Gross Floor Area: _____

11. Proposed Use of Building(s) & Extent of Alterations: _____

12. Provisions or regulations of zoning by-law or State Enabling Act under which application request is made:

13. State grounds for requested action: _____

This application must be accompanied by a written analysis and detailed plans that provide the information required to enable the Board to render a written decision under the requirements of the applicable zoning regulations.

Application Fees:

Comprehensive Permit: \$1500.00 + \$100/unit over 100 units

Special Permit/Variance/Exception: \$125.00

Appeal of Building Inspector: \$ 62.50

53G Engineering Peer Review Fee:

Comprehensive Permits: See Plainville General Code §819-1(B)(3)

All others: See Plainville General Code §810-4. No fee need be submitted with the application. The Board resolves most applications without assessing a fee under this section. Once the application has been reviewed a more detailed cost estimate will be provided if needed.

A Certified Abutters List must be submitted with this application.

Additional Fees:

- The applicant will be notified as to the cost of the abutters mailing, and a check is required prior to notice being sent to abutters. Delay in payment will result in delay in processing the application.
- Advertising in a local newspaper is required. The fee must be paid by the applicant prior to the first public hearing.

Deed: A full copy of the latest deed recorded at the Registry of Deeds must be submitted with this application. If a variance, exception or change to a non-conforming use is requested, the applicant shall provide a chain of title with all recorded deeds and plans for the parcel, plus all recorded previous zoning decisions pertaining to the parcel, dating back to before 01/25/1965.

Submittal Copies:

- Comprehensive Permits: See Plainville General Code §819-1

All other submittals:

- Town Clerk: Full scale copies of all forms, reports and plans with original signatures.
- Board of Appeals: Seven additional (7) complete, full scale copies of all forms, reports and plans.
- Distribution: Nine (9) copies of the application form, a cover sheet listing all submitted information including all plans and reports, and plans showing the scope of the project (reduced scale acceptable, a full plan set is not required).
- Additional copies may be requested as needed. If a peer review is needed the applicant may be required to send a full set of all submitted information to the peer reviewer.
- Digital copies of all submitted information may also be required by the Board.

I certify that the above information is true to the best of my knowledge.

Signature of Applicant: _____

Date: _____

Signature of Owner: _____

Date: _____

I hereby request that the selection of a peer review consultant under MGL Ch. 44 §53G be reviewed by the Board during the first public hearing. The grounds for any appeal of a consultant shall be limited to claims that the consultant selected has a conflict of interest or does not possess the minimum required qualifications. All costs associated with the peer review are to be borne by the Applicant, not the Town. Costs shall be per standard company billing rates, unless otherwise specified. If this box remains unchecked it shall be deemed as acceptance of the peer review consultant(s) chosen by the Board, and peer review work on the application may proceed prior to the first public hearing, if the need is determined after review by staff.