



**PLANNING BOARD
CITY OF GLOUCESTER, MASSACHUSETTS**

Common Driveway Special Permit Application

In conformance with the requirements of MGL Ch. 40A, Sections 9 and 11, and Zoning Ordinance of the City of Gloucester Sections 1.5.5, 1.8.3 and 5.21, the undersigned hereby applies for a Common Driveway Special Permit:

Applicant's Name _____

Applicant's Address/Telephone _____

Name of Record Owner/Address (if other than applicant) _____

Street Location of Property _____

Assessor's Map(s) _____ **Lot(s)** _____

Zoning Classification _____

Deed of property recorded in _____ **Registry / Land Court,**
Book _____ **; Page** _____ **; Plan recorded** _____.

- Attached is the list of criteria as set forth in Section 1.8.3 of the Zoning Ordinance, including supportive material or comments the applicant may wish to include (i.e. ZBA decision, Order of Conditions, etc.).
- Attached is narrative addressing Conditions for Issuance (a) through (h) of Section 5.21.5.
- Attached are the necessary plans as set forth in Section 1.5.5 of the Zoning Ordinance.
- Attached is a certified list of owners (with complete addresses) of land directly opposite on any public or private street or way, direct abutters, and abutters to the abutters of land within three hundred (300) feet of the property line of the applicant as they appear on the most recent City of Gloucester Assessor's Map and Tax list.
- Please submit to the Planning Board; 3 hard copies of completed application and plan, and one electronic copy.

City of Gloucester	Fee: _____ Check # _____
<u>Action</u>	City Clerk (date received): _____
	Planning Board (date received): _____
Public Hearing Date(s):	_____
Public Hearing Notice Dates:	_____
Abutters Notified:	_____
Public Hearing Closed:	_____
Final Decision Date:	_____
Disposition:	_____
(Approved, Denied, Approved w/conditions)	

Certified for completeness: Planning Director _____ Date: _____

Zoning Ordinance Section 1.8.3 Standards to be Applied

Please address all criteria that pertain to your project.

(a) Social, economic and community needs that will be served by the proposed use:

(b) Traffic flow and safety:

(c) Adequacy of utilities and other public services:

(d) Neighborhood character and social structure:

(e) Qualities of the natural environment;

(f) Potential fiscal impact:

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*****Building Inspector certification that there are no violations on property.**

Building Inspector signature

Section 5.21.5 Conditions for Issuance - Please address each condition.

- _____ 1. Common driveway serves no more than 4 residential lots.
- _____ 2. All lots satisfy frontage required by zoning district.
- _____ 3. Access is over approved lot frontage.
- _____ 4. All lots satisfy dimensional requirements of zoning district.
- _____ 5. Driveway is located entirely within lots served.
- _____ 6. Driveway is not located within a Subdivision.
- _____ 7. No more than two dwelling units on any one lot.
- _____ 8. All lots provide off-street parking.
- _____ 9. Provides access to the lots from street on which lots served have frontage;
_____ **and** observes 25' setback from the property line shared by the lot not served by driveway;
_____ **or** requests Planning Board for waiver of #9.
- _____ 10. Covenant between owner and City prohibiting sale of lots and erection of building except
for lots approved and/or prior to adoption of this ordinance, until driveway has been
constructed according to approved plan.
- _____ 11. Meets construction standards of Section 2.5.3 of Gloucester Subdivision Rules and
Regulations.
- _____ 12. Profile and cross section of common driveway on plan.
- _____ 13. 20' minimum right of way width; 20' long paved apron.
- _____ 14. Statement on plan: "The City of Gloucester shall not be responsible for the maintenance,
repairs plowing, or similar services for the common driveway shown on this plan".
- _____ 15. Block on plan stating "Common Driveway Plan, Approved by the City of Gloucester
Planning Board", signature and date of approval.

"I hereby certify under the pains and penalties of perjury that the information contained in this application is true and complete."

Signature of Applicant Date

Signature of Owner of Record, if other than Applicant Date

Signature of Representative Date
(i.e. attorney, purchaser and sale agreement)