

Town of Thorndike Building Permit Application

Office use only	Town Clerk Initials	Application # _____
<input type="checkbox"/> Application received and fee paid		Amount received: \$ _____ Date: _____

Applicant Name(s): _____ Date of Application: _____

Mailing Address: _____

Phone Number: _____ Best time to call: _____

Landowner (if different): Name(s): _____ Phone Number: _____

Mailing Address: _____

Proposed activity (check all that apply)

- Manufactured Home Installation (New Site Previously Approved Site)
- Single-family Home Construction
- Addition or Outbuilding of 100 square feet or more
- Commercial Building/Structure
- Multi-Family Home Construction (# units = _____)
- Earth moving in Shoreland or Floodplain Zones
- Other: _____

Location: Tax Map # _____ Parcel # _____ Road Name: _____

Land Use District (consult Land Use Map): <input type="checkbox"/> Rural or <input type="checkbox"/> Village Check if applicable (consult maps): <input type="checkbox"/> Shoreland <input type="checkbox"/> Flood Hazard

Road Maintenance Status: <input type="checkbox"/> Private <input type="checkbox"/> Fully Maintained <input type="checkbox"/> Discontinued <input type="checkbox"/> Abandoned <input type="checkbox"/> Not Plowed

Lot Info:

Is lot part of a subdivision? If yes, provide subdivision name and date approved by Town:

Subdivision name: _____ Date approved by Town: _____

Lot Dimensions: Depth: _____ Width: _____ Area: _____ square feet (or _____ acres)

Length of road frontage: _____ feet OR Right-of-way width: _____ feet

Related Permits on File: <input type="checkbox"/> Plumbing <input type="checkbox"/> Disposal System <input type="checkbox"/> Entrance <input type="checkbox"/> Lot <input type="checkbox"/> Other: _____
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Attachments:

- (1) Diagram of proposed activity (see page 2 for instructions and sample)
- (2) Copy of Right/Title/Interest in property (and any right-of-way if applicable)
- (3) Any deed restriction or other limitation (existing or to be placed) on the property

BY SIGNING BELOW, THE APPLICANT CERTIFIES THAT:

- A. All information presented in this application is a true presentation of existing conditions and proposed activity;
- B. The applicant has legal right to conduct the proposed activity on the named property;
- C. If approved, the land use activity will be conducted in accordance with all ordinance provisions and permit conditions; and
- D. The applicant is measuring required setbacks from the legal boundary lines of the lot.

Applicant (Signature)

Date

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Requirements - Page 1 of 1

The CEO shall issue a building permit if he or she finds (a) that the applicant's proposal meets the dimensional requirements for the use and district as prescribed below, and (b) the applicant holds all related state and town permits, including entrance and plumbing permits. If the activity is regulated in other ordinances, including but not limited to Subdivision, Site Plan Review, Shoreland Zoning, Floodplain Management or Wind Facility Siting, additional applicable criteria must be met before a building permit is issued

Minimum Dimensional Requirements for Building Lots:

Requirement	Village District	Rural District
Lot Size:		
Dwelling (1-2 units)	1.5 acres	2 acres
Commercial structure	.5 acre	2 acres
Multi-family residence (3+ units)	3 acres	2 acres
Setback from Centerline:		
Dwelling or commercial structure	50 feet	80 feet
Multi-family residence	75 feet	100 feet
Side and Rear Setback from Property Lines:		
	15 feet	15 feet
Road Frontage* (See back lot options below):		
	100 feet	200 feet

The last lot(s) on a dead-end road, entrance or right-of-way is (are) exempted from the road frontage requirement.

Back lots:

A back lot qualifies as a building lot if (a) it is of the minimum building lot size for the district in which it is located and (b) the following requirement is met:

The lot has road frontage or deeded right-of-way from a public road of at least 50' in width. The CEO or planning board, as appropriate, may grant a waiver reducing this access width to as little as 20', if the applicant can prove that the access will never serve more than two lots,

Rural District Setback: No structure may be built closer than 450' from the centerline of a public or private road.

Village District Setback: No structure may be built closer than 325' (residential) or 150' (commercial) from the centerline of a public or private road, or 15' from the rear lot line of a front lot between it and the access road, whichever is lesser.

PRINCIPAL STRUCTURES PER LOT

1. Residential Structures

a) Base Lot

in place unless each is located on an individual building lot that meets the requirements for a building lot at the time the sale occurs.

Before a second unit is added to a base lot with an existing dwelling unit, the plumbing inspector must inspect and approve the septic design(s) and installation(s) that will serve the structures. A copy of the plumbing inspector's approval shall be submitted as part of the building permit application to the CEO or Planning Board, as appropriate.

b) Larger Lots

Up to 2 dwelling units may be located on the first base lot (i.e. 2 acres in the Rural District and 1 acre in the Village District). Additional residential structures on a lot must be placed so that they may each be sold on a separate legal building lot in that district in the future. Only one base lot is allowed per parcel, upon which the density may be 1 unit per acre in the Rural District and 1 unit per .5 acre in the Village District. Where 2 units are located on a minimum-sized base lot, they may not be separated for sale in place on no-conforming lots. If two residential units are in place of a base lot, any additional residential structures placed on the same parcel are limited to one unit per building lot equivalent. *For example, a six acre lot in the Rural District could have two units on the first 2 acres, and one unit on each of the other 2 acres, if the additional 2 acre sections each met applicable building lot requirements (though the lots need not be created by deed).*
Note: Over two new dwelling units created on a parcel within a five year period will require subdivision approval.

2. Commercial Structures

There is no limit to the number of commercial and/or accessory structures located on a lot.

NONCONFORMING LOTS AND STRUCTURES OF RECORD

A single lot of record which existed on March 21, 1987, the effective date of Thorndike's original Minimum Lot Size Ordinance, that does not meet the area or frontage requirements, may be used for a residential dwelling provided that such lot is in separate ownership, is not contiguous with any other lot of the same ownership, and that such lot satisfies all other requirements of this ordinance.

Contiguous lots or parcels that were in single ownership of record on March 21, 1987 may not be sold separately or built upon unless each lot or parcel meets the area and frontage requirements of this ordinance. A dwelling or commercial structure which existed on March 17, 1990 is exempted from the applicable setback requirement of this ordinance.