

**Town of Bedford**

**CONDITIONAL USE PERMIT APPLICATION – Gasoline Service Station**



**PLANNING BOARD**  
24 North Amherst Rd.  
Bedford N.H. 03110  
Tel. (603) 472-5243

Date Received: \_\_\_\_\_

1. PROJECT LOCATION: \_\_\_\_\_ MAP/LOT: \_\_\_\_\_
2. Applicant(s): \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_
3. Owner(s): \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_  
Phone: \_\_\_\_\_ E-mail: \_\_\_\_\_
4. **Attach a letter explaining in detail how the proposal addresses the criteria for granting a Conditional Use Permit for a gasoline service station and their accessory uses, listed in Section 275-61.R of the Zoning Ordinance (see attached).**
5. Names and addresses of abutters (attach as separate sheet).

*I/We authorize the Town of Bedford Planning Board staff to access the property for inspection. The undersigned understands that the Bedford Planning Board must have a completed application on file with the Planning Department in accordance with the Planning Board's annual schedule of meeting and deadline dates. I/We also certify that the abutters are as shown in the Town's Assessing records within 5 (five) days of filing this application.*

I/We designate \_\_\_\_\_ as the person/persons to whom all communications to the applicant may be addressed.

**Applicant's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

I/We (property owners) \_\_\_\_\_ of the land located at \_\_\_\_\_, Bedford, NH do hereby authorize \_\_\_\_\_ (name) of \_\_\_\_\_ (firm) to serve as my/our agent before the Bedford Planning Board for the site plan applied for in this application.

**Owner's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Note: The applicant or authorized representative must be present at the scheduled Planning Board meeting(s).**

Please submit:

- Completed Conditional Use Permit application signed by owner.
- Letter detailing how the proposal addresses the criteria for the Conditional Use Permit for a gasoline service station (see below).
- Abutters list (Abutters list should be certified as shown in the Town's Assessing records).

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*Conditional Use Permits for a gasoline service station located in the Performance Zone need to comply with Article 275-61.R of the Zoning Ordinance, summarized below. The Conditional Use Permit to allow a gasoline service station applies only to sites located in the Performance Zone (PZ).*

The Planning Board may grant a Conditional Use Permit to allow a gasoline service station and their accessory uses in the Performance Zone, provided the Board finds the application addresses the following (See Article 275-61.R):

- a) Use is consistent with the Purposes of the Performance Zone listed in Article 275-58;
- b) Proposal complies with the Performance Zone setback and dimensional standards;
- c) Site will be connected to municipal sewer and water;
- d) Proposal complies with the Performance Zone sign standards;
- e) Proposal complies with the Performance Zone landscaping requirements;
- f) Proposal complies with the parking standards for gasoline service stations ;
- g) Screening of refuse and pumps has been addressed;
- h) Proposal complies with lighting standards for commercial developments;
- i) All necessary environmental safeguards have been provided;
- j) Nuisance odors have been addressed;
- k) Market data supports the proposed location;
- l) Existing gas stations within a five-mile radius have been identified;
- m) Existing and future traffic analysis has been reviewed;
- n) Recommended highway improvements are provided;
- o) Access to a signalized intersection has been provided; and
- p) Provision for the termination of the Conditional Use Permit has been provided if the station is abandoned.

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**SCHEDULE OF FEES FOR PLAN SUBMISSION**



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**FEES WILL BE CALCULATED BY PLANNING DEPARTMENT STAFF WITH PAYMENT DUE AT TIME OF FINAL PLAN SUBMISSION FOR THE FOLLOWING:**

<b>Discussion (without plans)</b> .....	\$0.00
<b>Re-advertise</b> .....	\$25.00
<b>Administrative Approval</b>	
a) Base Charge .....	\$100.00
b) Add: \$100.00 per 1,000 square feet (building additions only) .....	\$ _____
<b>TOTAL</b> (add "a" + "b") .....	\$ _____
<b>Conceptual Plan</b>	
a) Base Charge .....	\$50.00
b) Add: Abutter notification fee (current USPS fee for non-certified mail <b>per</b> abutter) .....	\$ _____
<b>TOTAL</b> (add "a" + "b") .....	\$ _____
<b>Site Plan Amendment, Home Occupation, Sign Waiver, Time Extension for Approval</b>	
a) Base Charge .....	\$100.00
b) Add: Abutter notification fee (current USPS fee for certified mail <b>per</b> abutter).....	\$ _____
<b>TOTAL</b> (add "a" + "b") .....	\$ _____
<b>Conditional Use Permit</b>	
a) Base Charge .....	\$250.00
b) Add: Abutter notification fee (current USPS fee for certified mail <b>per</b> abutter).....	\$ _____
<b>TOTAL</b> (add "a" + "b") .....	\$ _____
<b>Design Review Plan</b>	
a) Base Charge (per Planning Board Meeting) .....	\$250.00
b) Add: Abutter notification fee (current USPS fee for certified mail <b>per</b> abutter).....	\$ _____
c) Add: Engineering review fee .....	\$ _____
<b>TOTAL</b> (add "a" + "b" + "c") .....	\$ _____
<b>Site Plan Approval</b>	
a) Base Charge .....	\$250.00
b) Add: Abutter notification fee (current USPS fee for certified mail <b>per</b> abutter).....	\$ _____
c) Add: \$100.00 per 1,000 square feet .....	\$ _____
<b>TOTAL</b> (add "a" + "b" + "c") .....	\$ .....