SPECIAL USE APPLICATION www.townofblackmountain.org

PROPERTY OWNER INFORMATION

Owner Name		
FULLER CENTER DISASTER REBUILDERS		
Owner Address (Number, Street, City, State, ZIP)		
10 ARROWHEAD ROAD, DANVERS, MA 01923		
Home Phone	Cell Phone (828) 808- 0873	Email Address nathan@disaster-rebuilders.org

APPLICATION FOR SPECIAL USE

Application is hereby made to the Zoning Board of Adjustment to issue a Special Use Permit for use of the property described below as a *(please provide a brief description of the use)*:

The project consists of 56 deeply affordable dwellings, the dwellings are to be a mixture of detached single family homes and duplexes.

PROPERTY INFORMATION

Parcel Number	Current Zoning	Acreage
0619-00-4776	TR-4	9.89
Address		
399 BLUE RIDGE ROAD		
Average Slope %	Use of Property	
6.37 %	VAC LAND	

CERTIFICATION

I hereby certify that all of the information presented by me on this application is accurate to the best of my knowledge, information and belief. I acknowledge that withdrawal of this application after notice has been made will result in forfeiture of any application fees associated with said application. I acknowledge that attendance at the Zoning Board of Adjustment meeting is mandatory for the review of this application.

Petitioner Signature	Date
	6/20/25

OFFICE USE ONLY

Date Received:	Fee: $600.00 Cash: ☐ Check: ☐ #_____ Credit: ☐
Case Number:	Planning Board Meeting Date:
Planning Board Recommendation:	ZBA Meeting Date:

SPECIAL USE APPLICATION CHECKLIST

I, the petitioner, submit a site-specific development plan containing the following information (Please mark 'N/A' by any requirement that is not applicable and provide a brief statement as to why it is not applicable). Failure to submit a complete application will result in removal from the Zoning Board of Adjustment Agenda.

☐ Master Plan

- ☒ Property lines, street and other public rights-of-way lines.
- ☒ Topography of the site showing five-foot contours and elevations as well as slopes in excess of 20 percent.
- ☒ Natural features, such as wooded areas, water bodies, wetlands, floodplain boundaries and floodway boundaries, with plans to preserve the unique features of the property
- ☒ Location and approximate size of all existing and proposed buildings and structures within the site and ownership of abutting properties within 200 feet of the property lines of the proposed development. The location of structures on adjoining properties along the public street shall be depicted in plain view.
- ☐ Elevation drawings shall be provided for all sides of the proposed structures including the nature and color of surface treatments. — N/A - at the moment we do not have exact elevations on the proposed building
- ☒ Existing and proposed utilities, including water, sewer, electric, telephone, cable and gas.
- ☒ Proposed patter of internal circulation and parking areas, depicted in sufficient detail to evaluate consistency with the specifications and requirements set forth in this code.
- ☒ Plans for landscaping and stormwater management.
- ☒ Open space areas and active passive recreation areas if applicable.
- ☐ Sidewalks or greenway easements shall be provided in locations shown on the adopted comprehensive pedestrian master plan. A fee-in-lieu of construction or dedication of easement may be provided to the town at an equivalent cost to construction upon approval of the town planning board. — N/A - Proposed internal greenway connections are shown in place of sidewalks
- ☐ Other requirements as may be considered essential by the planning board for the protection of the public health, safety and welfare. — N/A - At this moment we have no other requirements suggested by the planning board
- ☐ Operations on site, including free-standing mechanical equipment, chimneys, storage containers or tanks, water towers or chillers shall not cause excessive noise, vibration, smoke, odors, electrical or radio interference. — N/A - At this moment we have no plans to construct said items.

☐ Landscaping Plan

- ☒ Proposed landscape materials.
- ☐ Parking lot screening. — N/A - No parking lot
- ☐ Screening of garbage containers. — N/A - No dumpster
- ☒ Buffering of adjoining uses.
- ☐ Inventory of trees greater than four inches in diameter at breast height by species, size and location. — N/A - No tree survey
- ☒ Plans to protect existing trees.
- ☒ Where trees are removed, plan shall indicate where replacements are to be located.

- ☒ Wetlands and/or areas supporting wetland plants shall be identified and protected.
- ☒ Provide for re-vegetation of all disturbed areas with plant materials.

☐ Conceptual Stormwater Plan

- ☒ Indicate where stormwater management practices will be located.
- ☒ Management measures controlling the final run-off from the site shall control and treat the difference in stormwater runoff volume leaving the project site between the pre- and post-development conditions for, at a minimum, the one-year, 15-minute storm.
- ☒ An approved stormwater management plan will be required prior to issuance of a building permit.

☐ Solid Waste Storage Facilities

- ☒ Provided in either in the form of an accessible bulk container or dumpster or individual containers for each dwelling unit.

N/A - No dumpster

- ☐ Dumpsters for common use within a PUD should be located in such a manner to as to be removed from view from town or state roadway rights-of-way, such as in the interior or rear of the property.

N/A - No dumpster

- ☐ Dumpsters for common use within a PUD which are located in view from the town or state rights-of-way must be screened from that right-of-way by an opaque fence a minimum of one foot in height over the dumpster or vegetative buffer which serves the same purpose as an opaque fence.

N/A - No dumpster

- ☐ Dumpsters located so that they are abutting a property boundary of a residential district must be screened along the boundary with an opaque fence a minimum of one foot in height or vegetative buffer which serves the purpose of an opaque fence.
- ☒ Individual containers shall be uniform in appearance, provide the number of dwelling units that they serve, and have locking lids.

☐ Any additional information as may be required for the following:

- ☐ Conservation Subdivision
- ☐ Cottage Housing Development
- ☐ Manufactured Home Park
- ☒ Planned Unit Development (PUD)
- ☐ Industrial Park Development
- ☐ Downtown Development

If applicable, results and recommendations of a traffic impact analysis need to be provided.

SPECIAL USE PERMIT BURDEN OF PROOF

In the spaces provided below, indicate the facts you intend to demonstrate and the arguments that you intend to make to demonstrate to the Zoning Board of Adjustment that it can properly grant the Special Use Permit as provided for in Chapter 7, Special Use Permits. The Zoning Board of Adjustment does not have unlimited discretion in deciding whether to grant a Special Use Permit.

If necessary, please provide the information on a separate sheet of paper. Where applicable, indicate if a requirement does not apply and why. If this is a revision to a previously approved Speical Use Permit and the answers to the statements below have not changed, indicate 'no change from previous approval' in the space provided.

1. Indicate how the proposed SUP development will not be in conflict with the adopted comprehensive plan or other adopted plan of the Town of Black Mountain.

   The project does not intend to conflict with the adopted comp plan or other adopted plans of TOBM.

   The project is designed to deliver affordable, community-oriented housing that minimizes infrastructure within the floodplain and incorporates appropriate stormwater management practices.

2. Indicate how the establishment, maintenance or operation of the proposed SUP will not be detrimental to or endanger the public health, safety, or general welfare of persons residing or working in the neighborhood of such proposed use.

   The development of the land for housing will not be detrimental to or endanger the public health, safety or general welfare of persons residing or working in proximity of the parcel as it will be in compliance and reviewed by local review authorities as well as the project will implement all necessary erosion control measures and stormwater management practices in accordance with Town of Black Mountain UDO.

3. Indicate how the proposed SUP will not be injurious to existing uses of adjacent properties o those in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

   The proposed project consists of residential housing that aligns with the surrounding land use. By providing affordable housing that integrates aesthetically and functionally with the surrounding neighborhood, the project is not anticipated to impair the value of the adjacent properties.

4. Indicate how the proposed SUP's exterior architecture, landscaping, and the functional plan of the subdivision or development does not alter or diminish the purpose or intent of the applicable district or impede the normal and orderly development and improvement of surrounding properties.

The proposed project consists of residential housing, preserved landscaping, and replanting where necessary to ensure the design aligns with the surrounding neighborhood and will be design and constructed in accordance with applicable codes with intent to not diminish the purpose or intent of the orderly development.

5. Indicate how adequate utilities, access roads, drainage and/or other necessary facilities have been or are being provided.

The proposed project is designed with intent to connect to on-site utilities to the north such as water and sewer as well as structures being constructed to be elevated above BFE to allow for proper stormwater control measures to be implemented.

6. Indicate how adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public street and to maintain safety.

The proposed project has 2 access points both being on the less trafficked side streets for safer flow of traffic.

7. Indicate how the proposed SUP will, in all other respects, conform to the applicable regulations of the district in which it is located except as such regulations, may, in each instance, be modified by the zoning board of adjustment.

The proposed project will provide 2 housing types w/ dedicated open space features such as a community garden and playground to ensure it conforms with the residential nature of the surrounding and underlying district.