

### **Preliminary Research & Contacts**

Before spending a large amount of time and money developing a project proposal, you should first contact the Building Inspector. The Building Inspector will be able to tell you if your project meets the Town's regulations, what permits are needed, and approximately how long the process will take. The feasibility of your project is largely based upon the Town of Orange Zoning Bylaw, The Town of Orange Sewer Bylaw, the Town of Orange Water Department Regulations, the Massachusetts Wetlands Protection Act, the Rivers Protection Act and the Massachusetts Endangered Species Act. Therefore, it is recommended that you review these documents.

### **Overview of Development Permits**

There are five major categories of development permits:

1. **Zoning:** the Town of Orange Zoning Bylaw is located at Chapter 205 of the code of the Town of Orange. The Priority Development sites are all located within the CARD zoning district in the Town of Orange Zoning Bylaw. This use schedule for the CARD district indicates where particular uses are allowed by right, which are not allowed and which development uses will require a special permit, site plan approval, and/or compliance with performance standards.
2. **Sewer Connections:** The Town of Orange Sewer Regulations are located at Chapter 164 of the code of the Town of Orange. An application form for a sewer connection must be submitted for the development. There must be sufficient surplus in the "sewer use bank" for the development. Check with the Sewer Department. Under the Sewer Regulations, any roof drains must be disconnected.
3. **Water Connections:** The Town of Orange Water Regulations are located at Chapter 364 of the Code of the Town of Orange. An application form for connection to the water system must be submitted for the development to the Water Department. Water connections cannot be made between November 15 and April 1.
4. **Road Opening Permit:** The Town of Orange Road Opening Permit Regulations are located at Chapter 343 of the Code of the Town of Orange. An application form for a road opening must be submitted for the development to the Board of Selectmen.
5. **Wetlands; Rivers Act and Natural Heritage & Endangered Species Act:** Two of the three Priority Development Sites in the Town of Orange about the Millers River and all three sites are within the Natural Heritage & Endangered Species Program Area. Applications to the Town of Orange Conservation Commission and to Natural Heritage must be submitted for the development.

The Code of the Town of Orange may be found on the Town of Orange website at [www.townoforange.org](http://www.townoforange.org), then go to FYI on the homepage, then click on Town Bylaws.

### **Zoning:**

All the Priority Development Sites are located within the CARD Zoning District in the Town of Orange Zoning Bylaw. The Use Schedule is located at Section 2230 of the Town of Orange Zoning Bylaw. Careful review of this use schedule is necessary to determine permitting requirements for the priority development project. Uses within the schedule are either allowed by right, not allowed or require additional permitting. The additional permitting required may be a special permit and/or site plan review. The Special Permitting and Site Plan Review procedural requirements and criteria are located in the Zoning Bylaw (Chapter 205 of the Code of the Town of Orange) in Sections 5300 and 5400. Other uses may require compliance with the Performance Standards found in the Zoning Bylaw at Section 4600.

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