

Pages 2/3 of current Site Plan Regulations.

I. PURPOSE AND SCOPE

A. Purpose.

The purpose of the Site Plan Review Regulations and the site review procedure is to

1. Provide for the safe and attractive development, change or expansion of use of the site and guard against such conditions as would involve danger or injury to health, safety, or prosperity by reason of:
 - a. Inadequate drainage or conditions conducive to flooding of the property or that of another;
 - b. Inadequate protection for the quality of groundwater;
 - c. Undesirable and preventable elements of pollution such as noise, smoke, soot, particulates, or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties; and
 - d. Inadequate provision for fire safety, prevention, and control.
2. Provide for the harmonious and aesthetically pleasing development of the municipality and its environs.
3. Provide for open spaces and green spaces of adequate proportions.
4. Require the proper arrangement and coordination of streets within the site in relation to other existing or planned streets or with features of the official map of the municipality;
5. Require suitably located streets of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air, and access for firefighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system;
6. Require, in proper cases, that plats showing new streets or narrowing or widening of such streets be submitted to the planning board for approval;
7. Require that the land indicated on plats submitted to the planning board shall be of such character that it can be used for building purposes without danger to health; and
8. Include such provisions as will tend to create conditions favorable for health, safety, convenience, and prosperity.

B. Scope.

When Required. Except as provided in subsection 2 or when a waiver is granted under Article VII, site plan review under these regulations is required for:

- a. New Use. Any new principal or accessory building or structure, or site alteration, for a nonresidential or multifamily use (other than 2-family) or for a mixed residential and nonresidential use.
- b. Expanded Use. Any substantial physical expansion of a nonresidential or multifamily or mixed residential and nonresidential use. Substantial expansion shall be deemed to exist when:
 - (1) The area of any building or structure or the area of the property devoted to the use will be increased by 10% or by 500 square feet, whichever is less; or

- (2) Where the expansion will result in increased traffic, noise or other effects on the public or the neighborhood.
- c. Conversion. Any conversion from one use (whether or not site plan review has previously been granted) to another use for which review is required under Paragraph a or b.

Exemptions. Site plan review which would otherwise be required under subsection 1 is not required:

- a. Waiver. When the planning board grants a waiver under Article VII.
 - b. Minor Expansion of Previously Approved Use. For expansion of an existing use which has previously received site plan review if the expansion is not a substantial expansion (see subsection 1 b.)
 - c. Home Office, Accessory Apartment, Agricultural Stand. For any new or expanded nonresidential use which does not involve the construction of a new building or structure, if the use will be:
 - (1) A home office, shop or industry as defined in Section 2.5 of the zoning ordinance;
 - (2) An accessory apartment to a business use as defined in Section 2.5A of the zoning ordinance; or
 - (3) An agricultural retail farm stand meeting all of the requirements described in Section 5.2, B, 5 of the zoning ordinance.
3. Notices. The planning board shall prepare a summary of the requirement of this section which shall be provided to any person who applies for a building permit or receives a special exception or variance for a use which requires site plan review under these regulations.