

ARTICLE XXVA
Site Plan Review
[Added May 1993 ATM by Art. 54, approved 7-9-1993]

§ 120-123. Rules; application procedure; criteria and conditions.

- A. Rules of site plan review authority. The site plan review authority shall adopt and from time to time amend rules relative to the review of such plans and shall file a copy of said rules with the Town Clerk. The Inspector of Buildings shall not issue a building permit until and unless the site plan review authority issues a decision of review with the provisions herein provided. The decision of review shall consist of all findings and conditions of the site plan review authority pertaining to a site plan.
- B. Application procedure.
- (1) Anyone wishing to apply for a site plan review shall file an application directly with the site plan review authority as provided in this bylaw. Specific application forms shall be provided for in the rules of the site plan review authority.
 - (2) Within 30 days of the receipt of the properly executed application, the site plan review authority shall conduct a site plan review, for which notice shall be given to the property owner and by posting with the Town Clerk not less than seven days prior to the meeting.
 - (3) Within 35 days following a site plan review, the site plan review authority shall take final action on the application and file said action with the Town Clerk. Failure to take final action within the time prescribed shall be deemed to be a grant of the site plan as per the application.
 - (4) Any application for a site plan review before the site plan review authority shall be accompanied by a filing fee in accordance with the fee schedule established under the rules and regulations of the site plan review authority.
- C. Site plan review criteria. The site plan review authority shall limit the site plan review to the plan's ability to provide for the following criteria:
- (1) Protection of adjoining premises and the general neighborhood from any substantially adverse impacts created by development of the lot or tract.
 - (2) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets, properties or improvements.
 - (3) Adequacy of the methods of providing for municipal facilities and essential services for the use of the lot or tract.
 - (4) Provisions for off-street loading and unloading of vehicles incidental to the servicing of the buildings and related uses on the lot or tract.
- D. Site plan review conditions. In conducting a site plan review, the site plan review authority may only attach such conditions and safeguards as are necessary within the criteria as set forth in this article, as follows:

- (1) Regulation of the number, design and location of vehicular and pedestrian drives and walkways or other traffic features on the site.
 - (2) Location, number and layout of parking spaces, loading bays and the associated drives and aisles.
 - (3) Location, design, number and intensity of all exterior lighting.
 - (4) Location of signage, provided that any conditions fall within the permitted areas of Article XVI.
 - (5) Amount and location of landscaping to screen parking areas, loading bays or other parts of the premises from the streets or abutting properties by walls, fences, plantings or other devices.
 - (6) Location and design of municipal facilities and other essential services provided for the use on the lot or tract.
- E. Site plan review applicability. A site plan review shall be conducted for certain permitted uses within the various zoning districts as follows:
- (1) Resident District R-2. The following uses and uses customarily accessory thereto:
 - (a) Three-family dwelling unit.
 - (b) Alteration of a dwelling existing prior to May 1990 for up to four dwelling units.
 - (2) Resident District R-3. The following uses and uses customarily accessory thereto:
 - (a) Any building or group of buildings for occupancy with five dwelling units, up to a maximum of 19 dwelling units.
 - (b) Nursing home and convalescent home.
 - (3) Resident District R-4. The following uses and uses customarily accessory thereto:
 - (a) Any building or group of buildings for occupancy with five dwelling units, up to a maximum of 19 dwelling units.
 - (b) Nursing home and convalescent home.
 - (c) Private club or lodge.
 - (4) Neighborhood Center District NCD. The following uses and uses customarily accessory thereto:
 - (a) All permitted nonresidential uses with a floor area in excess of 3,000 square feet.
 - (5) Highway Transition District HT. The following uses and uses customarily accessory thereto:
 - (a) Two-dwelling-unit structures.
 - (6) Medical Service District MS. The following uses and uses customarily accessory

thereto:

- (a) All permitted nonresidential uses.
- (b) Alterations to all nonresidential uses where any one or more of the following occurs:
 - [1] New construction or addition to a structure lawfully existing prior to May 1990 exceeding 5,000 square feet or more in gross floor area.
 - [2] Parking is increased by the extension of impervious cover by 10,000 square feet or more.
 - [3] Access for a public way to a site is widened or a new access is created.
 - [4] New primary pedestrian access to an existing structure.
- (7) Business District B-1 and Business District B-2. The following uses and uses customarily accessory thereto:
 - (a) Any nonresidential use containing 10,000 square feet or more but less than 20,000 square feet of gross floor area or containing 10,000 square feet or more but less than 40,000 square feet of land area.
- (8) Planned Industrial Park District PIP, Planned Office Park District POP and Industrial Districts I-1 and I-2. The following uses and uses customarily accessory thereto:
 - (a) Any nonresidential use containing 10,000 square feet or more but less than 20,000 square feet of gross floor area or containing 10,000 square feet or more but less than 40,000 square feet of land area.

§ 120-124. through § 120-126. (Reserved)