

A detailed site plan map showing a building layout, parking areas, and surrounding terrain. The map includes contour lines, tree symbols, and various annotations. A dashed line labeled 'LIMIT OF WORK' encloses the main building and parking areas. The text 'TOP OF FOUNDATION +230.16' is visible near the building. Two red numbers, '1' and '2', are placed on the plan. The background is a light green color with a grid of contour lines and various symbols representing trees and site features.

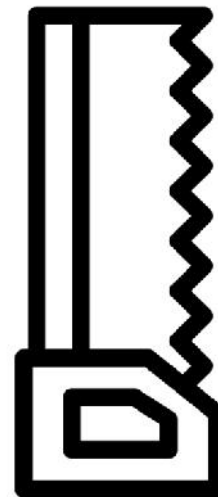
Site Plan Review

Town Meeting
MARCH 24, 2018

Site Plan Review: who is subject to it?

- Total Building Square Footage greater of 4,000 or 8% of lot area whichever is greater
- Total Building Square Footage over 6,500 on any size lot.
- New Houses & rebuilds
- Enacted in 1999

4,000 < 8%
6,500



What has Happened?

- Oversight on very large houses
 - Drainage
 - Screening
 - Other Neighborhood Issues
- 100s of rebuilds and additions
 - Fires
 - Trees
 - Older homes in poor shape



Under 6,500 sq ft: Creates Two Property Classes

- Subject To Site Plan Review
 - All property changes, no matter how minor, require review by Planning Staff or Planning Board
 - Building permits delays for minor changes
 - Expense to homeowner and town
- Not Subject to Site Plan Review
 - Changes to property only need to comply with Zoning Bylaw

Site Plan Review Process

Planning Board is proposing three changes to Section 17.7, the Site Plan Review process for residential projects:

1. Preliminary Meetings
2. Requirement to publish in the newspaper
3. Sunset after 5 years for small residential projects

Preliminary Meetings

- Current: Preliminary meeting with Planning Board followed by Public Hearing.
- Proposed: Preliminary meetings will be with staff. At the discretion of staff a preliminary meeting with the Board may be required.

Notice by publication in newspaper

- Current: Notice by publication in a newspaper is required in addition to abutter notification for Site Plan Review public hearings. This adds 1 month to the process
- Proposed: Notice in the newspaper will no longer be required. Abutters will still be notified and public hearings will still be posted on website and on Town bulletin board.

Sunset Provision

- Current: Once a property has been under site plan review, any changes must be approved by the Planning Board forever.
- Proposed: Site Plan Review will sunset after 5 years for properties under 6,500 square feet (so long as they remain under 6,500 square feet)