

**PROPOSED AMENDMENTS
SECTIONS IIIA, IIIB AND IVA
SITE PLAN REVIEW ORDINANCE**

Change the order of Section IIIA and IIIB and amend Section IVA

Section III Applicability

A. The following uses and structures are exempt from this ordinance, as determined by the Planning Board:

1. The normal and customary practices involved in the growing and harvesting of field crops and timber.
2. Home Occupations, as defined.
3. Existing buildings and land uses legally established prior to the adoption of this ordinance unless one or more of the factors described in the following Section III B is present.

B. This ordinance shall apply to all development proposals for:

1. New buildings, structures and land uses for commercial, retail, industrial, institutional, recreational, utility, state, municipal or public.
2. New uses or changed uses of land or of existing structures if such new or changed uses would generate significantly greater traffic volumes, employ new material or processes, or generate any new impacts (glare, noise, odor) not normally associated with the previous use.
3. Resumption of conforming uses that have been discontinued for at least two years.

Section IV Application Procedure

A. Pre-application meeting

1. Prior to submitting an application for development the property owner, the property developer or an authorized agent shall meet with the Planning Board at a regular or special meeting to discuss the proposed development.
2. The developer may present to the Planning Board at this time a sketch plan of the proposed development. The sketch plan should consist of a rough outline of the development, and may be a free-hand, penciled sketch of the parcel, showing the proposed layout of the buildings, roads and other features. The sketch shall show enough information to aid the Planning Board in fully understanding the nature of the development proposal.
3. The Planning Board may request that the developer arrange for an inspection of the site by the Planning Board, or by an individual appointed by the Board Chairman to act as the Board's representative.
4. No binding commitments shall be made between the developer and the Planning Board at this stage. The purpose of the pre-application meeting shall be to understand what is proposed.

5. However, if the Planning Board finds that the proposed development meets the provisions of Article IIIA, above, then the Board shall waive the review requirements altogether and note in the town's record that the development, as proposed, is exempt from this ordinance. The Planning Board, at this time, may also waive any of the submission requirements if the Board finds that certain submission requirements are not necessary for the review of the proposed development.

Amended on June 13, 2001