

SUMMARY SHEET OF SITE REVIEW PROPOSED CHANGES

PREPARED FOR TOWN MEETING JUNE 7, 2021

ARTICLE I Site Plan Review Requirements and General Provisions

PAGE 1 Include language for ordinance title, legislative authority, and purpose at the beginning of the document.

PAGE 1-2 Create a list of 7 criteria that Site Review applies to. This will allow the Code Officer to waive Site Review for projects that are less than 3,000 square feet based on the complexity of the project.

PAGE 2 Create a list of 5 criteria that Site Review would not apply to.

- Single/Two Family Homes
- Mobile Homes
- Timber Harvesting
- Agricultural Projects/Buildings
- Home Businesses

PAGE 2 Clarify that the CEO can determine Site Review applicability

PAGE 3 Add language to give the CEO authority to issue stop work orders and applicable fees for after-the-fact permitting

ARTICLE II Application Procedure

PAGE 3 Pre-application Change the number of days to submit materials prior to meeting from 10 to 5

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Add language authorizing the PB to use a Planner to review materials for completeness

Change language on posting Public Hearing notice (may use newspaper)

ARTICLE III Site Plan Requirements

PAGE 8 Site Plan Requirements change language to make mylar copies optional

ARTICLE IV Review Standards

No Changes

ARTICLE V General Performance Standards

PAGE 25 Add language clarifying financial capacity by separating out the requirement for bonding from requiring proof of financial capacity.

ARTICLE VI Financial Guarantee and Insurance Coverage **Change title to: Improvement Guaranties and Coverages**

PAGE 25 Add language to clarify the difference between financial capacity and improvement guarantee

ARTICLE VII Special Criterion

PAGE 26-36 New article to include criteria for special projects including:

- Cell Towers
- Wind Turbines
- Solar Arrays
- Battery Storage
- Salvage Yards

ARTICLE VIII Enforcement & Penalties

No Changes

ARTICLE IX Terminology

No Changes

ARTICLE X Abrogation

No Changes