

Section 303 - SITE PLAN REVIEW

- 1. In any district, uses other than forestry, agriculture or single and two family dwellings on single lots shall be subject to Site Plan Review by the Development Review Board. The applicant for Site Plan Review shall submit a Site Plan Application and 8 copies of the Site Plan which shall include the following information:**
 - A. Features of the existing site including contours, watercourses and wetlands, vegetation and natural features, structures, access points, easements, exterior lighting, size, design and location of signs, and property and zone boundaries.**
 - B. Proposed improvements including structures, locations or building envelopes, parking areas, access points, sidewalks and other walkways, loading docks, outside storage areas, sewage disposal areas, landscaping, screening, artificial lighting, drainage and site grading. Building information including elevations and floor plans are required for all uses other than single & two family dwellings.**
 - C. Proposed protections and/or enhancements of watercourses, wetlands and other natural features to be utilized during and after construction (erosion control plans).**
 - D. Detailed specifications of the planting and landscaping materials to be used.**
 - E. Period of time in which all site improvements will be completed.**
 - F. Cost estimate of all site improvements broken down by feature.**
 - G. Estimate of daily and peak hour traffic generations.**
 - H. Drawings showing on-site circulations.**
- 2. In reviewing a Site Plan the Development Review Board shall impose appropriate conditions and safeguards with respect to the adequacy of pedestrians and vehicular access and circulation, parking, landscaping surface water and wetland protection, screening, lighting and other similar site factors.**
- 3. Provisions of the Selectboard's Road Standards shall apply during the Site Plan Review.**
- 4. In the case of public, commercial, and industrial uses, no more than fifty percent (eighty percent in the designated Growth Centers) of the front yard's area shall be used for parking and driveways. The exception will be in the areas abutting the I-89 corridor where State permits and regulations require different layouts. The remainder shall be suitably landscaped and may not be used for outside storage.**

- 5. The Development Review Board shall require that the developer provide suitable performance bond/letter or credit with a term not to exceed three years, to guarantee the completion of landscaping, public improvements, grading and site drainage.**
- 6. The Development Review Board shall act to approve or disapprove a site Plan within forty-five (45) days of receiving a completed application as determined by the Board. The Development Review Board shall send its decision, along with Findings of Fact, to the applicant. If the Board fails to render a decision within the forty-five (45) day period, the Site Plan shall be deemed approved on the forty-sixth (46th) day.**
- 7. If the applicant fails to obtain all required building permits within eight (8) years, the applicant may request a one-time only extension from the Development Review Board of not more than two years. If an extension is denied by the Development Review Board or if after an approved extension expires, the permits have still not been attained, the Site Plan Approval expires.**

5. Applicant:

6. Drawings and Maps:

7. Size of site and lands to be developed:

8. Features of the existing site including contours, watercourses and wetlands, vegetation and natural features, structures, access points, easements, and property and zone boundaries.

9. Proposed improvements including structures, parking areas, access points, sidewalks and other walkways, loading docks, outside storage areas, sewage disposal areas, landscaping, screening, artificial lighting, drainage and site grading. Building information including elevations and floor plans is also required. The Development Review Board may take into account rideshare programs, public transit routes and public parking spaces in the vicinity of the development.

10. Proposed protections and/or enhancements of watercourses, wetlands and other natural features to be utilized during and after construction.

11. Detailed specifications of the planting and landscaping materials to be used.

12. Period of time in which all site improvements will be completed.

13. Cost estimate of all site improvements (ex., roads, landscaping, stormwater, etc.) broken down by improvement.

14. Estimate of daily & peak hour traffic generation.

15. Drawings showing on site circulation.

16. Police and Fire Protection – Please provide a letter or approval from the appropriate agencies.

17. Utilization of renewable energy resources.
