

A. Site Plan Review. [Amended 5-23-2006 ATM by Art. 18; 10-24-2006 STM by Art. 2]

- (1) Purpose: To protect the health, safety, convenience and general welfare of the public by providing for a comprehensive review procedure of plans for uses and structures which may have impacts on traffic, services and utilities, environmental quality, water resources, drainage and community character. Any use or structure, or expansion thereof, referred to in G.L. c. 40A, § 3, (exemption from zoning) is not exempt from the provisions of this section, provided any of the criteria contained in § 97-9A(2) also applies.
- (2) Applicability: Any non-residential or non-agricultural construction project which requires construction of a new building or will result in a change in the outside appearance or a change of use of an existing building or buildings or premises, and which includes one or more of the following:
 - (a) Construction of 2,500 or more square feet of gross floor area..
 - (b) An increase in gross floor area of at least 2,000 square feet.
 - (c) Grading or re-grading of land to planned elevations and/or removal or disturbance of the existing vegetative cover except for agricultural activities, over an area of 5,000 square feet or more.
 - (d) Construction, enlargement or alteration of a parking area containing 10 or more parking spaces.
 - (e) The development of 10,000 square feet or more of impervious surface area or more than 15% of the lot area.
 - (f) The construction of a drive-in retail establishment serving food or dispensing merchandise from inside a building to persons seated in their automobiles on the premises.
 - ~~(f)~~(g) Construction of a ground-mounted solar photovoltaic installation occupying at least ¼ acre of land but less than two (2) acres of land.