

ARTICLE **XX**: To see if the Town of Groveland will amend its Zoning By-law to delete column “Site Plan Review (3)” from Section 50-4.5 Table of Uses and delete note (3) “Applicable only if use requires construction of a new building structure”.

(Requires a 2/3rd Majority)

Article submitted by the Town Planner

**Note: The column in the table does not provide criteria in which to consider when determining if Site Plan Approval is required. This leads to confusion and delay in process. Section 5-13.2 provides applicability criteria.**

ARTICLE **XX**: To see if the Town will vote to amend the Zoning Bylaw, Article XIII Section 50-13.2. Applicability, Section 50-13.3 Application and Review Procedures and Section 50-13.6. Waiver; minor site plans and to revise to delete the strikethrough language and add the language in bold, as follows:

Section 50-13.2. Applicability.

The following types of activities and uses require site plan review by the Planning Board:

~~A. As specified in § 50-4.5 of these bylaws;~~

~~B. Construction or expansion of a structure for multifamily (three or more dwelling units), business/industrial or recreational use;~~

~~C. Construction or expansion of parking to serve a multifamily (three or more dwelling units), business/industrial or recreational use.~~

- A. Any new building(s) or construction which contains more than 2,000 square feet of gross floor area which is undertaken on land within the Town of Groveland or results in the requirement of five or more new or additional parking spaces;**
- B. Any construction which results in the addition of more than 2,000 square feet of gross floor area to an existing structure; or results in the requirement of five or more new or additional parking spaces;**
- C. Any construction, site improvements, new uses in existing structures or developments which contain new processes not normally associated with the existing use and which result in changes to pedestrian and vehicular traffic circulation, public services and infrastructure, abutting properties, and; stormwater drainage onto or off of the site.**
- D. Any construction of any new wireless service facility on a previously permitted facility as set forth in Section 50-6.3 B (2) of the wireless communication district use regulations, subject to the provisions of Section 6409 of the Federal Middle Class Tax Relief and Job Creation Act of 2012 and implementing regulations.**

**Single-family residential use and two-family residential use are exempt from compliance with this bylaw.**

**Minor site plan review.**

- A. Applications for permits to build, alter or expand any nonresidential building, structure or use in any district where such construction will exceed 500 square feet but not exceed a total gross floor area of 2,000 square feet, or will not generate the need for more than 10 parking spaces, or result in residential development of more than four dwelling units shall require minor site plan review.**

Section 50-13.3 Application and Review Procedures.

- G. Minor Site Plan Review A request for minor site plan approval will be made to the Planning Board with documentation to support the request. The request will be stamped by the Town Clerk. The request will be placed on the agenda at the next regularly scheduled Planning Board meeting. Final Action on the site plan shall be taken by the Planning Board within 45 days of the date of the application was stamped by the Town Clerk.**

Section 50-13.6. ~~Waiver of site plan reviews; Minor Site Plans.~~

~~The Planning Board may, upon written request of the applicant, waive any of the requirements of this Section where the project involves relatively simple development plans or constitutes a minor site plan. An application for permits to build, alter or expand any nonresidential building, structure or use in any district where such construction will not exceed a total gross floor area of 1000 square feet, or an application which will not generate the need for more than 10 additional parking spaces shall be deemed a "minor site plan." For the purposes of computing the total gross floor area of a minor site plan, the Planning Board shall aggregate all such applications made within the five (5) previous calendar years. Minor site plans shall set forth all of the information required by Section 13.5; provided, however, that the scale of the site plan may be 1" = 80', and the plan may depict topographical contours at intervals available on maps provided by the United States Geological Survey.~~

- A. When, in the opinion of the Planning Board, the alteration or reconstruction of an existing structure or new use or change in use will not have a significant impact both within the site and in relation to adjacent properties and streets, on pedestrian and vehicular traffic, public services and infrastructure, environmental, unique and historic resources, abutting properties, and community needs, the Planning Board may determine that submission of a site plan review application is not required.**
- B. The applicant must request a waiver from site plan review in writing and will be required to submit supporting documentation that site plan review is not required. The waiver request will be discussed at the next regularly scheduled meeting of the Planning Board. The Planning Board will issue a written decision.**

(Requires a 2/3rd Majority)

Article submitted by the Town Planner

Note: This amendment provides clear development and use thresholds as to when review under site plan approval is applicable. The amendment provides clarification of minor site plan and when a project can be classified as minor and the process for review as a minor site plan. The amendment provides a clear explanation as to when a waiver may be granted and the process in which to request a waiver.