

AMEND ARTICLE XII SECTION 8

Section 8. Site Plan ~~Review~~ Compliance, Adjustments, Amendments and Revisions to Approved Site Plans

- (a) ~~The Code Enforcement Officer may approve and allow minor field adjustments to an approved Site Plan if the Code Enforcement Officer is satisfied that such changes have no adverse effect upon approval criteria or conditions of approval.~~
All projects that receive Site Plan approval under Article XII Section 1. and those that receive approvals under Article XII, Section 8. (b-d) (below) must be constructed and shall be maintained in accordance with the latest dated, approved plans and supporting documentation and approved submittal materials.

(b) Minor Field Adjustments.

~~Upon request of an applicant, the Planning Board may allow amendments to an approved Site Plan without requiring a new Site Plan Application if the Board is satisfied by majority vote that such amendment has only a minor or no new effect upon approval criteria or conditions of approval. If the Planning Board is satisfied by the above criteria that the matter may be heard as an amendment, the Planning Board may allow an amendment if it is satisfied the amendment meets the site plan approval criteria.~~

The Code Enforcement Officer may approve and allow minor field adjustments to an approved Site Plan if the Code Enforcement Officer is satisfied that such changes have no adverse effect upon approval criteria or conditions of approval.

(c) Minor Revisions.

~~Notice of the consideration of a request for an amendment to a Site Plan by the Planning Board shall be accomplished by posting the agenda and publication at least seven (7) days prior to the Planning Board meeting.~~

Minor revisions to approved site development plans may be permitted by the Code Enforcement Officer subject to the following conditions:

- 1.) Three (3) copies of the proposed revised plan and supporting documentation along with an electronic copy showing the revision(s) must be submitted to the Code Enforcement Officer with applicable fees, as determined by the Select Board
- 2.) The Code Enforcement Officer and the Planning and Development Director after consultation with the Director of Public Works and the Fire Chief shall agree that the proposed change is a minor revision and that the proposed change does not violate provisions of the Zoning Ordinance or materially change a plan approved by the Planning Board.

3.) If any of the persons listed in Subsection 2 above requests it, the proposed plan revision will be placed on the agenda of the next Planning Board meeting for the Board's review.

4.) Minor revisions to approved site plans may be approved by the Code Enforcement Officer, provided that such minor revision will not materially alter the layout or scale of the development nor its impact on its surroundings, nor will it specifically:

(i.) Expand the size of a project by increasing the gross floor area of a primary use structure or by adding a primary use structure or an accessory use structure containing more than 200 square feet of gross floor area to the site.

(ii.) Violate the provisions of any Town ordinance.

(iii.) Delete any required landscaping or screening elements.

(iv.) Change the number of vehicular access points to the public street system or significantly alter the location of such access drives.

(v.) Significantly alter on-site vehicular circulation.

(d) Site Plan Amendments.

For proposals that are not Minor Field Adjustments or Minor Revisions, and which do not trigger Site Plan Review detailed in Article XII, the Planning Board may allow amendments to an approved Site Plan without requiring a new Site Plan Application if the Board is satisfied by majority vote that such amendment has only a minor or no new effect upon approval criteria or conditions of approval.

1.) For the purposes of this section an amendment to an approved Site Plan is one that is not a minor field adjustment as allowed in subsection (b.) above, or a minor revision as detailed in subsection (c.) (1-4.) above, and one that does not require Site Plan Review under in Article XII Section 1. (1) through (9.)

2.) For amendments to an approved Site Plan, the applicant must submit six (6) copies of the proposed plan and supporting documentation along with an electronic copy showing the proposed changes. The applicant shall also submit applicable fees as may be determined by the Select Board.

(e) Notice of the consideration of a request for an amendment to a Site Plan by the Planning Board shall be accomplished by posting the agenda and publication at least seven (7) days prior to the Planning Board meeting.