

§ 320-3.5 **Site plan review.**

3.5.1

Applicability.

A. Site plan review by the Planning Board shall be required for the following uses or activities in all districts:

(1) Construction, alteration or expansion of or change of use within a municipal, institutional, commercial, industrial, or multifamily structure;

(2) Construction or expansion of any parking lot for a municipal, institutional, commercial, industrial, or multifamily structure or purpose involving five or more new or additional parking spaces;

(3) Clearing or grading more than 10,000 square feet of land, unless specifically exempt under § **320-9.6** of this bylaw;

(4) Any use requiring a special permit, except that where a single-family or a two-family dwelling require a special permit, site plan review shall not apply;

[Amended 10-22-2018 STM by Art. 3]

(5) All new commercial or industrial construction.

Exceptions.

(1) Any activity, construction or installation conducted solely for the purpose of environmental remediation, approved by the United States Environmental Protection Agency (EPA) or the Massachusetts Department of Environmental Protection (DEP), shall not be subject to this § **320-3.5**.

(2) New construction or alteration of a detached single-family dwelling or two-family dwelling shall not be subject to this § **320-3.5** except when such alteration is associated with any use other than a single-family dwelling or two-family dwelling.

(3) Preexisting, nonconforming, multifamily structures adding four or fewer additional parking spaces.

[Added 10-22-2018 STM by Art. 3]

Proposed Major Site Plan Review:

- New construction or any alteration, reconstruction, renovation, and/or change in use of multifamily, commercial, industrial, institutional, or municipal building or use which involves one or more of the following:
 - The addition of **2,500 SF or more of gross floor area**; or
 - The addition of **ten or more new parking spaces**
- The redesign, alteration, expansion, or modification of an existing parking area involving the addition of **ten or more new parking spaces**.
- The redesign of the layout or configuration of an existing parking area of **thirty or more parking spaces**.
- Construction of ground mounted solar photovoltaic installations of any size in any zoning district including solar canopy type systems in parking areas.
- Any use requiring a special permit, except that where a single-family or a two-family dwelling require a special permit, site plan review shall not apply;
- All new commercial or industrial construction

Proposed Minor SPR:

- New construction or any alteration, reconstruction, renovation, and/or change in use of any multi-family, commercial, industrial, institutional, or municipal building use which is not subject to Major Site Plan Review, but which involves one or more of the following:
 - the addition of 1,000 to 2,499 square feet of gross floor area; or
 - the addition of ten or more but less than twenty new parking spaces
- The redesign, alteration, expansion, or modification of an existing parking area involving the addition of ten or less new parking spaces; or
- The redesign of the layout or configuration of an existing parking area of more than ten to thirty-nine parking spaces
- Clearing or grading more than 10,000 square feet of land, unless specifically exempt under § 320-9.6 of this bylaw;