

Site Plan Review Application Worksheet

[Ref: Zoning Bylaw Section 504]

This form must be accompanied by:

- A Zoning Permit Application
- A Site Development Plan Checklist

Site Plan Review is generally required for all commercial, industrial and development type applications, excluding day care, group homes, agricultural activities and one- and two-family homes.

GENERAL STANDARDS. The Development Review Board may consider and specify appropriate safeguards, modifications and conditions relative to the following standards. Applicants are asked to provide narrative responses below or in an attached document.

*NOTE: Pursuant to 24 V.S.A. 4416(b), for all Site Plan Review applications that involve vehicular access to a State Highway (VT Route 11 or 100), a **Letter of Intent** issued by the State of Vermont Department of Transportation (VTrans) must accompany this application in order for this application to be considered complete. Please contact the VTrans District 2 office at 802-254-5011 to request a **Letter of Intent**.*

1. **Safety and efficiency of traffic access.** Vehicular access and intersections with roads shall meet all applicable Town and State design standards. The Board may limit the number and size of curb cuts to a single access and may require the reduction, consolidation or elimination of non-complying curb cuts. In appropriate instances, the Board may require provision for shared access between adjoining properties.

RESPONSE:

Check here if attachment provided []

2. **Adequacy of circulation, access, parking and loading facilities.** Parking shall be provided per the requirements of Section 413 of these regulations, and in accordance with the following:

- a. Parking should be adequate and designed to minimized visibility from off-site through location and landscaping and generally to the rear or interior of the site. Large, uninterrupted expanses of parking should be avoided and parking for the disabled provided.

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- b. Driveway connections to parking areas on adjacent properties, or provision for future connection maybe required where feasible. In the event of shared parking, or economies of scale, parking requirements may be reduced.
- c. Loading and delivery areas should be adequate to meet the anticipated needs in a manner that does not interfere with parking circulation and landscaping.
- d. Bicycle and Pedestrian Access. Pedestrian circulation within the site, and access to adjacent properties and along public roads should be provided. Such access may take the form of sidewalks, walking and/or bicycle paths, or other facilities depending upon site conditions. Adequate access should be provided for people with disabilities.

RESPONSE:	Check here if attachment provided []

3. **Landscaping and Screening.** Landscaping should enhance the features and conditions unique to each site, and include a combination of shade trees (deciduous and/or coniferous), shrubs and well-kept grasses and ground covers. Landscaping may be required in front and side yards, adjacent to parking areas, where rear yards abut residential properties or public roads, and as otherwise necessary to provided adequate screening. A plan for all proposed landscaping shall be prepared. Bonding or surety may be required to ensure installation and maintenance.

Landscaping plans should consider the following:

- a. The preservation of existing ground cover and trees, especially those that are mature or determined to be of special horticultural or landscape value where feasible.
- b. The use of both deciduous and coniferous shade trees in available yard area, especially front and side yards and parking areas. Shade trees should be placed to interrupt the facades of buildings, expanses of parking, visually reduce the scale and bulk of large buildings, integrate the site with surrounding landscape and to enhance environmental quality (e.g., wildlife habitat, soil stabilization, storm water retentions, air quality, energy conservation). Shade trees are especially important in instances where street trees are not practical because of site constraints. Shade trees recommendations follow:
 - be minimum of 2.5" trunk diameter at five (5) feet for deciduous trees and eight (8) feet high for conifers or as appropriate to the site.

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- be a species with a substantial life expectancy, have a tolerance for soil compaction and drought and be of native origin.
- c. The use of street trees should be considered and may be planted at thirty (30) foot +/- intervals to create a canopy effect and should be salt tolerant.
- d. Use flowering ornamental trees to complement shade trees in instances where appropriate. Landscaping beds may enhance the general appearance of the site and use of earthen berms should generally be avoided.

RESPONSE:	Check here if attachment provided []

4. Historic Resources. Consideration should be given to the impact of the proposed development on historic structures on site or adjacent. To the extent feasible, continued use of existing historic structures should be encouraged and the appearance of historic structures protected.

RESPONSE:	Check here if attachment provided []

5. Natural Resources. Consideration should be given to the recognition and incorporation of important natural features in site design and layout. The Board may review the proposed development so it will have minimal adverse impact on important natural features located on the parcel. (Buffering and/or protection through conservation easements or other deed restrictions may be considered).

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RESPONSE:	Check here if attachment provided []

6. Character of the Neighborhood. The Board may consider if the scale and appearance of the proposed development does not adversely affect the character of the neighborhood.

RESPONSE:	Check here if attachment provided []

SPECIFIC STANDARDS. In addition to the General Standards set forth above, the Board may require conditions or modifications to the project to ensure the following, and applicants are encouraged to consider these in their developing their projects:

1. The proposed development conforms to applicable district standards, if any, established for individual zoning districts, including site location, natural resource protection and buffer requirements and other standards set forth in Section 204 relative to the Shoreland (S), Flood Hazard Overlay (FHO) and Resource Conservation Overlay (RCO) Districts.
2. The proposed development conforms to all Specific Standards set forth in Article III and all General Standards set forth in Article IV of this bylaw.
3. The proposed development shall not result in any direct or indirect discharge of waste, contaminants, storm water, or in-ground disposal of wastewater in a manner that would adversely impact existing or planned, public or private, water supplies or facilities (including roads, erosion, etc.).
4. The storage or display of outside materials, goods, supplies, vehicles, machinery or other materials shall be prohibited unless specifically approved by the Board. Secured, covered areas shall be provided for the collection and on-site storage of trash and recyclables generated by the proposed development. In approving such outdoor display or storage, the Board may place

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conditions on the area and location of such storage or display, and may require appropriate screening.

5. Exterior lighting shall be limited to cut-off fixtures. Such fixtures shall be directed so as not to cause glare on adjacent roadways, cause excessive levels of illumination, or result in direct illumination of neighboring properties. The Board may restrict the maximum level of illumination on all or a portion of the property.

6. The development shall not result in any undue adverse impact to any scenic area, historic resources or natural resources identified in the Town Plan or through site investigation. The Board may limit the location, scale, layout and design of the proposed development to ensure the protection of scenic areas, historic resources and/or natural resources.

<p><u>RESPONSE:</u></p>	<p>Check here if attachment provided []</p>
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Applicant Signature: _____

Date: _____