The Life of a Formal Application at the Planning Board

Procedure for Site Plan Approval

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Preliminary Conceptual





Procedure for Site Plan Approval

Preliminary Design Review

Optional for Applicant

Two meetings with PB

More detailed plan but still basic

One Public hearing

Discussion and Feedback





The Formal Application

This is the actual plan with all documentation and plans submitted at least 3 weeks before presentation to the Planning Board.

Town Staff Review

- Reviewed by Town Planner
- Must comply with Zoning Ordinance
- Must comply with Site Plan regulations
- Must comply with Best Planning Practices

- Technical Review Group (TRG)
- Various Staff and Departments
- Feedback and suggestions from staff
- All information public

The Planning Board

Presented at meeting

Board accepts as complete

Board schedules a Public Hearing

Site Walk is scheduled

Site walk is held



The Planning Board

Public Hearing is held

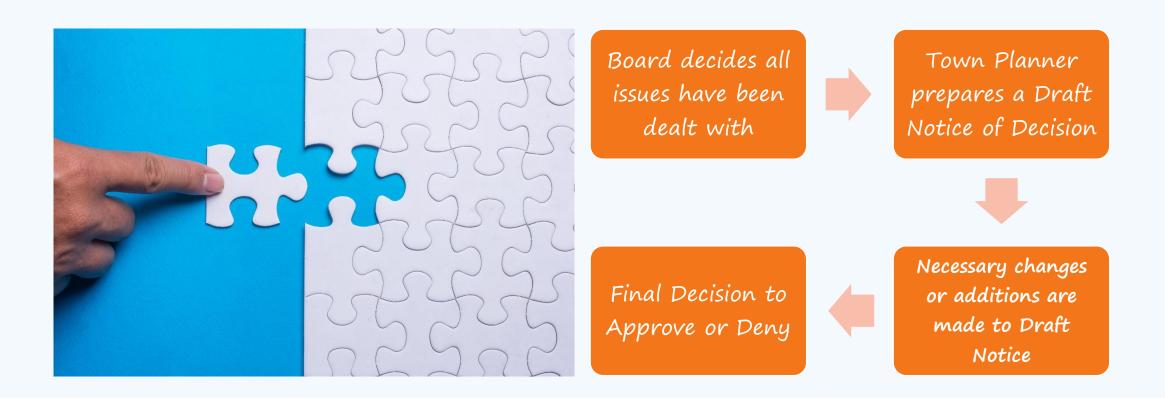
Board listens to public concerns

Substantive discussion begins

Revisions requested and submitted if necessary

Consideration of Conditional Use Criteria if pertinent to application

The Planning Board



Conditional Use Criteria

- The Purpose of a Conditional Use (CU) Permit is to allow certain uses that are not normally allowed under conventional zoning.
- This allows for some flexibility that may be of benefit to the town.
- Conditional Uses are clearly defined in our Table of Uses
- Approval requires compliance with the Conditional Use Criteria clearly defined in our Zoning Ordinance.

Conditional Use Criteria

- Site Suitability
- External Impacts
- Character of the site development
- Character of buildings and structures

- Preservation of natural, cultural, historic, and scenic resources.
- Impact on Property Values
- Availability of Public Services and Facilities
- Fiscal Impacts