

Article _____

To see if the Town will vote to amend the Town of Manchester-by-the-Sea Zoning By-Laws Section 12.6 relative to Site Plan Review by making the changes set forth below with text to be deleted in strikethrough or take any other action relative thereto.

DELETE Existing Section 12.6.2 Applicability.

~~Each SPGA may conduct site plan review while in the process of conducting the Special Permit review. If a project is a "by right" development, then the Planning Board shall be the entity responsible for conducting the site plan review on that specific project. 1. Any new development, expansion, or change of use other than a single family or two family residence which would, under the parking schedule "Off Street Parking Regulations" of Section 6.1, require five (5) or more parking spaces, regardless of the number of parking spaces preexisting on the premises.~~

ADD New Section 12.6.2 Applicability

Site Plan Review is required for:

1. New construction of a structure to be used for any commercial use;
2. An addition to an existing structure occupied by any commercial use resulting in a floor area of over 400 square feet in the total or a disturbance in lot coverage of over 1,500 square feet;
3. Any new development, expansion, or change of use requiring five or more new parking spaces;
4. A change in use of an existing residential structure to a commercial use or a commercial building to a residential use containing three or more units;
5. Construction of any drive-through facility;
6. New multifamily building construction or renovation into three or more units;
7. Any alteration of land greater than 43,560 square feet except for one and two family residential, agricultural, horticultural, floriculture, or viticulture uses.
8. Where otherwise required by this Zoning By-Law.

Exemptions

1. For an addition of less than 1,000 square feet to an existing building, the Planning Board may waive any or all of these requirements.
2. Site Plan Review shall be held concurrently with those uses that require a Special Permit from the Planning Board.