

## **Section 13: Site Plan Review**

### 1) Better Organization

- The existing Section 7-F has been reorganized (Section 13.6) to clarify the procedures and eligibility criteria for Limited Site Plan Review.

### 2) Clerical Amendments

- A review threshold has been added for additions and improvements to multi-family, commercial and industrial buildings to clarify the type of activity meant for Site Plan Review.
- A section has been added to clarify when Full Site Plan Review is required (Section 13.7.A)

### 3) Amendments to better address Current Planning Issues

- A provision has been added to allow for the Town to hire outside consultants for peer review of complex projects (Section 13.5)
- A new requirement has been added to the “Plan Requirements” for Full Site Plan Review. Where a use does not require a Special Permit in the WRPOD, the Planning Board may still require a list of all Toxic and Hazardous materials to be stored on site.
- Specific standards for drainage design have been added using standards from the current Subdivision Rules and Regulations where appropriate. Where applicable, the Massachusetts Stormwater Policy has been referenced for standards such a recharge volume and water quality.
- Design guidelines have been provided for the Central Business District (CBD) to help maintain the existing community character pursuant to the goals of the Master Plan.