

SECTION 13. SITE PLAN APPROVAL

(0). INTENT

This section is intended to give the Town of East Bridgewater a tool to be used in both setting forth acceptable standards for regulating the uses within the lands zoned business or industrial (and certain specific uses in other zoning districts), and determining, as an integral part of the existing building permit issuance process, that said standards have been satisfied.

This section is not intended to impose impermissible restrictions on an allowed use, but is a method to assure, prior to issuance of a building permit, that all of the Zoning By-Laws will be satisfied, and that reasonable standards for development of the land in the best interest of the public have been followed.

Therefore, the Planning Board is herein charged with administering this SITE PLAN APPROVAL Section.

(1). ADMINISTRATIVE PROCEDURES

(a). Any person desiring approval of a Site Plan under this Section shall submit said Plan, which shall be prepared by a registered civil engineer, together with ten (10) copies thereof, when filing a building permit application with the Building Inspector. An Application Fee in the amount of \$200.00 shall be due and payable at the time of filing.

(b). The Building Inspector shall forward to the Planning Board seven (7) copies of the Site Plan for review in accordance with the requirements of this Section.

(c). The Site Plan shall show, at a minimum, zoning boundaries, existing and proposed topography, all existing and proposed buildings and their uses, elevations, parking areas, loading areas, driveway openings, service areas and all other open space areas, all facilities for sewage, refuse and other waste disposal, and for surface and subsurface water drainage and all landscape features (such as walks, planting areas with size and type of stock, trees and fences), lighting fixtures and patterns and signs on the lot. The Site Plan shall also show the name of the owner (and applicant, if different) and shall contain title and assessors references.

(d). The Planning Board shall within twenty-five (25) days of the filing of the building permit application, respond to the Building Inspector with a written recommendation regarding issuance of the Building Permit. In the case

of the recommended disapproval of any Site Plan, the Planning Board shall provide a written statement setting forth the reasons for disapproval. If for any reason the Planning Board fails to respond within the time period set forth herein, the Building Inspector shall process the application for building permit as required.

(e). All appeals sought under this section shall proceed as set forth in Section 9 of the Zoning Act (Massachusetts General Laws, Chapter 40A, Section 9), with an appeal filing to the Board of Appeals.

(2). SITE PLAN STANDARDS

In reviewing the Site Plan, the Planning Board shall, at a minimum, consider the following matters:

- (a). Protection of adjoining premises against detrimental or offensive uses on the site;
- (b). Compliance with all applicable provisions of the Zoning By-Laws of the Town of East Bridgewater;
- (b). Convenience and safety of vehicular and pedestrian movement within the site, and in relation to adjacent streets, property or improvements;
- (c). Adequacy of the methods of disposal for sewage, refuse and other wastes resulting from the uses permitted or permissible on the site, and the methods of drainage for surface water;
- (d). Adequacy of off-street parking for the use(s) proposed;
- (e). Adequacy of space for the off-street loading and unloading of vehicles, goods, products, materials and equipment incidental to the normal operation of the establishment;
- (f). Proper use of the site with respect to unit density and proximity of adjacent buildings to each other; and
- (g). The adequacy of lighting to maintain a safe level of illumination on the site and whether lighting is properly shielded to protect adjacent properties.

The Planning Board may, as part of the review process, require the Applicant to provide renderings which illustrate buildings or conditions located or to be located on the subject property and/or narrative assessments of the on-site and off-site impacts of the proposed project. The Planning Board may require that such materials be prepared by qualified professionals.

(3). AUTHORITY OF THE BOARD

The Planning Board may deny Site Plan Approval if any proposed project is deemed not to meet standards for health, safety, welfare and amenities appropriate to the maintenance and preservation of health, safety, welfare and amenities in relation to adjacent and other properties in the immediate area of the subject property.

Failure by the applicant to submit any of the materials which may be required by the Planning Board may likewise constitute grounds for denial of Site Plan Approval.