Chapter 275

SITE PLAN REVIEW

[HISTORY: Adopted by the Planning Board of the Town of Hudson as amended through 10-14-2015. Subsequent amendments noted where applicable.]

GENERAL REFERENCES

Driveways — See Ch. 193.
Excavation of soil — See Ch. 200.
Administrative requirements and definitions — See Ch. 276.
Subdivision of land — See Ch. 289.
Stormwater management — See Ch. 290.
Zoning — See Ch. 334.

ARTICLE I
General Provisions

§ 275-1. Title; definitions.

The official title of this chapter is the "TOWN OF HUDSON PLANNING BOARD SITE PLAN Review Regulation," hereinafter referenced as "this chapter."

Words in all capital letters are those with special definitions as noted in § 276-2 of the LAND USE REGULATIONS.

§ 275-2. Authority.

This chapter is authorized and adopted pursuant but not limited to RSA 674:43 and 674:44.

§ 275-3. Purpose.

The purpose of this chapter is to provide for PLANNING BOARD review and approval or disapproval of all SITE PLANS (and subsequent revisions thereto) for all uses (or change of use) other than one- and two-family residential, prior to the commencement of the use, the change of use or the issuance of a building permit. This chapter is to assure that minimum standards shall be attained, so as to provide for and protect the public health, safety and general wellbeing.

§ 275-4. Approval required; jurisdiction.

No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, change a use or commence any site DEVELOPMENT activity (other than one- or two-family residential activity) without first securing SITE PLAN approval from the Hudson PLANNING BOARD pursuant to this chapter. These regulations shall apply to the DEVELOPMENT or change or expansion of use of tracts for nonresidential uses or for multifamily dwelling units which are defined as any structures containing more than two dwelling units, whether or not such DEVELOPMENT includes a SUBDIVISION or RESUBDIVISION of the site. For the purpose of these regulations, change of use occurs when

the use of any land or building is changed from one land use classification to another or from one category to another category within a land use classification as specified in the TOWN OF HUDSON Zoning Ordinance, Chapter 334 of the Code of the Town of Hudson. (See § 334-6, the definition of "use, change of.") No building permits shall be issued until SITE PLAN approval has been obtained from the TOWN OF HUDSON PLANNING BOARD. No building permits shall be issued until the approved SITE PLAN is recorded at the Hillsborough County Registry of Deeds.

§ 275-5. Effective date.

This chapter, and amendments thereto, shall become effective upon passage (majority vote) by the PLANNING BOARD and upon filing in accordance with RSA 675:6.

§ 275-6. General requirements.

In the review of any nonresidential SITE PLAN conducted under this regulation, the PLANNING BOARD shall require that adequate provisions be made by the OWNER or his/her/its authorized agent for the following:

A. The safe and attractive DEVELOPMENT of the site and to guard against such conditions as would involve danger or injury to health or safety, and no significant diminution in value of surrounding properties would be suffered.

B. Traffic circulation and access, including adequacy of entrances and exits, traffic flow, sight distances, curb cuts, turning lanes and traffic signalization.

C. Pedestrian and bicycle safety and access.

D. Off-street parking and loading.

E. Emergency vehicle access, including fire lanes.

F. Stormwater drainage and groundwater recharge.

G. Water supply, wastewater disposal and solid waste disposal.

H. Elimination of undesirable and preventable elements of pollution, such as noise, smoke, soot, particulates or any other discharge, into the environment which might prove harmful to persons, structures or adjacent properties.

I. Adequate provision for fire safety, prevention and control.

J. Harmonious and aesthetically pleasing DEVELOPMENT of the municipality and its environs.

K. Suitably located travelways of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air and ACCESS for fire-fighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system.

L. Landscaping in keeping with the general character of the surrounding area, showing trees, shrubbery and grass areas and other reasonable landscape details.

M. Signage and exterior lighting.

N. Conformance with all existing codes.

O. (Reserved)

P. Compliance with the provisions of the Zoning Ordinance.[1]

Q. The minimization of encroachment on neighboring land uses.

R. Green areas, open space, conservation easements, pedestrian easements, slope easements and such other easements as may be applicable.

S. The use of a shared DRIVEWAY for ACCESS to two or more proposed SITE PLANS shall be allowed.

T. Installation of improvements.

(1) The PLANNING BOARD shall weigh the burden that proposed DEVELOPMENT places on public facilities, infrastructure, sewers and amenities and shall require the installation of public improvements, both on-site and off-site, to compensate for this burden. Improvements may include, but are not limited to:

(a) Granite curbing.

(b) Sidewalk and STREET trees.

(c) Improvements to existing roadways and drainage.

(d) Traffic control devices.

(e) Open space.

(f) Recreational space.

(g) Moneys granted in lieu of land for recreational space, which shall be held by the Town in a nonlapsing fund for the future purchase and DEVELOPMENT of recreational space/facilities to serve this particular neighborhood/DEVELOPMENT.

(h) Improvements to nearby traffic corridors as warranted by the Town's cost allocation procedure traffic study.

(2) All requested improvements, whether on-site or off, shall be consistent with the standards enunciated by the New Hampshire Supreme Court and this legislature.

U. The PLANNING BOARD shall require the APPLICANT to execute a DEVELOPMENT agreement. This agreement shall detail the terms, conditions and responsibilities of the APPLICANT and the Town in conjunction with an approved plan.

V. Installation or placement of outside appurtenances: e.g., utility boxes, storage containers trash receptacles and/or air-conditioning equipment.

W. Exterior storage or display areas.

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1. **Editor's Note: See Ch. 334, Zoning.**

X. (Reserved)

ARTICLE II
Application Procedures

§ 275-7. Forms and procedure required.

Form and procedure requirements shall be in accordance with § 276-3.

§ 275-8. Application submission.

All applications for SITE PLAN PERMITS shall comply with the provisions of §§ 276-3 and 276-11 of the LAND USE REGULATIONS.

A. (Reserved)

B. (Reserved)

C. In addition to the general regulations, notations of, or showing compliance with, the following shall be required of all SITE PLAN APPLICATIONS:

(1) Parking Calculations and Requirements.

(2) Parking Calculations. The calculations for required off-street spaces shall be computed in accord with the specifications listed below. Any use not listed shall provide parking as required by the PLANNING BOARD. The PLANNING BOARD may vary these requirements if the APPLICANT can demonstrate that fewer spaces than required below are consistent with the proposed use:

(a) Automotive fuel stations: one space for each fuel dispenser, plus two spaces for each working bay, plus one space per employee on the largest shift. Automotive fuel stations with general retail shall provide, in addition to the foregoing parking requirements, one parking space per 200 square feet of gross leasable area established for the general retail use. Automotive fuel stations with fast-food establishments shall provide, in addition to the foregoing parking requirements, one parking space per 100 square feet of gross leasable area established for the fast-food use.

(b) Beauty parlors and barber shops: three spaces per operator.

(c) Eating and drinking establishments:

[1] Eating and drinking establishments (without a bar): one space per 100 square feet of gross leasable area.

[2] Eating and drinking establishments (with a bar): one space per 75 square feet of gross leasable area.

[3] Fast-food eating and drinking establishments (with and without drive-through window service): one space per 100 square feet of gross leasable area.

[4] All other eating and drinking establishments not indicated above shall

provide a minimum of one space per 100 square feet of gross leasable area.

[5] Eating and drinking establishments having drive-through window service shall provide a minimum of 12 vehicle stacking spaces or a number of stacking spaces determined appropriate by the PLANNING BOARD for the use served.

(d) Funeral homes: one for each 75 square feet of floor space in slumber rooms, parlors and individual service rooms.

(e) Hospitals and nursing homes: one per five patients.

(f) Furniture sales showrooms: one per 100 square feet of showroom area.

(g) Industrial: one for each 600 square feet of gross floor space or 0.75 space per employee of the combined employment of the two largest successive shifts, whichever is larger.

(h) Laundromats: one space for each two washing machines.

(i) Medical office and/or clinics: one parking space per each 300 square feet of gross floor area in the building.

(j) Motel or hotel: one per guest sleeping room plus one per employee of the largest shift.

(k) (Reserved)

(l) Private club or lodge: one per four members.

(m) Professional offices and business services: one for every 300 square feet of gross leasable area.

(n) Recreational areas: 3.5 parking spaces per tennis court and 20 spaces per ball field; other requirements as stipulated by the PLANNING BOARD.

(o) Residential units: two per unit.

(p) Retail business and personal service establishments: one space per 200 square feet of gross leasable areas.

(q) Stadium, theater or other place of public assembly: one space per four seats.

(r) Wholesale establishments: one per employee plus one per company (ungaraged) vehicle operating from the premises.

(s) Banks: one space per 250 square feet of gross leasable area plus one space per employee plus a minimum of five stacking spaces per drive-up window.

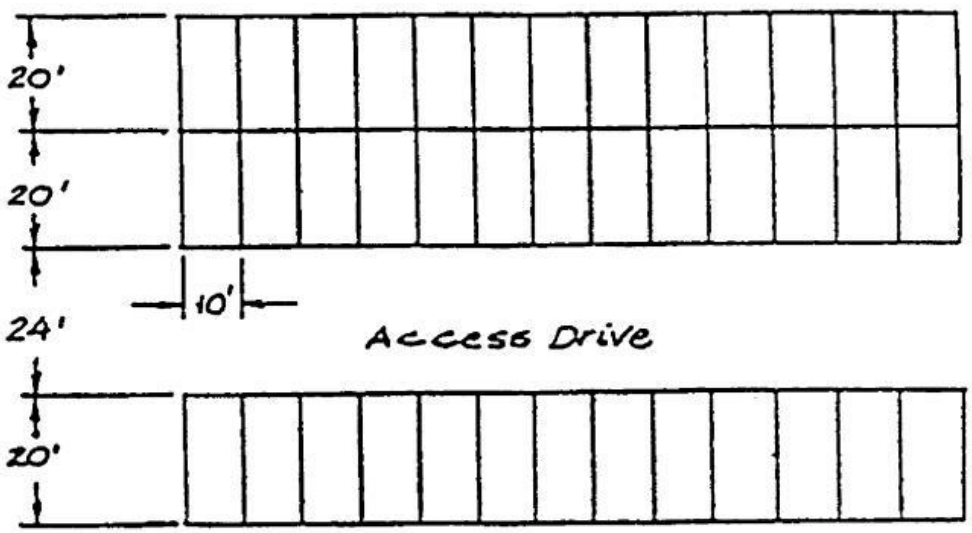
(3) Statement of Parking Space Calculation: A note stating the number of parking spaces provided is to be included on the plan.

(4) Parking space dimensions shall be 10 feet by 20 feet, except that the PLANNING

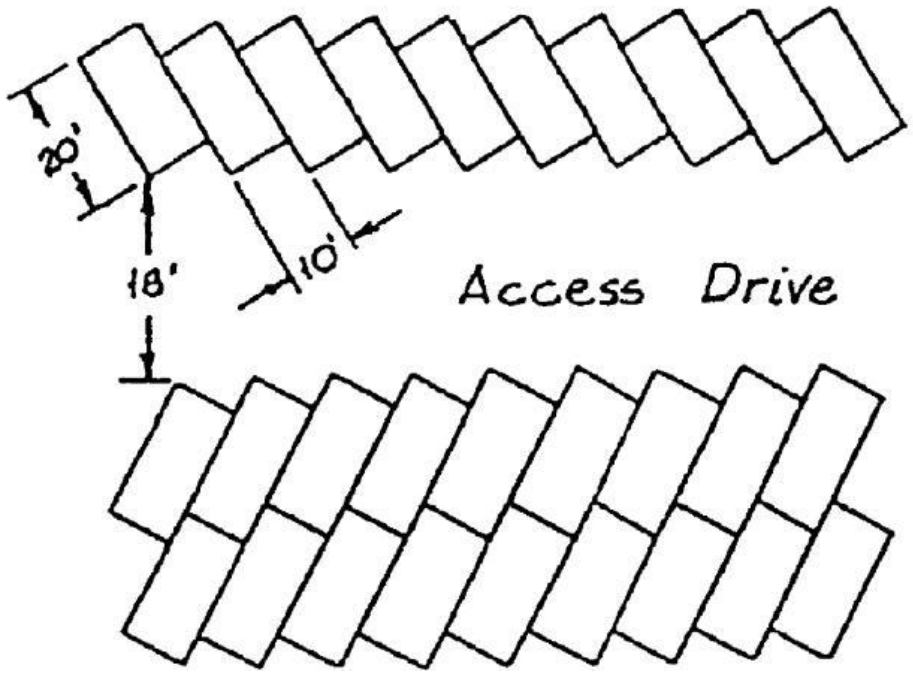
BOARD may vote to allow dimensions of nine feet by 18 feet.

(5) Minimum aisle widths for various parking PLANS are as listed and shown below. When any combination of PLANS is used facing the same drive aisle, the greatest width requirements shall prevail:

(a) Ninety-degree (perpendicular) parking: 24 feet (either one-way or two-way circulation).

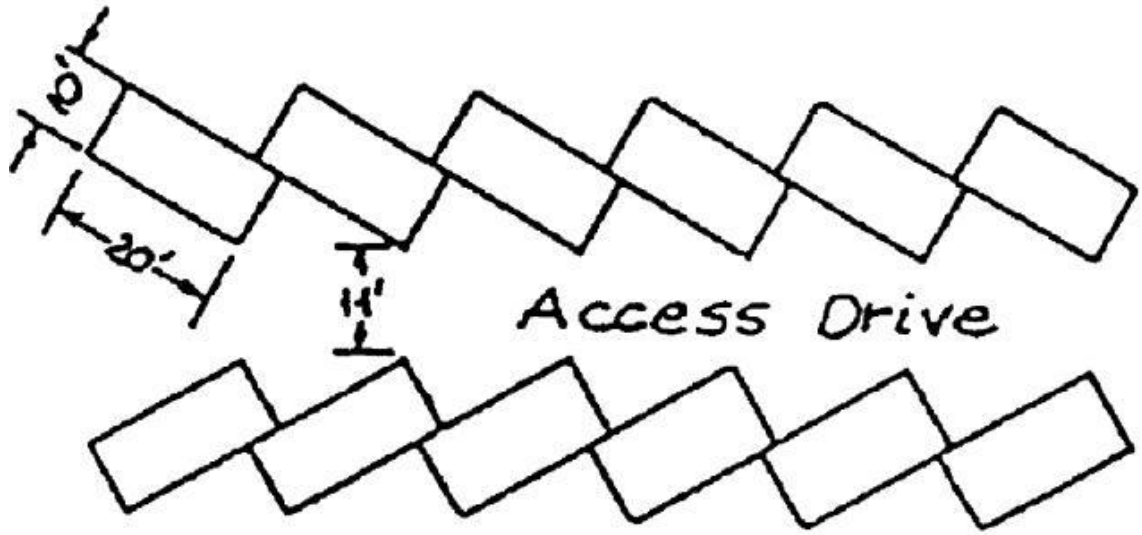


(b) Sixty-degree (angle) parking: 18 feet (one-way circulation only).

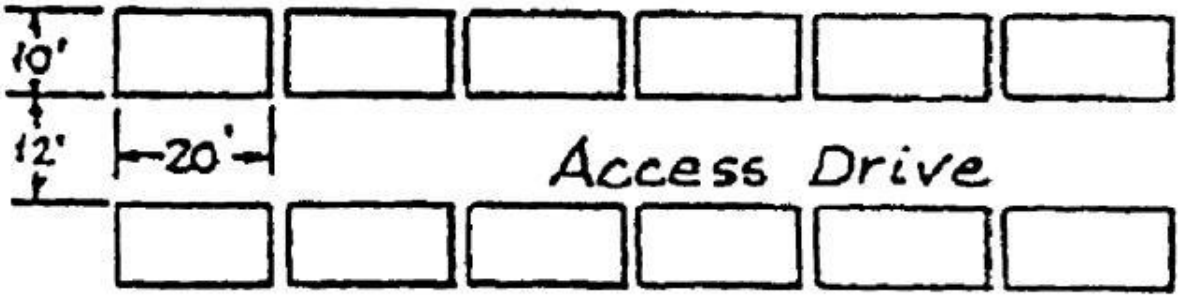


(c) Forty-five-degree (angle) parking: 13 feet (one-way circulation only).

(d) Thirty-degree (angle) parking: 11 feet (one-way circulation only).



(e) Zero-degree (parallel) parking: 12 feet (one-way circulation only).



(6) Off-street loading spaces required for the acceptance or distribution of materials or merchandise by vehicles shall be provided as follows:

(a) Spaces required. Every nonresidential building or structure having 5,000 square feet or less of gross floor area shall provide at least one loading and/or unloading space. One additional space shall be provided for every additional 10,000 feet of gross floor area.

(b) Dimensions. Each off-street loading space shall be at least 12 feet in width and at least 60 feet in length, exclusive of aisle and maneuvering spaces, and shall have vertical clearance of at least 14 feet. However, when it is demonstrated that a particular loading space will be used by shorter trucks, the minimum length may be reduced to 35 feet.

(c) Location. All required loading and/or unloading spaces shall be located on the same LOT as the use served. No loading space for vehicles over 13,000 pounds (empty) shall be closer than 100 feet to any property in a residential zone, unless completely enclosed by a fence, wall or screen.

(d) Required maneuvering area. Off-street loading space shall be designed and constructed so that all maneuvering for loading and/or unloading can take place entirely within the property lines of the use. Off-street loading spaces shall not hinder the free movement of pedestrians and vehicles over a sidewalk, street, road, HIGHWAY or deeded rights-of-way.

(7) Landscaping requirements.

(a) A minimum of 10% of the interior of a parking LOT shall be set aside for landscaping areas exclusive of paved pedestrian surfaces.

(b) The landscaped area shall be calculated as 10% of the total area and drive aisles.

(c) A minimum of one shade tree shall be planted per 1,600 square feet of paved area, or one shade tree per every five parking spaces, whichever is greater.

(d) One shrub per 200 square feet of paved area shall be planted or 1.6 shrubs per every parking space.

(e) This section shall not apply to parking areas consisting of a single access lane.

(8) Screening shall be provided for visual separation of incompatible uses. Screening shall be required between parking or loading areas and, if present, an abutting residential zone. Screening may also be required between abutting nonresidential sites. Where screening is required, it shall provide a reasonable effective visual buffer by:

(a) Use of existing vegetation and terrain where possible; or

(b) New plantings (type, size and spacing to be approved by the PLANNING BOARD), grade separations, fences or similar features.

(9) All parking spaces provided pursuant to this section shall be on the same LOT as the use.

(10) Entrance design and construction shall conform with the requirements of Chapter 193, DRIVEWAYS, except that SITE PLAN approval shall constitute the issuance of a DRIVEWAY Permit.

(11) Handicap accessibility shall be provided in accordance with the latest ADA Regulations. Appropriate handicap parking spaces and other details associated with parking and pedestrian ACCESS must be shown and detailed. The PLAN shall provide a note indicating that it complies to the best of the designer's knowledge with the latest ADA requirements and shall include the latest revision date for the ADA Regulations used.

§ 275-9. Final application acceptance.

Within 90 days of preliminary application acceptance (or any other date mutually agreed upon by the PLANNING BOARD and APPLICANT), the PLANNING BOARD shall grant final application acceptance, provided that the following exhibits and information have been approved (or deemed unnecessary) by the PLANNING BOARD:

A. A STORMWATER MANAGEMENT PLAN* including and using the following guidelines. NOTE: In preparing the STORMWATER MANAGEMENT PLAN, please refer to and comply with the requirements provided in Chapter 290, Stormwater Management and Erosion Control, of these LAND USE REGULATIONS.

(1) No STORMWATER RUNOFF in excess of rates existing prior to new construction shall be allowed to be discharged onto a public way or into a drainage system unless there is sufficient capacity to handle the additional runoff. All drainage shall be designed to achieve a zero increase in runoff for both peak and volume where practicable, except where the off-site drainage system has been designed to accommodate the site drainage.

(2) The direction of runoff flow through the use of arrows.

(3) The location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins and storm sewers. If infiltration systems are proposed as part of a stormwater management plan, test pit and percolation test data in the vicinity of

the proposed infiltration system(s) must be provided.

(4) Engineering calculations used to determine drainage requirements shall be based upon minimum storm frequency design events as follows:

(a) Ten-year storm event for closed drainage systems and local roadside ditches.

(b) Twenty-five-year storm event for culverts, major ditches and swales and detention ponds.

(c) Fifty-year storm event for bridges.

(5) Certification by a licensed professional engineer (see RSA 310-A).

(6) Any other specific study, calculation or investigation as requested by the Town Engineer.

[*NOTE: Generally speaking, the STORMWATER MANAGEMENT PLAN is probably the single most important element of the entire SITE PLAN. Yet, traditionally, it has been one of the most neglected elements. The Hudson PLANNING BOARD recognizes that only a professional engineer, licensed in accordance with RSA 310-A, can certify the adequacy of proposed drainage plans. APPLICANTs are expected to make the same recognition or to discuss this matter with the PLANNING BOARD. The PLANNING BOARD emphasizes that the criteria listed in § 275-9A(1) through (6) are minimum requirements stated for these general regulations. It is expected that the Town Engineer shall have the latitude to more precisely define the criteria once a specific proposal is before the PLANNING BOARD.]

B. If required by STAFF at the time of APPLICATION or at any time by the BOARD, a traffic study.

C. If required by STAFF at the time of APPLICATION or at any time by the BOARD, a noise study.

D. If required by STAFF at the time of APPLICATION or at any time by the BOARD, a fiscal impact study accepted by the PLANNING BOARD.

E. A utility PLAN showing provisions for all existing and planned utilities, on- or off-site, necessary for the DEVELOPMENT.

F. Copies of any proposed or existing easements, covenants, deed restrictions or any other similar document pertinent to the SITE PLAN.

G. A copy of all applicable Town, state, county or federal approvals or permits, such as but not limited to (as applicable):

(1) Chapter 270, Sewers.

(2) Floodplain permit.

(3) Special exception to the Wetlands Ordinance.[2]

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2. **Editor's Note: For provisions relating to the Wetlands Conservation Districts, see Ch. 334, Zoning, Art. III.**

(4) Septic system construction approval from the New Hampshire Water Supply and Pollution Control Commission.

(5) Approval of the New Hampshire Wetland Bureau for the relocation, filling, dredging or rechanneling of any natural or man-made drainage area.

(6) Approval of the New Hampshire Department of Public Works and Highways for any required DRIVEWAY PERMITS or curb cuts.

(7) New Hampshire Revised Statutes Annotated 149:8-a PERMIT relative to the prevention of pollution from dredging, filling, mining, transporting forest products or other constructions.[3]

H. (Reserved)

I. If required by the PLANNING BOARD, an environmental impact study accepted by the BOARD.

§ 275-10. Escrow deposit.

An escrow deposit in accordance with § 276-12 may be required.

§ 275-11. Failure to submit final application; reapplication.

Unless otherwise acted upon, failure of the APPLICANT to submit the final application (within the time frame identified in § 275-9) shall result in an automatic vote to not accept the application for PLAN approval. The PLANNING BOARD shall hereafter advise the APPLICANT of such action in writing stating reason therefor. Any resubmitted application for PLAN approval shall be subject to all SITE PLAN review regulations in force at the time of the second or subsequent submission. Such resubmissions must first receive preliminary application acceptance in accordance with § 275-8.

ARTICLE III
Review and Approval

§ 275-12. Procedure; certification may be required.

The PLANNING BOARD shall begin formal consideration of the accepted application (proposal), provided that:

A. No proposal may be denied or approved without a public hearing on the application.

B. Formal consideration shall begin within 30 days after granting final application acceptance.

C. The PLANNING BOARD shall vote to approve or deny the application within 90 days of final application acceptance, except that:

(1) The PLANNING BOARD may apply to the Board of Selectmen for an extension, not to exceed an additional 90 days, before acting to approve or deny an application pursuant to RSA 676:4, I(e)(2).

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3. **Editor's Note: RSA 149, Water Pollution and Disposal of Wastes, was repealed in 1989. See now RSA 485-A:17.**

(2) The PLANNING BOARD and the APPLICANT may mutually agree to an extension to any specific date, thereby establishing a deadline date other than that established by statute.

D. Any PLANNING BOARD vote to deny any application shall be in writing, stating the reason(s) for the denial.

E. As part of the approval of any application, the PLANNING BOARD may vote to require the posting of a bond or escrow agreement in such amount and in such form as may be determined and approved by the PLANNING BOARD as being reasonably necessary to ensure adherence to and completion of all improvements required as conditions of approval of such plan. Costs associated with the legal review of such bond or escrow agreement shall be borne by the APPLICANT. The PLANNING BOARD may stipulate, as a condition precedent to the approval of the plat, the extent to which and the manner in which streets shall be graded and improved and to which water, sewer and other utility mains, piping, connections or other facilities shall be installed. These regulations provide:

(1) For the conditional approval of the PLAT before such improvements and installations have been constructed, but any approval shall not be entered upon that plat; and

(2) That, in lieu of the completion of STREET work and utility installations prior to the final approval of a plat, the PLANNING BOARD may accept a bond or other security in an amount and with surety and conditions satisfactory to it providing for and securing to the municipality the actual construction and installation of such improvements and utilities within a period specified by the PLANNING BOARD and expressed in the bond or other security; and, further, that the TOWN OF HUDSON is granted the power to enforce such bonds or other securities by all appropriate legal and equitable remedies.

F. Application requirements.

(1) Prior to recording a SITE PLAN at the Hillsborough County Registry of Deeds, a copy of the PLAN shall be provided in electronic form acceptable to the Town.

(a) The electronic drawing shall incorporate the following information and layer configuration shall meet the requirements of § 276-11.

§ 275-13. Effective and expiration dates of PLAN approval.

A. A SITE PLAN is approved and becomes effective upon the final PLANNING BOARD vote of approval. The approved SITE PLAN is valid for one year from the date of PLANNING BOARD meeting final approval, provided that:

(1) Active and substantial DEVELOPMENT or construction shall have commenced on the site by the owner, in accordance with the approved plan, within said one-year period.

(2) If no active and substantial DEVELOPMENT or construction occurs as specified in Hudson Town Code § 275-13A(1) above, the SITE PLAN approval becomes null and void and expires at the end of one year from the date of PLANNING BOARD meeting final approval.

B. A SITE PLAN submitted for approval or reapproval after having expired as specified in Hudson Town Code § 275-13A(2) above shall be subject to SITE PLAN regulations and zoning ordinances in effect at the time of any subsequent submission.

ARTICLE IV
Fees and Waivers

§ 275-14. Fees.

Fees associated with review of a SITE PLAN application or SITE PLAN, not mentioned in foregoing sections of this chapter, are identified in § 276-6.

§ 275-15. Waivers.

Waivers may be granted as specified in § 276-7.

ARTICLE V
Incomplete and Inactive SUBDIVISION or SITE PLAN Application PLAN Sets

§ 275-16. Return of plan sets; refund.

All refunds and returns of PLANS shall be specified in § 276-8.

ARTICLE VI
(Reserved)

§ 275-17. (Reserved)

ARTICLE VII
Performance Sureties

§ 275-18. Requirements.

The requirements for sureties shall be in accordance with § 276-4.

ARTICLE VIII
Period of Validity of Approved PLANS

§ 275-19. PLANS approved by PLANNING BOARD but not signed and recorded at Hillsborough County Registry of Deeds.

PLANS approved by the PLANNING BOARD but not signed and recorded at the Hillsborough County Registry of Deeds are valid as specified in § 276-9.

ARTICLE IX
Utilities

§ 275-20. Installation requirements.

Installation of all utilities shall comply with § 276-13.

ARTICLE X
Application Completeness

§ 275-21. Determination of application completion.

All applications shall be reviewed for completion pursuant to § 276-14.

ARTICLE XI
Special Site Review Committee

§ 275-22. Establishment of committee.

In accordance with RSA 674:43, III, and a vote by means of Article 43 at the 1999 TOWN OF HUDSON Annual Town Meeting, a Special Site Review Committee is hereby established to review and act upon minor SITE PLANS as defined in § 275-27.

§ 275-23. Membership.

The Special Site Review Committee shall consist of the TOWN PLANNER or his or her authorized representative (authorized representatives to include and to be limited to the Community Development Director and/or the Building Inspector), one member of the PLANNING BOARD (appointed by the Chairman of the PLANNING BOARD), and one member from the Board of Selectmen (appointed by the Chairman of the Board of Selectmen). The TOWN PLANNER shall serve as the Chairman of the Committee.

§ 275-24. Committee actions.

Submission of minor SITE PLAN applications shall comply with the requirements listed in the SITE PLAN regulations and shall be in accordance with the provisions set forth in RSA 674:43, III. Upon receipt of a minor SITE PLAN application, the Committee shall notify the APPLICANT and ABUTTERs (at the APPLICANT's expense) at least 10 days prior to the date on which the Committee shall review the application. Notification shall indicate that the PLAN shall be available for inspection in the Community Development Department prior to the date on which the Committee shall review the plan. No formal public hearing shall be held; however, any ABUTTER may be heard on an application upon request. All provisions of RSA 676:4 shall apply to actions by the Special SITE PLAN Review Committee; provided that PLAN acceptance and public hearing shall occur at the same meeting. Where necessary for proper evaluation of a minor SITE PLAN, the Committee may require, at the APPLICANT's expense, that the PLAN be reviewed for technical input by Town STAFF or consultants.

A. The Committee shall act to approve or disapprove within 45 days after submission of a completed application unless the time for action shall be extended, or waived by the APPLICANT, in accordance with RSA 676:4, I(f). On an as-needed basis, the Committee shall conduct one meeting every month to review minor SITE PLAN applications, and this meeting shall be scheduled on the Monday preceding the monthly PLANNING BOARD workshop.

B. A decision of the Committee may be appealed to the full PLANNING BOARD, so long as a notice of appeal is filed within 20 days of the Committee's decision. Any one member of

the Committee can require that the application be sent to the PLANNING BOARD for SITE PLAN or conceptual SITE PLAN review. Whereupon, after STAFF determines the SITE PLAN application is complete, a public hearing shall be scheduled on the earliest available regular PLANNING BOARD meeting.

C. The PLANNING BOARD shall be notified of the Committee's decision at the next scheduled PLANNING BOARD meeting after the decision is rendered. A copy of the minor SITE PLAN shall be included as part of the notification.

§ 275-25. Minimum requirements.

In order to meet the minimum requirements for a minor SITE PLAN review, the APPLICANT must have a valid, signed SITE PLAN. In addition, the site must not have any code violation(s) within the previous 24 months. The exception is if the minor SITE PLAN application seeks to correct any outstanding violation(s) or any outstanding SITE PLAN compliance/requirement issues.

§ 275-26. Certification.

Upon approval of a SITE PLAN by the Special Site Review Committee, certification shall be executed when the application is filed in the Community Development Department:

A. Five copies (24 inches by 36 inches), black- or blue-line, of the final SITE PLAN for signing by the Chairman of the Special Site Review Committee or his/her designee.

B. Where required, a performance bond, irrevocable letter of credit, or escrow account in a form satisfactory to the Town Attorney and in an amount established by the Committee.

C. All formal legal instruments where required in these regulations, such as deeds, easements and irrevocable offers of dedication to the public of all streets, utilities and parks, in a form approved by the Town Attorney.

§ 275-27. Minor SITE PLANs.

Minor SITE PLANS shall include the following types of DEVELOPMENT:

A. Parking area additions of six spaces or less and which comply with all zoning requirements and SITE PLAN regulations.

B. Building additions of no greater than 20% of the existing structure or 1,000 square feet, whichever is less, and which comply with all zoning requirements and SITE PLAN regulations.

C. Outdoor seasonal sales at site-plan-approved business locations shall be allowed twice annually for not more than three days each.

D. Outdoor display of merchandise shall be allowed as long as designated parking spaces are not used for merchandise and vehicular/pedestrian traffic is not impeded.

E. Any other proposed building or site change which the Special Site Review Committee reasonably determines is consistent with the intent of this section.

Note: All stipulations/conditions included on the original approved SITE PLAN shall remain in full force and effect.

§ 275-28. Nonqualified minor SITE PLANs.

Unless a SITE PLAN is specifically provided for in § 275-27, it shall not be considered a minor SITE PLAN.

§ 275-29. Review of minor SITE PLANS by BOARD.

At the request of the APPLICANT, minor SITE PLAN applications may be reviewed by the full BOARD, using the criteria specified in §§ 275-24 through 275-28.