Proposed Article 4: Changes to Site Plan Review Classification

Purposed for Land Use Ordinance Article 10.B Authority & Classification of Site Plans Revisions:

Description: The Town of Raymond has proposed changes to the Site Plan Review classifications thresholds for "Staff Review," "Minor Review," and "Major Review" in an effort to be more business friendly and responsive to the concerns of business owners.

Key Changes:

- Adjusted the thresholds for Staff review to include:
  - Minimum threshold of 500 square feet of Gross Floor Area for Staff Review
  - Increase square footage of exterior building renovations from 1,200 to 2,400
  - Increase square footage of additional or altered impervious surface from 2,400 to 10,000
- Adjust the thresholds for Minor Review:
  - Change the two year requirement for alterations or additions to those that occur within "any period"
  - Increase square footage of exterior building renovations from 2,400 to 4,800
  - Increase square footage of additional or altered impervious surface from 4,800 to 20,000

The full text of the warrant articles including the text of the proposed ordinance amendments is available at the Town Office and the Town's website (www.raymondmaine.org).

ARTICLE __: Shall Article 10.B (Authority and Classification of Site Plan) of the Raymond Land Use Ordinance, as adopted May 21, 1994 and amended through June 4, 2013, be further amended by adding the underscored language and deleting the language in strikeover type as shown below?

The Planning Board Recommends Article ___
The Selectmen _____ Article ___

[Note: The use of the word "Article" within the ordinance does not indicate a separate warrant article.]

Town of Raymond Land Use Ordinance

ARTICLE 10 – SITE PLAN REVIEW

B. Authority and Classification of Site Plans *[Amended 06/02/09]*

1. Site Plan Reviews shall be classified by the Town Planner as follows:

   a. Staff Review. A site plan application shall be classified as a **Staff Site Plan Review** so long as, in any two year period:

      1) any new building or any additions to existing buildings proposed by the application are more than 500 square feet but do not exceed 2400 square feet of new Gross Floor Area, and
      2) any exterior building renovation proposed by the application do not exceed ~~1200~~ 2400 square feet of building surface area, and
      3) any additional or altered impervious surface proposed by the application does not exceed, separately or in combination, ~~2400~~ 10,000 square feet.

   b. Minor Review. A site plan application which exceeds the thresholds for Staff Site Plan Review shall be classified as a **Minor Site Plan Review** so long as, in any ~~two year~~ period:

      1) any new building or any additions to existing buildings proposed by the application do not exceed 4800 square feet of new Gross Floor Area, and
      2) any exterior building renovation proposed by the application do not exceed ~~2400~~ 4800 square feet of building surface area, and
      3) any additional or altered impervious surface proposed by the application does not exceed, separately or in combination, ~~4800~~ 20,000 square feet.

   c. Major Review. All other projects subject to Site Plan review shall be classified as a **Major Site Plan Review**.