

Chapter 13 1 4

SITE PLAN REVIEW*

* **Editors Note:** An ordinance of Jan. 8, 1991, amended the Code by adding provisions designated as Ch. 19. However, in order to maintain the alphabetical sequence of chapters. Such provisions have been redesignated as Ch. 13 1/4 at the discretion of the editor.

Cross References: Buildings and structures, Ch. 4; soil erosion and sedimentation control, Ch. 13 1/2 zoning, App. A.

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Sec. 13 1 4-1./Purpose.

The purpose of this chapter is to assure the orderly development of business, professional services, manufacturing and multifamily uses in the community; promote public health, safety, morals, convenience, economy, orderliness and general welfare of the town, to further the orderly layout and use of land; to facilitate adequate provision for transportation, facilities, protect property values and protect the environment and physical characteristics of the community.

(Ord. of 1-8-91; Amend. of 7-18-94)

Sec. 13 1 4-2./Applicability.

A site plan review is required by the planning board for all construction relating to business, professional services, manufacturing and multifamily uses. Activities and uses requiring site plan review include the following:

- (1) Any new business, professional services, manufacturing or multifamily structure.
- (2) Any expansion, alteration, or change of use of site, structure, or parking for business, professional services, manufacturing or multifamily uses.
- (3) Any new construction of commercial recreational structures.
- (4) Any proposed business, professional services, manufacturing, multifamily or institutional use resulting from a zone change request.
- (5) Any proposed business, professional services, manufacturing or multifamily use allowed by special exception.

(Ord. of 1-8-91; Amend. of 7-18-94)

Sec. 13 1 4-3./Conceptual submission.

Applicant shall submit to the planning board a brief conceptual plan setting forth the nature of the proposed project, a map of the proposed site, and such other material as the town planner shall deem sufficient to allow the planning board to make a preliminary finding of applicability.

(Ord. of 1-8-91; Amend. of 7-8-94)

Sec. 13 1 4-4./Waiver.

A waiver of specific requirements of this chapter may be obtained from the planning board. The board will assess any request for waiver based on the impact of the proposal on the quality of life. Specific impacts on noise levels, air, surface and groundwater quality, soil, traffic, fiscal, natural, historical, cultural resources shall be considered.

(Ord. of 1-8-91; Ord. of 7-8-94)

Sec. 13 1 4-5./Site plan contents.

The planning board may require the plan to be prepared and signed by a registered engineer, architect, land surveyor or landscape architect as necessary.

Every site plan submitted in accordance with this article shall include the following data, details, and supporting plans. The number of pages submitted should depend upon the proposal's size and complexity. All of the requirements must be met in each plan, with notations explaining the reasons for any omissions.

- (1) Name and address of the owner(s), name and address of engineer or surveyor, date, north point and scale.
- (2) Boundary of the entire tract and any adjacent or contiguous parcels in the same ownership.
- (3) Any existing water courses, railroad and street rights-of-way, utility lines and easements.
- (4) Plan drawings:
 - a. Scale shall be one inch equals 50 feet;
 - b. When more than one sheet is required, a cover sheet drawn to suitable scale shall show the whole site and indicate match lines for each page of the plan.
 - c. Plan will be drawn on sheets no greater than 40 inches long by 28 inches wide. A margin of two inches on the left and top sides and one inch on the right and bottom sides shall be left around each sheet. Every final plat shall have a space, at least three inches wide and two inches high at the lower lefthand corner of the plan for the board's approval stamp.
- (5) All building setback lines, easements and rights-of-way. Location and use of all existing and

proposed buildings and structures in the development.

- (6) Detail of adjacent properties (abutters) and public ways as will relate to the subject premises, to the neighborhood and to the street pattern.
- (7) Drainage plan, diameters, lengths of water lines, sanitary sewers and surface drains.
- (8) Existing and proposed contours at intervals of no greater than five feet.
- (9) Building dimensions indicating exterior of building design and proposed landscaping. No smaller than one-eighth inch equals one foot. (Architectural rendering may be required, and should include such items as materials, color, door and window size and locations, roof and cornice lines, and other major design elements.)
- (10) Landscape plan at the same scale of the site plan, showing limits of work, existing tree lines, and all proposed landscape features and improvements including planting areas with size and type of stock for each shrub or tree.
- (11) Present and proposed locations and design for ingress, egress, parking, road system and pedestrian circulation.

(Ord. of 1-8-91; Amend. of 7-18-94)

Sec. 13 1 4-6./Environmental impact assessment.

The applicant shall minimize significant emission of noise, dust, fumes, noxious gases, radiation, water pollutants, flooding, erosion and sedimentation, glare and adverse lighting.

The following impact analysis of the proposed development may be required by the board with respect to onsite and offsite environmental quality:

- (1) Potential impacts on the quality of air, surface water and groundwater adjacent to and/or directly affected by the proposed development (e.g., amount and nature of all industrial and chemical wastes generated).
- (2) Onsite and/or offsite flooding and erosion best management practices.
- (3) Offsite hazards from radiological emissions or other hazardous materials.
- (4) Adverse impacts on temperature and wind conditions on the site and adjacent properties.
- (5) Impacts on solar access of adjacent properties.
- (6) Offsite noise, vibrations and light impacts.
- (7) Evaluation of adequacy of existing or proposed systems and services for water supply and disposal of liquid and solid wastes.

(8) Impacts on historical (properties, districts, areas) natural, cultural and archaeological resources.

(9) Consistency and compatibility of proposal with local and regional developmental goals and plans.
(Ord. of 1-8-91; Amend. of 7-18-94)

Sec. 13 1 4-7./Fiscal impact assessment.

The following impact analysis may be required by the board with respect to the fiscal and economic impact of the proposed development on the town:

(1) Costs arising from increased demands for public services and infrastructure.

(2) Benefits from increased tax revenues, employment and value of public infrastructure to be provided.

(3) Impact of proposed development on the values of adjoining properties.

(4) Five-year projection of increased town revenues and costs resulting from the proposed development.

(Ord. of 1-8-91; Amend. of 7-18-94)

Sec. 13 1 4-8./Traffic impact assessment.

The applicant shall minimize vehicular and pedestrian conflict (i.e. provisions for offstreet loading and unloading of vehicles incidental to the normal operation of the establishment; adequate parking; internal traffic control; and control of flow patterns).

The following impact analysis of the proposed development may be required to evaluate the points of both pedestrian and vehicular traffic conflict.

(1) Level of service, existing and projected, according to criteria set forth by the Transportation Research Board of the National Research Council on impacted intersections and streets.

(2) Impact on daily and peak hour traffic.

(3) Capability of existing and proposed roads to handle gross weight of vehicles.

(4) Projected pedestrian circulation.

(Ord. of 1-8-91; Amend. of 7-18-94)

Sec. 13 1 4-9./Required improvements.

The following improvements, information and changes may be required by the board as a condition of approval if it is deemed necessary to promote the purpose of this section and minimize impact of project:

- (1) Sidewalks or easements for future sidewalks to connect stores and buildings within the site and to adjacent sites.
- (2) Construction of travel lanes not less than 12 feet in width, to permit travel on the site, to and from adjacent parking areas and adjacent property, or where deemed necessary, a separation between parking areas.
- (3) Connection, wherever possible, of all walkways, travel lanes and driveways with similar facilities in adjacent developments.
- (4) Screening, fences, walls.
- (5) Adequate drainage system for the disposition of storm and natural waters. (Reference: Article V, Specifications for construction of required improvements to the land--Subdivision Regulations.)
- (6) Temporary and permanent erosion and sedimentation control measures. (Reference: North Smithfield soil erosion and sediment control ordinance.)
- (7) Curbs and sidewalks as required by the provision of this ordinance and other ordinances of the town. (Reference: Design Standards--Subdivision Regulations).
- (8) Landscaped areas and planting strips (vegetative buffers) between the parking area and the street and adjacent property and other landscaping treatment that will enhance the premises. The types and methods of planting may be specified by the board.
- (9) The location, height, and size of signs in relationship to the overall plan.
- (10) Connection to public utilities, services and facilities.
- (11) Appropriate and adequate lighting (minimum glare and light spillover to adjacent properties.)
- (12) Solid waste disposal.
- (13) Application of traffic impact and control, mechanisms and principles.
- (14) Minimization of nuisances from excessive or unreasonable noise, vibrations, dust, fumes, noxious gases, radiation, or water pollutants, or any other significant environmental impact.
- (15) Minimization of impacts on natural resources.
- (16) Design standards and features in harmony with existing historic (properties, districts or areas), cultural, natural and archaeological resources.
- (17) Reduction in scale of project.
- (18) Interim measures to reduce impact on traffic and environmental factors during construction.

(19) Other relevant measures to meet objectives.
(Ord. of 1-8-91; Amend. of 7-18-94)

Sec. 13 1 4-10./General provisions.

(a) A filing fee of \$20.00 for structures or uses 8,000 square feet or less, \$50.00 for structures or uses 8,000--20,000 square feet and \$100.00 for structures or uses over 20,000 square feet.

(b) The planning board shall require the filing of a performance bond or certified check with the town for proposed improvements.

(c) All construction performed under the authorization of a building permit issued for the development within the scope of this chapter shall be in conformance with the approved site plan.
(Ord. of 1-8-91; Amend. of 7-18-94)

Sec. 13 1 4-11./Procedure for processing.

Six sets of site plans shall be submitted to the town planner who shall review said plans with zoning officer to ensure zoning compliance. If said plans are in compliance, he/she shall forward said plans to the planning board and appropriate agencies for their site review. Subsequent to the review and compliance with the zoning ordinance, plans shall be forwarded to the planning board for site review.

The planning board shall review the site plan within 45 days from the submittal of the final and complete plan as deemed (and accepted) by the planning board. Either applicant or the planning board may have an additional 15 days to submit additional material or make its decision upon notification to the other party. Failure on the part of the planning board to so act shall be deemed to constitute approval unless the time limit is further extended by stipulation between the applicant and the planning board.

- (1) The site plan shall be approved, unless in the judgment of the planning board, the applicant does not meet applicable standards of this and other regulations. In all instances, the burden of proof shall be on the applicant and such burden of proof shall include the production of evidence necessary to satisfy the concerns of the board.
- (2) If the applicant wants to make any amendment to an approved site plan, a written request shall be submitted to the planning board. If in the opinion of the planning board, a requested change is substantial, the planning board shall require the submission of an amended site plan.
- (3) The planning board's decision with respect to section 13 1/2-2, subsections (1), (2), and (3) with respect to the required improvements may be appealed by the applicant to the zoning board of review within 30 days following said decision by the planning board. In the absence of such an appeal, the planning board's decision shall be final.
- (4) The planning board's action with respect to section 13 1/2-2, subsections (4) and (5) shall be in the nature of an advisory opinion on desired improvements, requirements or other such stipulations, but shall not be binding either upon the town council on matters involving zone changes or upon

the zoning board on matters involving special exceptions. Provided, however, that on matters involving zone changes and special exceptions, the site plan review process shall be completed and an opinion of the planning board shall be available to the proper hearing board before the decision of said hearing board is rendered.

(Ord. of 1-8-91; Amend. of 7-18-94)