

## **SECTION 490 - SITE PLAN REVIEW**

Prior to the issuance of a zoning permit, all Industrial, multi-unit, CBD and General Commercial permitted uses shall be subject to a site plan review by the Commission. Site Plan review shall be required for any building or use, or enlargement in size or other alteration of any building or change in use or actual use of any building including accessory structures. Site Plan review is not required for repairs or alterations to existing buildings or structures, provided that such work does not increase the floor area of any building or structure and does not change the actual use thereof.

### **490.1 WAIVER**

The Commission may waive, by majority vote, site plan approval requirements if the construction or alteration or change of use or actual use does not affect existing circulation, drainage, relationship of buildings to each other, landscaping, buffering, lighting, and other considerations of site plan review.

### **490.2 SITE PLAN PROCEDURE**

Each application for site plan approval shall be submitted to the Commission on a form prescribed by the Commission and shall be accompanied by five (5) copies of a site plan and a check made payable to the Borough of Danielson.

### **490.3 COMMISSION ACTION**

The Commission shall approve, modify, or deny the site plan within sixty-five (65) days from the date of official receipt by the Commission **UNLESS THE APPLICATION INVOLVES ACTION BY THE INLAND WETLANDS COMMISSION: IF SUCH SIXTY-FIVE (65) DAY TIME LIMIT ELAPSES PRIOR TO THIRTY-FIVE (35) DAYS AFTER THE DECISION BY THE INLAND WETLANDS COMMISSION, THE TIME LIMIT SHALL BE EXTENDED TO THIRTY-FIVE DAYS AFTER THE DECISION OF THE INLAND WETLANDS COMMISSION.**

The Commission shall state the reasons for its decision. In order to be placed on the agenda the application must be filed in the office of the Commission at least seven (7) days prior to a regular

### **490.3 BONDING**

The Commission may require that applicants post a bond or other acceptable surety to insure the completion of required site improvements such as road or parking area construction, landscaping, grading, storm drainage and any other items, the failure of which to complete would adversely affect the environment and/or health, safety and welfare of residents of the Borough.

### **490.4 EXPIRATION**

Any approved site plan for which construction has not commenced or which is not otherwise put into effect within a period of one year shall become null and void, unless an extension of time is applied for by the applicant and granted by the Commission.

### **490.6 REVISIONS**

Any substantial revision of an approved site plan application and any reconstruction, enlargement, re-grading, extension, moving or structural alteration of a building or use of land in connection with an approved site plan application, shall require submission of a site plan application as for the original application.

### **490.7 CONTENTS OF SITE PLAN**

A Site Plan drawn to a scale of no more than 100 feet to the inch, prepared by a certified professional engineer or registered land surveyor registered in the State of Connecticut showing:

1. Existing and proposed property boundary lines and the names of all abutting property owners, including those across any street.
2. Location and dimensions of existing and proposed buildings, structures, street, drives, sidewalks, recreation facilities, open Spaces, easements and/or rights-of-way, parking and loading spaces (and the total number of such spaces), signs, outdoor illumination, outside storage areas, and utilities including water supply, sewage disposal, storm drainage and electrical service.
3. Where construction or re-grading is proposed, existing and proposed grade contours (at 5 feet intervals), including major tree and shrub areas, water courses, and wetlands.
4. Title block in lower right hand corner of site plan, showing names of property owner and developer, date of original plan and revisions if any, scale, north arrow and a blank for the signature of the Commission Chairman.

#### **490.7.1 ARCHITECTURAL PLANS**

Preliminary architectural plans of all proposed buildings, structures and signs, including:

- general exterior elevations.
- generalized floor plans, illustrating at least proposed entrances and exists shall be submitted as part of the site plan.

#### **490.8 SITE PLAN OBJECTIVES**

In reviewing a site plan application, the Commission shall take into account the public health, safety, and welfare of the public in general and the immediate neighborhood in particular, and may prescribe reasonable conditions and safeguards to insure the accomplishment of the following general objectives.

##### **90.8.1 PUBLIC SAFETY**

That all buildings, structures uses, equipment, or material are readily accessible for fire and police protection.

##### **490.8.2 STORM DRAINAGE**

That storm drainage shall be provided for and designed in accordance with standard engineering practice by a Connecticut registered professional engineer. The Commission shall require that such storm drainage plans be approved by an Engineer designated by the Zoning Commission.

##### **490.8.3 PEDESTRIAN AND VEHICULAR ACCESS**

That the plans minimize pedestrian-vehicular conflicts by providing for safe pedestrian walks especially in parking areas and adjacent to buildings.

##### **490.8.4 NOISE ABATEMENT**

That all machinery and devices such as ventilation fans, drying fans, air compressors, air conditioning units, etc., shall be shielded and insulated in a manner which shall deaden the noise and deflect sound waves away from abutting premises.

##### **490.8.5 OTHER POLLUTION OR RELATED PROBLEMS**

That the obstruction of light or air, or the emission of light, smoke, odor, gas, dust or vibration in noxious or offensive quantities shall be minimized.

##### **490.8.6 LANDSCAPING AND SCREENING**

That the general landscaping and screening of the site provides adequate tree plantings, ground cover and buffering of adjacent residential districts or other properties with shrubs or fencing as the Commission deems necessary.

##### **490.8.7 NEIGHBORHOOD IMPACT**

That the overall effect on property values and utilization of neighborhood properties do not have a substantial adverse effect.

##### **490.8.8 ARCHITECTURAL AND AESTHETIC IMPACT**

That the basic design of the proposed uses, buildings or development; the relationship between the buildings and the land; the relationships between uses and between buildings or structures; the overall physical appearance of the proposed use, building or development shall be in general harmony with the character of the surrounding neighborhood and will not serve to blight or detract from abutting residences or other property.