

ARTICLE 9

Proposed Amendments Zoning By-Laws

Changes indicated in red and notated with highlight

Amend section 1.02 Definitions

Re-arrange items J and K to put them in alphabetical order.

~~(j) Low Impact Development: Systems and practices that use or mimic natural processes that result in the infiltration, evapotranspiration or use of stormwater in order to protect water quality and associated aquatic habitat.~~

~~(k) Lot: A single tract of land held in identical ownership throughout and defined by metes and bounds, or lot lines in a deed or conveyance or shown on a duly recorded plan.~~

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Amend section 4.04 Site Plan Review
<Sub-section H>

(h) Submission Materials.

The applicant shall submit the following materials for review as part of the Site Plan Review Application. The Planning Board may at any time request, at the expense of the applicant, additional plans, studies, reports and documentation necessary to review and analyze the project impacts and compliance with the performance criteria set forth in paragraph 0 below. Any plans required hereunder shall be prepared by qualified professionals, including a registered professional engineer and, where required by state law, a registered architect, and/or registered landscape architect.

- (i) A site plan at a scale of one inch equals twenty feet (1"=20'), or such other scales as may be approved by the Planning Board. The site plan shall contain the following items and information:
- 1) Name of the project, property address, assessor's map and lot number, North arrow, datum, scale of the plan, lot lines, and zoning district boundaries.
 - 2) Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan. If the applicant is not the owner, a notarized statement authorizing the applicant to act on the owner's behalf and disclosing the applicant's interest shall be submitted
 - 3) All existing and proposed lot lines, easements, rights-of-way (including area in acres or square feet), and other encumbrances.
 - 4) All minimum dimensional requirements in the underlying district and setback distances.
 - 5) The location, dimensions, and uses of all existing and proposed buildings and structures on the property, including height and floor area.
 - 6) The location and width of all existing and proposed public and private ways, parking areas, driveways, sidewalks, ramps, curbs, fences, and paths.
 - 7) Information on the location, size and type of existing and proposed parking, loading, storage, on-site snow storage, and service areas; parking calculations based on the requirements of Section 2.03 of the Mendon Zoning By-Laws, Provision of Parking.
 - 8) Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on site and within 100 feet of the site.
 - 9) The location, height, intensity, and bulb type (e.g. fluorescent, sodium, incandescent) of all external lighting fixtures. The direction of illumination and methods to eliminate glare onto adjoining properties must also be shown.
 - 10) The location, height, size, materials, content, and design of all proposed signage.
 - 11) Indicate areas where ground removal or filling is proposed and give its approximate volume in cubic yards.
 - 12) Information on the location, size and capacity of existing and proposed utility systems, including: sewage or septic system; water supply system; telephone, cable and electrical systems; and storm drainage system, including existing and proposed drain lines, culverts, catch basins, headwalls, end walls, hydrants, manholes, best management practices (BMP's), and drainage swales. The Planning Board may also request soil logs, percolation tests and storm runoff calculations for large or environmentally sensitive developments. Location, type and screening details for all waste disposal containers shall also be shown. A landscape plan showing the limits of work, existing natural land features, trees, forest cover and water sources and all proposed changes to these features, including size and type of plant material.

<The rest of this sub-section, items ii-vii remain unchanged>

Insert new sub-section “m”

(m) Inspection

- i. The Planning Board is authorized to conduct inspections and enforce pre-construction erosion control measures, as well as conduct inspections of best management practices (BMP's) at the following stages:
 1. Initial Site Inspection: prior to approval of any Permit;
 2. Erosion Control Inspection: prior to earth disturbing activities but after installation of all approved erosion and sedimentation controls.
 3. Stormwater Management System Inspection: prior to backfilling of any portion of a stormwater management system, including underground drainage or stormwater conveyance structures.
 4. Periodic Inspections: throughout land disturbing activities, until as-builts are received.
 5. Final Inspection: to confirm effectiveness in an actual storm event that creates runoff. If the inspector finds the system is not functioning properly, the applicant shall repair or modify the system to be in conformance with these by-laws.

Re-letter existing sub-section “M Enforcement” to “N Enforcement” content to remain the same.