



MEMO

TO: Planning Board
FROM: Dylan Smith, Town Planning Director
DATE: July 7, 2017
RE: Application Review — 1376 Route 1
Map & Lot: 0097-0018

OVERVIEW

This is an application for a revision to a Planning Board approved plan. The applicant is proposing a 2 ft. garage addition extension to the existing mixed use building on site. The garage, which was approved in April 2017, would be a part of the residential use and served by a recently approved existing driveway.

JURISDICTION

This is an application for a revision to a Route One Use Permit as required by §4.1.4 and §18.1 of the Zoning Ordinance.

RECOMMENDATIONS

1. Application Acceptance. This is an application for a Route One Use Permit, which requires the Board's approval. Changes are very minor, the Board can accept this application without further submitted materials.
2. Public Hearing. Following the application acceptance vote, conduct the public hearing to identify any issues or concerns relevant to the decision-making process.
3. Substantive Review and Deliberation. I believe the relevant issues for the Planning Board as part of this application include:
 - A. **History:** This was a recently approved revised site plan (approved in April 2017) with subsequent conditions (see Findings of Fact signed April 27th).
 - B. **Use:** All uses on site have been approved by the planning board and are allowed in this zone (§4.1.4).

- C. **Impervious Surface:** The proposed impervious surface coverage of 49.34% is below the 50% max allowable.
- D. **Setbacks:** The proposed garage addition is in conformance with the setback requirements.
- E. **Stormwater:** The proposed garage expansion is minor and does not change the previously approved stormwater plan.

4. Decision: I recommend the Board approve the proposed garage addition site plan revision.