

Article 8

Site Plan Review

§ 120-801 Purpose.

The site plan review provisions set forth in this article are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that nonresidential and multifamily construction is designed and developed in a manner which assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of the groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

§ 120-810 Fees.

...

- H. Section 120-810C shall be administered by the Planning Director or other Town employee responsible for administering the ordinance under which review is sought. No building permit, ~~commencement of any construction or site preparation~~, or certificate of occupancy may be issued or released, and no construction of buildings or site preparation work may commence, until all fees assessed hereunder have been paid in full. For purposes of this subsection, "site preparation work" shall include, but not be limited to: land preparation such as tree clearing, grubbing, grading, and filling; installation of streets and walkways; or excavation of any kind (except for test-pits).

Commented [SP1]: The site preparation in Site Plan standard is different than the commencement of construction in Subdivision. Allowing tree cutting before final Planning Board approval of the subdivision. Site Plan standard the requirement of all fees assessed be paid before site preparation.

Commented [SP2]: This language is consistent with the commencement of construction in subdivision Section 120-915E, Commencement of Site Work.