

§ 120-805. Classification of projects.

- A. The Planner shall classify each project as a major or minor development. "Minor developments" are smaller-scale projects for which a minor review process is adequate to protect the Town's interest. "Major developments" are larger, more complex projects for which a more detailed review process and additional information are necessary, or are projects subject to Chapter 185 (Shoreland Zoning) that require site plan review by the Planning Board [see § 185-14]. The following thresholds shall be used by the Planner in classifying each project. However, the Planner may, due to the scope or anticipated impacts of a project, classify any project as a major development.
- (1) Minor developments shall include those projects involving: **[Amended 8-26-2014 by Order 14-313]**
 - (a) The cumulative construction or addition of fewer than 5,000 square feet of gross nonresidential floor area.
 - (b) Any individual or cumulative construction or addition of 5,000 square feet or more of gross nonresidential floor area within an approved subdivision.
 - (c) The establishment of a new nonresidential use, even if no buildings or structures are proposed, that involves the development of more than 25,000 square feet but less than one acre of land.
 - (2) Major developments shall include projects involving:
 - (a) The individual or cumulative construction or addition of 5,000 or more square feet of gross nonresidential floor area on a lot that is not part of an approved subdivision;
 - (b) Projects involving the creation of five or more dwelling units in a five-year period;
 - (c) The individual or cumulative development of one acre or more land, unless the development is part of a site plan application in an approved subdivision [see § 120-805A(1)(b) above];
 - (d) Projects that also require subdivision (see Article 9) or conditional use approval (see Article 5); ~~or~~
 - (e) Other projects requiring review which are not classified as a minor development; or
 - (f) Any projects involving uses governed by Chapter 185 (Shoreland Zoning) and are permitted with site plan approval by the Planning Board [see § 185-14]. Such projects shall be classified as major developments [see § 120-805 below].
 - (3) An applicant may request that the Planner classify an application prior to its submission. In this case, the applicant shall make a written request for a classification. This request shall include the following information:
 - (a) The names and addresses of the record owner and the applicant and the applicant's legal interest in the property.
 - (b) The location of the project, including the Tax Map and lot number.

- (c) A brief description of the proposed activities in such detail as to allow a classification to be made.

 - (4) When the Planner classifies a project based upon a request for classification rather than an application, the subsequent application shall be consistent with the activities described in the request for classification. The Planner shall review such application to determine if the classification is still correct and may reclassify the application if the scope of activities has been changed.
- B. Within 10 working days of the receipt of a site plan application or a request for a classification, the Planner shall notify the applicant and the Chair of the Planning Board of the classification of the project in writing.