

## **Zoning Article Site Plan Review Updates**

Will the Town amend the Zoning By-Law of the Town of Hingham, adopted March 10, 1941, as heretofore amended, as follows:

- Item 1        Amend Section I-I.2.a. by deleting subsection (i) "All Special Permits A2 and Special Permits A3 or any modification of a Special Permit A2 or Special Permit A3" in its entirety and resequencing subsections (ii) and (iii) to (i) and (ii) respectively;
  
- Item 2        Replace Section I-I.2.b.(i) in its entirety as follows:
  - (i)        land disturbance or an alteration of drainage patterns over the lesser of:
    - (A)        an area of 5,000 square feet or more (but less than 20,000 square feet); or
    - (B)        75% of the total lot area.
  
- Item 3        Replace Section I-I.4.g. in its entirety as follows:
  - g.        Prior to performing work subject to Site Plan Review, evidence of recording of the Site Plan Review decision shall be provided to the Community Planning Department unless the Planning Board's review (including any extensions thereto) has expired without any action by the Planning Board.
  
- Item 4        Replace Section I-I.5.k. in its entirety as follows:
  - k.        Such other materials necessary to enable the Planning Board to make a positive determination on the proposed project; and
  
- Item 5        Replace Section I-I.9.c. in its entirety as follows:
  - c.        The Planning Board may, by a majority vote of the Board, establish an administrative process for Site Plan Review of certain Minor Site Plans and/or minor modifications pursuant to subsection 9.b. above. Pursuant to administrative review, the Planning Board may delegate to the Community Planning Director and/or to a designated staff or Board member the authority to determine whether a project constitutes a minor modification. The Planning Board designee may refer any Minor Site Plan or minor modification application to the Planning Board for its review in lieu of administrative review if, in such designee's discretion, the scope of the project merits review by the Board. In addition, any applicant may request Site Plan Review by the Planning Board in lieu of administrative review at the time of application, or any applicant

aggrieved by a Minor Site Plan Review decision of the designee may reapply for Site Plan Review by the Planning Board and such review shall be considered a new application for Site Plan Review, except that a separate fee shall not be required.

or act on anything related thereto?

(Inserted at the request of the Planning Board)