SUMMARY OF SITE PLAN REVIEW PROCEDURE

TOWN OF PLAINFIELD, NEW HAMPSHIRE

STEP 1. Applicant decides to develop tract for nonresidential uses or multi-family dwelling units.

STEP 2. Applicant may attend a regularly scheduled meeting of the Planning Board to:

(a) Discuss his subdivision proposal;
(b) Determine review procedure;
(c) Obtain a copy of the Site Plan Review Regulations;
(d) Submit and/or discuss conceptual review information. The Board and the applicant may discuss the proposal in conceptual form only and in general terms such as desirability of types of development and proposals under the Master Plan. Preliminary consultation and review beyond such conceptual and general discussion may proceed only after identification of, and notice to, abutters and the general public as required by RSA 676:4.

STEP 3. Applicant prepares preliminary layout submission in accordance with the Plainfield Site Plan Review Regulations.

STEP 4. Applicant files application for approval of preliminary layout with the designated agent of the Planning Board and requests meeting with the Board to formally submit same. The preliminary layout must be filed with the designated agent a minimum of fifteen days prior to the above meeting. The application shall include the names and addresses of the applicant and all abutters as indicated in Town records not more than five (5) days before the date of filing.

STEP 5. The Board notifies the applicant, all abutters and the general public of the date on which the preliminary layout will be formally accepted by the Board at least ten (10) days prior to submission.

STEP 6. Applicant meets with the Board to formally submit his application for preliminary layout approval.

STEP 7. Planning Board submits preliminary layout to other appropriate local agencies for review and comment.

STEP 8. Applicant submits site plans to appropriate State agencies for review, comment, and approval where applicable.

STEP 9. Planning Board notifies applicant, all abutters and the general public of public hearing. (May be combined with Step 5.)

STEP 10. Board conducts public hearing. (May be combined with Step 6.)

STEP 11. Planning Board decides whether or not to disapprove or suggest modifications to the preliminary layout.

NOTE:
(a) If the preliminary layout is satisfactory with or without modification, proceed with Step 12.
(b) If conditional approval NOT granted, return to Step 3.

STEP 12. Applicant prepares final plat submission in accordance with these regulations.

STEP 13. Applicant submits completed application for approval of final plat to the designated agent of the Board and requests meeting to discuss same. The final plat must be submitted a minimum of fifteen (15) days prior to the above meeting. The application shall include the names and addresses of the applicant and all abutters as indicated in Town records not more than five (5) days before the date of filing.

STEP 14. The Board notifies the applicant, all abutters and the general public of the date on which the final plat will be formally accepted by the Board at least ten (10) days prior to submission.

STEP 15. Applicant meets with the Board to formally submit his application for approval of final site plan. The Planning Board must place the proposed site plan on its agenda for consideration within thirty (30) days of receipt of the final plat.

STEP 16. Board conducts public hearing. (May be combined with Step 15.)

STEP 17. Within ninety (90) days of receipt of completed application for approval of final site plan, the Planning Board decides whether or not to grant approval (subject to extension or waiver as provided in RSA 676:4). If final site plan is approved, applicant files with County Register of Deeds. If final plat is disapproved by the Board, the subdivider may appeal to the Superior Court as provided by RSA 677:15.

SITE PLAN REVIEW REGULATIONS

TOWN OF PLAINFIELD, NEW HAMPSHIRE

ARTICLE I: AUTHORITY

Pursuant to the authority vested in the Plainfield Planning Board by the voters of the town of Plainfield, New Hampshire, at the annual Town Meeting in March 1987 and in accordance with the provisions of Chapter 674:43 New Hampshire Revised Statutes Annotated, the Plainfield Planning Board adopts the following regulations for Site Plan Review.

ARTICLE II: PURPOSE AND SCOPE

The Plainfield Site Plan Review Regulations authorize the Plainfield Planning Board to review, and approve or disapprove, site plans for the development of tracts for nonresidential used, for multi-family dwelling units which are defined as any structures containing more than two (2) dwelling units, whether or not such development includes a subdivision or resubdivision of the site, and additions of more than 1000 square feet of floor area to such existing principle and accessory buildings. No site plan review shall be required for one-family or two-family dwelling units and associated accessory uses for one- and two-family units. The purpose and scope of Plainfield's Site Plan Review Regulations are as follows:

(a) Provide for the safe and attractive development of the site and guard against such conditions as would involve danger or injury to health, safety, or prosperity by reason of:
   (1) Inadequate drainage or conditions conducive to flooding of the property or that of another;
   (2) Inadequate protection for the quality of groundwater;
   (3) Undesirable and preventable elements of pollution such as noise, smoke, soot, particles, or any other discharge into the environment which might prove harmful to persons, structures, or adjacent properties; and
   (4) Inadequate provision for fire safety, prevention, and control.

(b) Provide for the harmonious and aesthetically pleasing development of the municipality and its environs.

(c) Provide for open spaces and green spaces of adequate proportions.

(d) Require the proper arrangement and coordination of streets within the site in relation to other existing or planned streets or with features of the official map of the municipality;

(e) Require suitable located streets of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air, and access for firefighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system.

(f) Require, in proper cases, that plats showing new streets or narrowing or widening of such streets be submitted to the Planning Board for approval.

(g) Require that the land indicated on plats submitted to the Planning Board shall be of such character that it can be used for building purposes without danger to health; and

(h) Include such provisions as will tend to create conditions favorable for health, safety, convenience, and prosperity.

(i) Require and stipulate, as a condition precedent to the approval of the plat, the extent to which and the manner in which streets shall be graded and improved and to which water, sewer, and other utility mains, piping, connections, or other facilities shall be installed. In lieu of the completion of street work and utility installations prior to the final approval of a plat, the Planning Board may accept a bond or other security in an amount and with surety and conditions satisfactory to it providing for and securing to the town the actual construction and installation of such improvements and utilities within a period specified by the Planning Board and expressed in the bond or other security; and, further, the town is granted the power to enforce such bonds or other securities by all appropriate legal and equitable remedies.

(j) Require an applicant to pay all costs for notification of abutters and provide for the assessment of reasonable fees to cover the Board's administrative expenses and costs of special investigation and the review of documents and other matters which may be required by particular applicants.

ARTICLE III: COMPLIANCE WITH OTHER REGULATIONS

The Site Plan Review process shall in no way relieve an applicant from compliance with the Plainfield Zoning Ordinance, Plainfield Subdivision Regulations, or any other local or State ordinances, regulations or bylaws which pertain to the proposed development. No Site Plan Application shall be approved unless such plan complies with all applicable ordinances and regulations. If, for some reason, there is a conflict in regulations, the more restrictive provisions shall apply.

ARTICLE IV: DEFINITIONS

For the purpose of these Site Plan Review Regulations, the meaning of terms or words used herein shall conform to the definitions contained in the Plainfield Subdivision

Regulations and Plainfield Zoning Ordinance. Furthermore, for the purpose of these regulations, the term development shall be defined as the process of realizing one or more of the possibilities inherent in something such as, but not necessarily limited to, a tract of land, site, building or buildings, installation or any combinations of these. The process of achieving said realization need not necessarily involve physical change to either the land, site, building, buildings, installation, or any combination of these.

ARTICLE V: PROCEDURE FOR SITE PLAN REVIEW

Basically, the procedures for Site Plan Review are the same as the procedures for review of subdivisions as contained in the Plainfield Subdivision Regulations.

A. Nonbinding Consultation and Conceptual Review: In order to save expense and unnecessary changes later on, a person may appear at any formal meeting of the Board for a discussion of his proposed concept in general terms and for a review of applicable Site Plan Review Regulations, application forms, necessary supporting maps, and documents. There is no application fee or time limit for this nor is this consultation and review binding in any way on either the applicant or the Board.

B. Site Plan Review and Hearing:

(1) General: There are two types of formal site plan reviews and hearings, preliminary and final. Each requires the applicant to apply to the Board in writing on the appropriate application forms and to pay the necessary costs. Each requires the Board to notify and hold a least one public hearing.

(2) Preliminary: If a person wishes a review of his project which goes beyond discussion of the proposed site plan in conceptual form, he shall apply to the Board in writing on the appropriate Application Form and pay the required fees. The Board shall then give formal public notice of the preliminary subdivision review in accordance with these regulations. Submission requirements are listed in Article VII.

The preliminary review shall be conducted only at formal meetings of the Board. The Board may review the proposal in detail and receive testimony in person or in writing from any applicant, any abutter or any other person as permitted by the Board. The Board shall give a formal response to the applicant with respect to the proposal as a whole or any portion of the proposal by informing the applicant in writing of disapproval or any modifications which will be required. Formal response shall be given within 90 days of submission of the preliminary layout.

Such preliminary review shall bind neither the applicant nor the Board. A formal meeting on a particular preliminary review may be adjourned to continue on a specific date with no further notice of the reconvened meeting required. Application for final site plan review shall be submitted no longer than one year from the date when the Board has formally responded to the applicant regarding modifications to the preliminary plan.

(3) Final: Any person desiring approval for site plans, as defined in these regulations, shall apply to the Board in writing on the designated Application Form and pay the required fees. Submission requirements are listed in Article VIII.

The Board shall (1) give public notice and notify the abutters and the applicant of the formal meeting (hearing) at which the application will be considered for acceptance; (2) give the applicant a receipt certifying acceptance of the application BUT ONLY IF the application is complete and all costs of notice of the application have been paid. Only after such acceptance will the legal time limits be in effect; (3) give a formal response to the applicant with respect to the decision of the Board on the proposal. A formal hearing on the particular final review may be adjourned to continue on a specific date with no further notice of the reconvened meeting required.

C. Application for Site Plan Review Approval: The completed application shall (1) be in the form as provided by the Board to the applicant; (2) conform to the requirements and specifications outlined in these Regulations; and (3) specify the regularly scheduled meeting of the Board at which the application will be formally submitted to the Board.

D. Filing of Application: The applicant shall file the application by delivering the application to the designated agent of the Board at least fifteen (15) (not including holidays and weekends) days prior to the regularly scheduled public meeting of the Board at which the applicant will formally submit the application to the Board. The application shall include the names and addresses of the applicant and each abutter as shown in the Town records not more than five (5) days before the filing date.

E. Notice of Application; Fees: The Board shall notify the abutters and the applicant by mail of the date upon which the completed application will be formally submitted to the Board. Such notice shall be mailed at least ten (10) days (not including holidays and weekends) prior to such formal submission. At the same time the notice is mailed

to the application and abutters, such notice shall also be given to the general public by publication of the notice in a newspaper of general circulation and by posting a copy of the notice in two public places in the Town. The notice shall include a general description of the proposal which is the subject of the application and shall identify the applicant and the location of the property which is the subject of the application. The Board may also give notice by regular mail to other landowners in the vicinity of the tract.

All costs of such notice, including secretarial time and disbursements, shall be paid in advance by the applicant. Failure to pay such costs shall constitute valid grounds for the Board to terminate further consideration and to disapprove the plat without a public hearing. The application will not be accepted for review until the fees set forth in the Board's current fee schedule are paid. Additional fees may be imposed by the Board during the review process and to ascertain compliance to cover fees and disbursement of consultants to the Board including engineers, surveyors, lawyers, and community planners.

A minimum filing fee of $50.00 shall be submitted by the applicant as part of the final site plan submission requirements. For nonresidential uses in excess of 2,000 square feet, the applicant shall pay an additional fee of $25 per 1,000 square feet after the first 2,000 square feet. For multi-family residential uses, the applicant shall pay an additional fee of $25 per dwelling unit after the first two units.

F. **Submission of Completed Application:** The completed application shall be submitted to and accepted for review by the Board at the public meeting of the Board specified in the notice. The Board shall give the applicant a receipt certifying acceptance of the application but only if the application is complete and all costs of notice of the application have been paid.

G. **Formal Consideration; Time Limits:** The Board shall begin formal consideration of the final application within thirty (30) days after the date of the regular public meeting at which the completed application is submitted to and accepted by the Board. The Board shall act to approve or disapprove the application within ninety (90) days after submission provided, however, that the Board may apply to the Selectmen of the Town for an extension not to exceed an additional ninety (90) days before acting to approve or disapprove the application and, provided further, that the applicant may waive the requirement for Planning Board action within the foregoing time periods and consent to such extension as

may be mutually agreeable.

Upon failure of the Board to approve or disapprove the application within the foregoing time periods, the applicant may obtain from the Selectmen an order directing the Board to act within fifteen (15) days. Failure of the Board to act upon such order of the Selectmen shall constitute grounds for the Superior Court, upon petition of the applicant, to issue an order approving the application, if the Court determines that the proposal complies with existing subdivision regulations and zoning and other ordinances. If the Court determines that the failure to act within the time specified was the fault of the Board and was not justified, the Court may order the Board to pay the applicant's reasonable costs, including attorney's fees, incurred in securing such order.

H. **Public Hearings; Notice of Public Hearing:** No application may be denied or approved without a public hearing on the application. Notice of the hearing shall be given in the same way and with the same time limits as notice of submission of the application under these Regulations. The Board may give notice of submission and notice of the public hearing in the same notice. Additional notice of an adjourned session of a public hearing is not required if the date, time and place of the adjourned session is made known at the prior hearing. At the hearing, the applicant, any abutter or any person with a demonstrable interest in the matter may testify in person or in writing. Other persons may testify as permitted by the Board at each hearing.

I. **Notice of Decisions:** The Board shall issue a written final decision on all applications for Site Plan Review. If the application is approved, the Board shall issue a written decision which includes any and all conditions which have been required by the Board as a part of the approval decision. If the application is denied, the Board shall state the reasons for denial.

ARTICLE VI: PROCEDURE WHEN SPECIAL EXCEPTION, VARIANCE OR SUBDIVISION APPROVAL IS REQUIRED

When a special exception or variance is required by the zoning ordinance, the applicant shall first obtain the special exception or variance before applying for site plan approval. Any conditions imposed by the Zoning Board of Adjustment shall take precedence over the requirements contained in these regulations, although additional conditions may be required by the Planning Board as a part of site plan approval. When both subdivision and site plan approval are required for a proposed development, the Board may hold the Site Plan Review hearing at the same time as the hearing required by the subdivision regulations.

ARTICLE VII: APPLICATION REQUIREMENTS

A. Two sets of prints of the Site Plan Map shall be submitted. The Site Plan Map shall be drawn to a scale of 1" = 20'. If the plan drawn to this scale will not fit on a 28" by 40" sheet of paper, the Board may authorize an appropriately smaller scale. The Site Plan Map shall be prepared by a registered land surveyor or registered professional engineer. The Site Plan Map shall show:

1. The boundary lines of the area included in the site including angles or bearings of lines, dimensions and the lot area;
2. Names and addresses of owners of record and abutting landowners;
3. A Site Location Map, shown as an inset on the Site Plan Map, which shall show the proposed development in relation to major roads of the town;
4. North point, bar scale, date of preparation and dates of any revisions;
5. Name, address and seal of person or firm preparing the Map;
6. The shape, size and location of existing and proposed structures;
7. Existing and proposed grades, drainage systems, structures and topographic contours at intervals not exceeding 5 feet;
8. Any existing streams or wetlands, marshes, lakes or ponds, whether natural or man-made;
9. Existing and proposed streets, driveways, parking spaces and sidewalks with indication of direction of travel for one-way streets or driveways. The width of streets, driveways and sidewalks and the layout of parking spaces and facilities associated with any structure on the site shall be shown.
10. Layout of sewage disposal system, including septic tank(s), leach field and associated piping;
11. Proposed landscaping plan including buffering plans along adjacent properties and public highways;
12. Plans for water supply, power and telephone, including location of wells, water supply pipes, power and telephone poles and lines;
13. Exterior lighting plan and proposed signs to be located on the site;
14. Drainage design showing location and size of existing and proposed drainage structures including culverts, pipes, catch basins, manholes, ditches, holding basins, etc. This shall be supported by copies of the design computation based on a 10-year design frequency for all major culverts and brooks that affect any Town or State highway;
15. Right-of-way and travel surface of all fronting streets.

B. One copy of each of the following shall be submitted:
   1. All material submitted to the New Hampshire Water Supply and Pollution Control Commission for sewage disposal system approval;
   2. All material submitted to the New Hampshire Department of Public Works and Highways for access driveway approval for any access onto a State highway;
   3. A statement of proposed hours and days of operation;
   4. An estimate of maximum hourly traffic into and out of the premises;
   5. N.H.W.S.P.C.C. approval of proposed sewage disposal system;
   6. New Hampshire Department of Public Works and Highways access driveway approval for driveways accessing onto a State highway.

C. The Planning Board may require such additional other information as it deems necessary in order to evaluate the proposal in relation to the purposes and scope of these regulations.

ARTICLE VIII: STANDARDS AND REQUIREMENTS

The Planning Board shall approve the proposed Site Plan only upon determination that the following reguirements have been met:

A. Site Characteristics. The development shall conform to the extent appropriate to the natural topography of the site. Major cut and fill proposals shall not be considered to be appropriate. Site clearing shall be kept to the minimum required for the construction of buildings and improvements, taking into consideration the need for pedestrian and vehicular safety and the need for light and air. Natural cover shall be retained to supplement required landscaping to the extent possible and reasonable. Landscaping shall be provided which is in keeping with the character of the area where the site is located, the purpose of the development, and the location of buildings and improvements.

B. Perimeter. A landscaped buffer shall be provided to assure that the development of the project conforms at its boundaries with the character of the adjoining land and its uses. These buffer areas shall be of sufficient width to provide privacy and noise protection, but in no case shall the width of such buffer be less than the setbacks otherwise required in that zoning district.

C. Screening. Storage areas, waste collection areas, satellite dishes, and service areas shall be fenced or screened from on-site and adjoining parking areas and from neighboring properties.

D. Parking, Loading, and Safety.

1. There shall be adequate traffic access to and from Town streets to insure the safety of vehicles, pedestrians, and bicycles.
2. To minimize the likelihood that public safety will be endangered by the extensive use of internal roads and parking areas for recreation, a Site Plan for multi-family structures shall make adequate provision for on-site recreational needs of the residents of the proposed development.
3. There shall be adequate access to each structure for fire, police, and medical emergency vehicles and personnel. Adequacy shall be established by approval in writing from the Town fire and police departments.
4. Through traffic on fronting streets shall not be significantly impeded or endangered by vehicles entering or leaving the site.
5. Provision shall be made for the safe accommodation of pedestrian traffic along fronting streets in the vicinity of the development.
6. There shall be adequacy of circulation and parking including loading facilities to ensure the safety of vehicles and pedestrians on the site.
7. Necessary traffic controls (signs, lights, etc.) will be installed.
8. Speed limits will be lowered where necessary.
9. The proposal shall conform to the Town's Off-Street Parking and Loading Regulations as shown in Appendix A.

E. Water Drainage. The applicant shall provide written assurance from the Town Road Agent and, if necessary, a consultant selected by the Board, that provisions for handling surface and subsurface waters and storm drainage are adequate and will not adversely affect abutting properties or Town facilities. Drainage onto other properties shall not be increased. No stream, brook, river, wetland, lake, pond, reservoir or aquifer shall be affected adversely.

F. Exterior Lighting and Signs.

1. Exterior lighting shall be installed and operated in such a way that adjacent residential uses are suitably protected.
2. Signs may not exceed 32 square feet.
3. No flashing or animated signs having visible moving parts or intermittent lighting intended to create a visual effect of movement are permitted.

G. Dimensional Standards.

1. The maximum height of structures shall be 35 feet or 2 1/2 stories.
2. The maximum lot coverage shall be 20 percent.

3. The minimum lot width shall be 100 feet.
4. The minimum road frontage shall be 100 feet.
5. The minimum setback of structures shall be 50 feet from the front lot line, 30 feet from the side lot lines and 50 feet from the rear lot line.
6. The minimum distance between septic leach fields and water bodies (lakes, ponds, rivers and brooks) shall be 125 feet.
7. The minimum distance between septic leach fields and wet land shall be 100 feet.
8. No object, vegetation, or slope which impedes visibility at street intersections shall be allowed within a triangle, two of whose sides extend 20 feet from the intersection along the street lot lines, and between two planes three (3) feet and seven (7) feet above the level of the travel ways.

ARTICLE IX: COMPLIANCE HEARINGS

In cases where the Board has placed conditions precedent (one to be fulfilled before the project can be built), there must be a noticed public hearing in which abutters have a chance to review and comment on compliance with the conditions precedent. Approval of a site plan, subject to a condition(s) precedent is conditional approval. It is not final approval. Site plans shall not be signed by the Board until all conditions precedent have been met. Once the Board signs the site plan it can be recorded.

ARTICLE X: SECURITY FOR COMPLETION OF IMPROVEMENTS

In cases where the Planning Board stipulates, as a condition precedent to the approval of the site plan, the extent to which and the manner in which streets shall be graded and improved and to which water, sewer and other utility mains, piping, connections or other facilities and reasonable landscaping shall be installed, the Planning Board shall, in lieu of the completion of street, utility and landscaping improvements and installations prior to the final approval of the site plan, require a bond or other security in an amount and with surety and conditions satisfactory to the Board providing for and securing the Town the actual construction of the improvements and installations with a period specified by the Board and expressed in the bond or other security and, further, the Town shall enforce such bonds or other securities by all appropriate legal and equitable remedies.

ARTICLE XI: WAIVER OF STANDARDS

The Board may waive any portion of the standards contained in these regulations in such cases where, in the opinion of the Board, strict conformity would pose an unnecessary hardship to the applicant and waiver would not be contrary to the spirit and intent of these regulations, the other town or state

regulations or ordinances and the town's master plan.

ARTICLE XII: SEPARABILITY

If any provision in these Regulations shall be held to be invalid for any reason by any court such holding shall not invalidate in any manner any other provisions contained herein.

ARTICLE XIII: PENALTIES

APPENDIX A: OFF STREET PARKING AND LOADING

A. APPLICABILITY

No use of premises shall be authorized or extended and no building shall be erected or enlarged unless parking and loading requirements are met for the new or added use. Any use existing prior to passage of this ordinance which is later changed or enlarged shall provide an additional number of parking spaces at least equal to the difference between the number required for the total proposed use less the number which would have been required for the prior use under this ordinance.

B. DESIGN REQUIREMENTS

1. Size. Each required parking space shall be a minimum of nine feet (9') by eighteen feet (18').

2. Access to Parking Spaces. Each required parking space shall have direct access to an aisle or driveway having a minimum width of 24 feet in the case of two-way traffic of the following minimum widths in the case of one-way traffic only:

Angle of Parking	Minimum Aisle Width (one-way traffic only)
Parallel	12 feet
30-45 degrees	10 feet
60 degrees	15 feet
90 degrees	20 feet

3. Loading Spaces. Loading spaces shall be a minimum of twelve (12') feet in width, fourteen (14') feet in height and thirty (30') feet in length. The bay shall be so laid out as not to require repeated maneuvering within a public way or parking lot by the entering or departing vehicle.

4. Landscaping. Any parking area for ten (10) or more vehicles shall be screened and surrounded by trees and/or shrubs and hedges, and berming is encouraged. Any parking area which has more than one abutting parking aisle or bay shall have a division between each abutting parking aisle which is at least five feet in width, curbed and containing trees and shrubs or trees and lawn grass.

5. Parking Area Surface and Maintenance. All driveways, parking and loading areas shall be graded, surfaced with a dust-free material (crushed stone, concrete, asphalt, etc.) and drained, all to the satisfaction of the Town Road Agent, and to the extent necessary to prevent

nuisance of dust, erosion, or excessive water flow across public ways or the property of others.

C. REQUIRED NUMBER OF OFF STREET PARKING SPACES

1. Interpretation. Where the computation of required spaces results in a factional number, a fraction of one-half or more shall be counted as one.

2. Minimum Number of Spaces, by Use. The minimum number of parking spaces required shall be as follows:

	Use	Minimum Number of Off Street Parking Spaces
1.	Single family residential & duplex	2 spaces/dwelling unit.
2.	Multi-family	1 space for each unit with one bedroom & an additional 1/2 space for each additional bedroom in each unit.
3.	Multi-family (elderly)	1 space/dwelling unit.
4.	Hotels, motels, inns, rooming & boarding houses	1 space/rented sleeping room & 1 space/50 sq. ft. of floor area for meetings & functions.
5.	Hospitals	1 1/2 spaces/bed
6.	Educational facilities	1 space/3 seats in largest public assembly room (auditorium, gym, cafeteria, etc.) or 1 space/staff member, whichever is greater.
7.	Rest home or nursing home	1 space/4 beds
8.	Place of assembly with seating such as a church, funeral parlor, auditorium, restaurant, theater, etc.	1 space/3 seats
9.	Place of assembly without fixed seats such as skating rink, meeting/function rooms, dance hall, etc.	1 space/50 sq. ft. of floor space accessible to the public.
10.	Kindergarten, nursery school, day care facilities	1 space/10 children

Minimum Number of Spaces, by Use (continued)

	Use	Minimum Number of Off Street Parking Spaces
11.	Library, museum, gallery	1 space/100 sq. ft. accessible to the public.
12.	Marinas	1.5 spaces/wet slip
13.	Bowling alley	5 spaces/bowling lane
14.	Retail commercial	1 space/200 sq. ft. of sales floor area plus 1 space/600 sq.ft. of storage.
15.	Office buildings, banks, business & professional services	1 space/200 sq. ft. of gross floor area.
16.	Medical offices	1 space/150 sq. ft. of gross floor area.
17.	Automobile service stations	1 space/100 sq. ft. of area in service bays.
18.	Roadside stand	4 spaces/stand.
19.	Industrial	1 space/250 sq. ft. of floor area designed to be occupied by employees, not including areas used only for storage, utilities, fully automated equipment, etc. No off street parking shall be maintained within the required front yard.
20.	Other uses & special cases	Adequate spaces to accomodate customers, patrons & employees, as determined by the Planning Board under its Zoning and Site Plan Review procedures.

Additional Requirements:

(a) A minimum of one space per employee of each use also shall be provided.

(b) Where one structure or an area has combined uses, the requirement for parking shall be met separately for each use. Where there is a conflict among various categories, the strictest requirements shall be followed.

(c) Within the village area, private parking for customers shall be required for any new or changed use at the rate of one-half the number of spaces otherwise required provided that the walking distance to a public parking lot does not exceed 300 feet. This does not relieve the necessity of providing required employee parking either on the same lot or within 300 feet of the lot being used by making appropriate longterm arrangements satisfactory to the Board.