

# Amendment to Ch. 229-2 Classification levels

**B.**The Town Planner shall classify each project to determine the level of review required based on the applicability standards set forth in this section. Staff review is designed for the review of smaller projects, while larger projects will be reviewed by the Planning Board. When calculating square footage as referenced below, include the total area, in square feet, of all floors of the building as measured from the interior faces of the exterior walls, excluding unfinished attics and unfinished basements.

Type of Activity	Minor Staff	Major Staff	Planning Board Site Plan Review Required
	Review Required Subject to § <u>229-1C</u>	Review Required Subject to § <u>229-1C</u>	
1. The construction of a new structure (other than single-family and duplex) that contains any of the following:		Between 1,000 and 3,000 square feet	Over 3,000 square feet Over 1,000 cubic yards of fill or excavation
a. The expansion of a nonresidential building or structure, including accessory buildings, that increases the total floor area by: the total area, in square feet, of all floors of a building as measured from the interior faces of the exterior walls, excluding unfinished attics and unfinished basements	Less than 1,000 square feet	Between 1,000 and 3,000 square feet	Over 3,000 square feet
b. The construction of an impervious surface such as a support pad or paved or gravel parking area:	Less than 1,000 square feet	Between 1,000 and 3,000 square feet	Over 3,000 square feet
c. The conversion of existing approved buildings or structures from one approved use to another without enlargement of gross floor area or increase in required parking	X		
2. Excavation or fill involving over 1,000 cubic yards of material for any type of development or site work that is not otherwise subject to site plan or subdivision review, including but not limited to single-family and duplex development			X
3. Site preparation activities related to any type of development, including single-family or duplex development, consisting of over 1 acre of disturbed area, including clearing, grubbing, grading and the construction of driveways, entrances, and the installation of driveway culverts. Site plan review will not be required for any subdivision that includes the site preparation activities as part of its approval.	<u>Less than 5 acres</u>		Greater than 5 acres