

Chapter 220. Zoning

Article XV. Administration and Enforcement

§ 220-63. Concept plan.

- A. Petitioners for Zoning Map change to NB, EZ, LI, LI2 or GI Districts shall, prior to their public hearing, submit a concept plan to the Planning Board with the exception of petitions submitted by the Planning Board. A concept plan shall consist of the following:
[Amended 5-3-1988; 5-5-2008 ATM by Art. 14; 5-2-2011 ATM by Art. 22; 5-6-2013 ATM by Art. 12; 5-5-2014 ATM by Art. 14]
- (1) A schematic development plan, indicating the location of zoning district boundaries, the boundaries of the lot, buildings, roads, drives, parking, reserved open space, wells, on-site disposal facilities, drainage system, topography and grading, areas of retained vegetation, and planting areas.
 - (2) Floor plans and architectural elevations of any currently planned structures and any existing structures.
 - (3) Materials indicating the proposed maximum number of square feet of gross floor area for each category of land use; analysis supporting the demand for such use, indicating the anticipated market area, and indicating what share of the market comes from Lancaster; methods of water supply and sewage disposal; time schedule for construction of units and improvements; service improvements proposed at the developer's and those anticipated at the Town's expense; and means, if any, of providing for design control.
 - (4) Analysis of the consequences of the proposed development, evaluating the following impacts at a level of detail appropriate to the scale of development proposed:
 - (a) Natural environment: groundwater and surface water quality, groundwater level, stream flows, erosion and siltation, vegetation removal (especially unusual species and mature trees), and wildlife habitats.
 - (b) Public services: traffic safety and congestion, need for water system improvements, need for additional public recreation facilities, need for additional school facilities.
 - (c) Economics: municipal costs and revenues, local business activity, local jobs.
 - (d) Visual environment: visibility of buildings and parking, visual consistency with existing development in the area.
- B. Consistency with such concept plan shall be required under site plan review, unless departure is authorized on special permit from the Planning Board, to be granted only if the Board determines that such departure is necessitated by contingency beyond the applicant's control or anticipation, and is consistent with the intent of the original concept plan.