

Change of Use Determination

Change or Expansion of Use: the creation, alteration, modification or enlargement of a non-residential use which increases, intensifies or otherwise negatively impacts any of the following: site lighting, sewage, water, drainage, pedestrian or vehicular traffic, parking or loading, sign usage, landscaping or buffer zones, site access, noise, or other public health, safety or welfare consideration.

Situations not ordinarily constituting "change or expansion of use" include: a mere substitution in tenant, owner, service or product, with no impact regarding the above considerations; interior remodeling which does not increase square footage. Whether a "change or expansion of use" occurs is a determination to be made by the planning board (11/19/91).

Applicant: Lori Silva – Squirrl’d Away Attic Treasures

Address of Lot: 104 Route 13

Map/Lot: G-055-1

Last approved Site Plan:

Case #22 – Non-Residential Site Plan for Phase 1 of Gazebo Square. This was the bank building only but required substantial site work and a substantial septic system. Conditionally approved by the Planning Board on Sept 28, 1986. A total of 24 parking spaces were approved for this building and the currently observable traffic pattern was provided on the plan.

Case #1990-G:G-55 – Non-Residential Site Plan for Phase 2 of Gazebo Square. This built on the 1986 plan to add the Gazebo building, additional parking. The approved site plan was dated 12/31/1985, revised through 5/19/1986 and with the addition of the Gazebo building, was signed by the Planning Board Nov 20, 1990. This provided additional parking adjacent to the building and where the Tea Garden is currently. Traffic patterns are very similar to what is observable today.

Case #2008-10: G-55 – Subdivision. The gas station lot was subdivided from the bank and gazebo lot. This plan showed that there are 29 existing parking spaces, shows signs, and lighting as they exist. In addition, it was noted that Fire Protection is available via a fire pond at H-090 (Bingham Lumber).

Use	Currently approved	Proposed	Notes
Site Lighting	2008 plan	No change	
Sewage	1986 plan	No change	
Water	2008 plan	No change planned	
Drainage	2008 plan	No change planned	
Traffic (car or ped)	1986-2008 plans	No change planned	The traffic patterns are similar to what is seen today
Parking/Loading	1986 Plan & 2008 Plan	15 spaces required	11 spaces for retail, 4 for staff
Sign Usage	2008 plan	No change planned	

Landscape or buffer	1986 plan	No change	
Site Access	2008 plan	No change planned	
Noise		None expected	
Public Health	1986 plan		Showed septic and well
Public Safety	2008 plan		Showed fire protection
Public Welfare			
Other:			