

Section 5.1 is hereby further amended by adding after section 5.18, the following new section:

5.19. MAJOR DEVELOPMENT REVIEW

Purpose. The purpose of a major development review is to provide for detailed analysis of certain land uses which, because of their scale or intensity of use, have the potential for significant impacts on the health, safety or general welfare of town residents, on the environment, on the overcrowding of land, on the values of abutting properties, on demand for town services and infrastructure, traffic safety, and on municipal revenues. A detailed review of large scale projects will enable the town to avoid injury to these aspects of public interest, and to protect the general welfare.

A. Application: The provisions of this section shall apply to the retail business uses which would result in any one or more of the following conditions:

1. Uses that generate 1,000 vehicle trips per day or more;
2. Uses that involve the physical alteration of 10 or more acres;
3. Uses that result in a building of 30,000 square feet or more of gross leasable area, whether by new construction or by expansion of existing uses; or a parking lot of 60,000 square feet or larger.

B. Review Procedures: In addition to the requirements of this section, uses subject to this section shall require a special permit and site plan approval in accordance with the provisions of this Bylaw.

C. Submittal Requirements: In addition to the submittal requirements for special permits and site plans contained elsewhere in this Bylaw, the following information shall also be submitted:

1. Impact Statements. An impact statement prepared in accordance with the Major Development Review Rules and Regulations as promulgated for this section. Such impact statements shall include, at a minimum:

- a. A detailed description of the proposed project and its design features;
- b. Potential impact on existing and projected traffic conditions;
- c. Impact on municipal utilities and services, including: water supply, sewage disposal, storm drains, solid waste disposal, police, fire protection, emergency services, schools, and other town services;

