

7.4 Performance Standards for Nonresidential Development

7.4.1

A. Aesthetics. No building is proposed except for a small one-story guard shack of approximately 1,000 sf, which will be in keeping with the industrial buildings on Lowland street.

B. Lighting A Lighting plan in compliance with the requirements of the By-law has been submitted. The Plan detail the lighting fixtures, the height thereof and their location.

C. Landscaping. A Landscaping Plan has been submitted showing the landscaping along Lowland Street as well as the plantings screening the parking lot, as required under the By-Law.

D. Stormwater Management. A complete stormwater plan and management report have been submitted.

E. Site Devolvment Standards. See Development Impact Report submitted with the Application which details the Project. The alterations of the Site are within areas already altered.

F. Traffic Management See Traffic Report and Supplemental responses.

G. Utilities. Utilities are shown on the Plans. A septic system is to be installed for the guard shack along with water and electrical supply.

H Fiscal Impact. The current assessed value of the Site is \$348,500. With the proposed improvements we anticipate the value to in the range of \$785,000.00 based upon \$2.50 per square foot of pavement and the land value. This does not include the value of the 37-acre parcel which could be conveyed to the Town.

The Applications, Site Plan Review Development Impact Statement, Plans and Reports including the Stormwater Report, the Traffic Report and the Supplements thereto show Projects compliance with the requirements of the By-Law.

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