



Site Plan Requirements and Considerations

Category	Last Approved Amended Site Plan May 28,2020	Proposed Amended Site Plan 2026
Parking	No more than 20 vehicles to be parked on the property at any one time. All parking should be concentrated on the east side of the parking lot	Same
Water Demand	125 GPD	Same
Sewer Demand	Max 7 employees at 15 GPD = 105 GPD	Same
Employees	Max 7 employees	Same
Anticipated Vehicle Trips	0 peak hour morning and evening ¹	Same
Storage of Chemicals	Not allowed	Same
Outdoor Storage	None	Same
Residential Use	There shall be no residential use of the second floor of the garage	Same
Number of Uses	One	Two

¹ AM peak hour 8:00–9:00 AM, PM peak hour 5:00–6:00 PM - employees arrive and depart prior to peak hours

Variance granted

Use variance granted	ZBA Appeal No. 18-7637 granted on December 20, 2017 granted a variance to allow use of the property as a warehouse (not self-storage) or a contractor's office and storage of construction materials, supplies and equipment, including plumber and electrical provide that any outdoor storage is suitably screened
Area variance granted	ZBA Appeal No. 19-7680 granted on June 11, 2019 granted a variance reducing the front yard setback by 20 feet from 35 feet to 15 feet, and a 1,200 square foot increase in the allowable footprint of an accessory building from 600 sq ft to 1,800 sq ft