

- I. Effect of denial. If the special permit granting authority after said hearing denies the use applied for, no further application for the same use will be entertained by the Board of Appeals for a period of two (2) years from the date of said denial.

§ 180-12. Special permit for animal hospital.

A special permit may be granted for an animal hospital, but only in Business A and Business B Districts and with the additional requirements that animal hospitals shall be separate buildings in themselves and that no animals shall be kept out of the building in cages, runs, kennels or yards. A special permit may be granted subject to any other conditions and safeguards as are prescribed by the Board of Appeals.

§ 180-13. Site plans. [Added 5-7-1990 by TOR-90-26]

- A. Site plans prepared and approved in accordance with this section shall be required to assist the Inspector of Buildings in the review of certain applications for building permits and to assure compliance with all applicable requirements of this chapter.
- B. A site plan shall be required and shall be submitted in each of the following situations:
 - (1) Any proposed residential, business, industrial, institutional or other use of a new or renovated structure or of a parcel of land, or any change in any such use, structure or parcel, except for one-family detached dwellings and duplexes on separate lots.
 - (2) Any nonresidential use of a one-family dwelling.
 - (3) Any use requiring a special permit from the Board of Appeals.
 - (4) Any major change in any condition or feature which is not in conformance with any feature of a previously approved site plan. Changes to parking and/or curb cuts will always necessitate site plan review.
- C. Procedure.

- (1) An applicant for site plan review under this section shall file with the Building Department ten (10) copies each of an application and a site plan. The site plan shall be prepared by an engineer, architect or landscape architect unless otherwise specified by the Planning Board.
- (2) The Inspector of Buildings shall, within five (5) days of receipt, transmit to the Planning Board ten (10) copies of the application and site plan.
- (3) All site plans shall be prepared to scale on standard sheets of twenty-four by thirty-six (24 x 36) inches to show with reasonable accuracy the following information, in addition to that required in § 180-4:
 - (a) A title block, containing the street address, applicant's name and address, date, scale and the name of the preparer of the plan.
 - (b) A site layout at a scale of no smaller than one (1) inch equals fifty (50) feet.
 - (c) Topography of the site and adjacent lands.
 - (d) Provision for the handling of vehicular traffic flow. All curb cuts must be clearly defined with widths and radii noted on the plan. Radii shall meet town standards. Parking lot and site traffic flow must be clearly noted with signs or other methods if it is to be maintained as one-way.
 - (e) Parking areas and loading areas.
 - (f) Drainage. The plan must be submitted to the Department of Public Works for input prior to Planning Board review.
 - (g) All public utilities (sewer, water, gas, electric).
 - (h) Landscaping. All landscaped areas are to be designated on the plan. These areas are to specify species type and size.
 - (i) Sign location only.
 - (j) Exterior lighting.

- (k) Rendering or elevations, including all mechanical facility support items originating from or terminating on the building exterior, or both.
 - (l) The location and characteristics of any proposed screening, fencing or other buffers.
 - (m) The location of any wetlands, streams, drainage swales and areas subject to flooding.
- (4) Within twenty-one (21) days of receipt, the Planning Board shall hold a public meeting. The Planning Board shall within thirty-five (35) days of receipt approve the site plan, approve it with modifications or return it for changes or additional information. When changes have been made or additional information provided, the above-specified time limits will apply. The Planning Board can in certain cases extend the review period if done so in writing and for good reason; however, the review period shall not exceed ninety (90) days. A report containing the findings of the Board shall be submitted to the Inspector of Buildings for consideration in issuing a building permit.
- (5) Any application for a building permit requiring site plan approval shall not be deemed complete until such site plan is submitted.
- (6) Any decision pursuant to a site plan review shall be subject to the right of appeal to the Board of Appeals.

§ 180-14. Changes in Building Zone Map.

No zone as indicated on the Building Zone Map which is a part of this chapter shall be changed until after the Planning Board has held a public hearing thereon after due notice given and has submitted a final report with the recommendations to the town.

§ 180-15. Enforcement.

The Inspector of Buildings shall enforce the provision of this chapter or any amendment thereof. He shall refuse to grant a permit for the construction, addition, alteration or change of use of any building, structure or premises if such proposed construction, addition, alteration or change of use would be in

violation of any of the provisions of this chapter, as amended. State and town officers shall refuse any permit or license for a new use of a building, structure or land which would be in violation of this chapter or amendment thereof.

§ 180-16. Violations and penalties. [Amended 5-25-1989 by TOR-89-2]

Any person, partnership, trust, association or corporation violating any provision of this chapter, any condition under which any permit is issued or any decision rendered by the Board of Appeals shall be fined not more than one hundred dollars (\$100.) nor less than twenty-five dollars (\$25.) for each offense. Each day that such violation exists shall constitute a separate offense under this section.

ARTICLE II
Residence A-1 Districts

§ 180-17. Permitted uses.

In a Residence A-1 District as indicated by the Building Zone Map, no building or other structure shall be erected, altered or used and no land shall be used or occupied for any purpose except one (1) or more of the following:

- A. A one-family dwelling for one (1) housekeeping unit only.
- B. The office of a physician, surgeon, dentist or lawyer residing on the premises. No display, sign or other advertising device shall be permitted except an interior illuminated, reflective or nonilluminated professional nameplate having an area of not more than one hundred forty-four (144) square inches.
- C. Town buildings, county, state and federal buildings, playgrounds and parks and such accessory buildings as may be ordered by the Board of Public Officers or town officials having charge of the land upon which such accessory buildings are or will be erected.
- D. Real estate signs having an area of not more than six (6) square feet advertising the sale, rental or lease of the premises on which they are maintained.

AGAWAM PLANNING BOARD

Form D

Application for Site Plan Approval

Please complete the following form and return it and 10 copies of the Site Plan to:

**Agawam Building Department
1000 Suffield Street
Agawam, MA 01001**

1. Name of Business _____

Address _____

Telephone _____ Fax _____

2. Name of Applicant/Owner _____

Address _____

Telephone _____ Fax _____

3. Name of Engineer/Architect _____

Address _____

Telephone _____ Fax _____

4. Please give a brief description of the proposed project: