



Tremont Zoning Ordinance

Section VIII.B.3

3. Site plan approval from the Planning Board must be obtained prior to commencing any of the following activities on a parcel of land, (in this context, "commencing" includes obtaining a building permit or a plumbing permit for such activities, or undertaking any alteration or improvement of the site, including grubbing or grading).

1. The construction or placement of any new building or structure for a nonresidential use greater than three thousand (3,000) square feet, including accessory buildings and structures.
2. The expansion of an existing nonresidential building or structure, including accessory buildings, that increases the total floor area to three thousand (3,000) square feet, or more.
3. Any new use that changes the basic nature of the existing use such that it increases the intensity of any of the on-off-site impacts. An increase in the intensity of on-off-site impacts includes, but is not limited to:
 - the addition or creation of five (5) people employed.
 - activities utilizing hazardous materials;
 - activities utilizing 1,000 gallons, or more, of ground water per day;
 - activities requiring an engineered subsurface waste water system;
 - an expected traffic count increase of fifty (50) cars per day or more;

4. The establishment of a new nonresidential use, even if no buildings or structures are proposed, including uses such as gravel pits, cemeteries, golf courses, and other nonstructural nonresidential uses, excepting:
5. The construction of a residential building containing three (3) or more dwelling units.
6. The modification or expansion of an existing residential structure that increases the number of dwelling units in that structure by three (3) or more.
7. The conversion of an existing nonresidential building or structure, in whole or part, into three (3) or more dwelling units.
8. The construction or expansion of paved areas or other impervious surfaces, including walkways, access drives, and parking lots involving an area of more than two thousand five hundred (2,500) square feet