

Directives Zoning Amendments

1. Section 98-12 (A) Land Disturbance Scope: Under the activities list, add the words “clearing and grading” adjacent to excavation, soil mining, and quarrying. This aligns the terminology and prevents code circumvention where applicants claim they are “clearing” rather than mining or grading.
2. Section 98-12 (H) Topography Standards: Amend the text regarding required two-foot contour submissions to read “ maximum two-foot contour interval.” This ensures applicants are not barred from submitting high-precision modern surveys featuring one-foot contour intervals.
3. Section 98-19 Buffer Strips & Landscaping: (F) Where new residential lots are created adjacent to existing non-residential uses, a landscaped buffer designed at the **discretion of the Planning Board to their** satisfaction with a minimum depth of 20 feet....
4. Section 98-26 Ridge Preservation (iii) Tree Survey: “measured at Diameter at Breast Height (DBH), defined as 4.5 feet above ground level.” This change aligns with accepted forestry and arboricultural standards and provides consistency throughout the Code.

All trees nine inches or greater in diameter (or alternatively twelve inches or greater in diameter).

A five-inch diameter threshold (as stated now) captures a substantial number of immature trees and may create unnecessary surveying burdens on heavily wooded properties. A higher threshold would focus preservation efforts on significant trees while reducing administrative costs.

5. Section 98-29 special Requirements for Special Uses:

(F) Religious Institutions (16) Maximum height for spires not to exceed 100 Ft;
Spires and similar architectural elements shall not contain occupiable floor area and shall not be used for any occupancy.

(L)(7)(a) Motel 75-acre minimum appears excessive relative to the code requirements of 1500 sq ft of lot area per room, a 150-room hotel would require roughly 5 acres
6. Section 98-48 Definitions. DECOMMISSIONING – A systematic process providing for the removal, proper disposal, recycling where feasible, reclamation, **and restoration of a site occupied by a Battery Energy Storage System (BESS), returning the affected area to its pre-construction condition to the greatest extent practicable.**
7. Section 98-51 Requirements for Tier 1 Battery Energy Storage Systems
E. Tier 1 Range up to 600KW (vast range) All Tier 1 Battery Energy Storage Systems shall submit a decommissioning plan approved by the municipality prior to permit issuance, except for systems accessory to a single-family residential use.

