

The rebuilding or replacement on the same footprint of any structure for a use which requires Site Plan Review and/or a Special Permit shall require Site Plan Review, provided that it is a continuation of the same use.

9.3-3 Amendment

The terms and conditions of any Special Permit or Site Plan approval may be amended in the same manner as required for the issuance of the original approval. Any enlargement, alteration, or construction of accessory structures not previously approved shall require an amendment.

9.3-4 Enforcement of Permit Conditions

A violation of the conditions of a Special Permit or Site Plan approval shall be deemed a violation of this bylaw, and shall be subject to enforcement action as provided in Section 10.2.

SECTION 9.4 PREMISES CONTAINING BYLAW VIOLATION

No approval under this Article IX shall be granted if the premises contain a violation of this bylaw, unless such approval is necessary for the correction of the violation or unless the applicant is a lessee and is not in a position, legally or practically, to correct it.

SECTION 9.5 PROJECT REVIEW FEES

In connection with any application for a Special Permit or Site Plan approval, the Zoning Board of Appeals or Planning Board may require the applicant to pay fees in advance to cover the reasonable costs of reviewing such application. Such costs may include staff costs and/or consultant fees covering planning, engineering, environmental analysis, wetland delineation, legal review, and other professional and technical services required for a proper and thorough review of the application. No permit shall be issued until all costs have been paid. The Town shall deposit such fees into a special account and return unexpended funds to the applicant as provided in G.L. Chapter 44, Section 53G and any regulations adopted pursuant thereto by the respective boards.

SECTION 9.6 SCIENTIFIC ACCESSORY USES

A Special Permit may be issued for a use accessory to a use permitted by right, whether or not on the same parcel, if such accessory use is necessary in connection with scientific research or development or related production, provided the board granting the Special Permit finds that the proposed accessory use does not substantially derogate from the public good.