

**TOWN OF PLAINVILLE
LAND USE APPLICATION – SPECIAL EXCEPTION
PART TWO**

APPLICANT: _____

ADDRESS: _____

SECTION #: _____

PROPOSAL: _____

In considering any application for a Special Exception, the Commission shall evaluate the merit of the application with respect to the following factors. **Please provide a narrative explaining how your proposal complies with, or supports, applicable regulations** and if applicable, the Plan of Conservation and Development. Your narrative should reference Section numbers. Brevity is acceptable. Specific criteria may not apply to all proposals. If so, indicate as such (N/A).

1. Suitable Location For Use

- a. The location and size of the site, the nature and intensity of the operations involved in or conducted in connection with the use, and the location of the site with respect to streets giving access to it are such that the use shall be in harmony with the appropriate and orderly development in the district in which it is located and shall promote the welfare of the Town.
- b. The lot, on which the proposed use is located and the proposed buildings, structures and parking area are situated, is of sufficient size and adequate dimension to permit the normal operation of the use in manner which is not detrimental to the surrounding area and/or adjacent properties and consistent with the zoning district.
- c. The proposed use and proposed buildings and structures are in harmony and character with the surrounding properties and area and do not hinder or discourage the development and use of adjacent properties.
- d. The nature of the proposed use and its location does not impair public health, safety or the general welfare to the public.
- e. The proposed use and its location are consistent with orderly development of the Town and conform to the requirements of these Regulations.
- f. The proposed use and proposed buildings and structures do not impair the value of adjacent properties.
- g. The location and size of any use located in or adjacent to a residential zone, the nature and intensity of the operations of such use, the site layout and design of the proposed buildings and structures associated with the proposed use, vehicular access to and from the site and any proposed exterior illumination are compatible and consistent with the development and use of the neighborhood and adjacent properties, do not create a conflict with or impede the normal traffic on local roads or within the neighborhood and do not hinder or discourage the orderly and appropriate development and/or use of adjacent property and buildings.

2. Environmental Protection and Conservation

- a. Appropriate consideration shall be given to the protection, preservation, and/or enhancement of natural, scenic, historic, and unique resources including, where appropriate, the use of conservation restrictions to protect and permanently preserve natural, scenic, historic, or unique features which enhance the character and environment of the area.
- b. The proposed use, proposed buildings and structures and other site features are designed and maintained in such a manner as not to impose an unacceptable risk to aquifers and public water supplies.

3. Appropriate Improvements

- a. The design elements of the proposed development will be attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and probable future character of the neighborhood in which the use is located.
- b. The proposed buildings, structures and signs shall be sized, designed and situated to be in character and harmony with the surrounding area and adjacent properties.
- c. The location, nature and height of buildings, walls, and fences, planned activities and the nature and extent of landscaping on the site will be such that the use shall not hinder or discourage the appropriate development and use of adjacent land and buildings or impair the value thereof.
- d. The property and proposed parking areas shall be suitably landscaped with a combination of trees, shrubs and other plant materials to enhance the appearance of the proposed development and, as appropriate, filter and screen the view of the proposed development from the surrounding area and adjacent properties.

- e. The proposed use or activity shall have no adverse effect upon the neighboring area resulting from the use of signs, exposed artificial lights, colored lights of any nature, flashing lights, loudspeakers or other noisemaking devices.
- f. In cases where it is proposed to convert a structure designed and built originally for other uses, the structure is adaptable to the proposed use from the point of view of public health and safety and can meet all the requirements of the zoning regulations for the intended use.

4. Suitable Transportation Conditions

- a. The design, location and specific details of the proposed use or activity shall not adversely affect safety in the streets nor unreasonably increase traffic congestion in the area nor interfere with the pattern of vehicular circulation in such a manner as to create or augment unsafe traffic conditions.
- b. Parking area or areas will be of adequate size for the particular use, shall be suitably screened from adjoining residential uses, and entrance and exit drives shall be laid out so as to prevent traffic hazards and nuisances.
- c. Streets and other rights-of-way shall be of such size, condition and capacity (in terms of capacity, width, grade, alignment and visibility) to adequately accommodate the traffic to be generated by the particular proposed use.
- d. The nature and location of any proposed buildings and structures shall not impede access to the site and/or access for emergency response vehicles including but not limited to ambulances and fire apparatus.
- e. Local streets serving the proposed use are of adequate condition to carry traffic generated by the proposed use.
- f. Provisions shall be made for vehicular traffic to enter and exit the site, which do not create an undue traffic hazard and/or cause undue traffic congestion.

5. Adequate Public Utilities and Services

- a. The provisions for water supply, sewage disposal, and storm water drainage conform to accepted engineering practices, comply with all standards of the appropriate regulatory authority, and shall not unduly burden the capacity of such facilities.
- b. The proposed use or activity shall provide easy accessibility for fire apparatus and police protection and is laid out and equipped to further the provision of emergency services.
- c. Any proposed public improvements shall comply with the applicable Town, State or Federal Regulations, Requirements, Standards or Guidelines.

6. Long Term Viability

Adequate provision has been made for the sustained maintenance of the proposed development (structures, streets, and other improvements).

7. Policy Documents

- a. The proposed use or activity does not conflict with the purposes of the Regulations.
- b. The proposed use or activity facilitates achievement of one or more of the goals, objectives, policies, and recommendations of the Plan of Conservation and Development, as amended.
- c. The proposed use and proposed buildings and structures are consistent with the policies, goals and objectives of the Plan of Conservation and Development.

Failure to submit the required information will result in your application being deemed incomplete and may result in denial.