

FORM A2: SPECIAL PERMIT

FORM A2: SPECIAL PERMIT CRITERIA

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Town of Middleton Zoning Board of Appeals

This form must be submitted with the application for each SPECIAL PERMIT requested by a petitioner. There are two types of special permit criteria, depending upon what kind of relief is sought: 1. Special Permits under Section 3.3 “Nonconforming uses and structures” and 2. all other special permits.

[Applicant shall offer an explanation of how the proposal will meet all the criteria below in the spaces provided]

SECTION 3.3 “NONCONFORMING USES AND STRUCTURES” CRITERIA

Special permits shall be granted by the special permit granting authority for changes or extensions in a nonconforming use and modifications of nonconforming structures and/or nonconforming lots only upon a written determination that the proposed change or extension will not be substantially more detrimental than the existing nonconforming use and/or structure to the neighborhood.

1. Explain why the proposed change or extension of the nonconforming use, structure, or lot will not be a detriment to the surrounding neighborhood (Answer “N/A” if criteria are not applicable).

SECTION 9.4.2 CRITERIA FOR ALL SPECIAL PERMITS OTHER THAN THOSE IN SECTION 3.3

Permits shall be granted by the special permit granting authority, unless otherwise specified herein, only upon its written determination that the adverse effects of the proposed use will not outweigh its beneficial impacts to the Town or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this bylaw, the determination shall include consideration of each of the following (Answer “N/A” if criteria are not applicable):

1. How does the proposal meet Community needs?
2. How does the proposal address traffic and pedestrian flow and safety, including parking and loading?

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3. Explain how the utilities and other public services are adequate for the proposal?
4. Does the proposal fit in with the existing neighborhood character?
5. Are any potential impacts on the natural environment resulting from the project proposal adequately addressed?
6. What is the potential economic and fiscal impact, including impact on Town services, tax base, and employment of the proposal?