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Amendments to Zoning Regulations
Of the Town of Easton,
ARTICLE 7, SPECIAL PERMITS
Adopted by the Planning and Zoning Commission August 25, 2014
Effective Date: September 15, 2014

Background and Purpose: Recent Commission experience and judicial review has pointed to the need to enlarge the comprehensiveness and to clarify the wording of many of the requisite findings presently stated in Section 7.2.1 of the Regulations. This amendment proposes to retain the introductory paragraph of Section 7.2.1 "APPLICATION FOR SPECIAL PERMIT" but delete the present text of sub-paragraphs A through G inclusive, substituting new text as follows. The purpose of the proposed amendments is to establish clearer standards for protection of Easton's residential and natural environment.

Adopted new and amended text, Section 7.2.1:

A. Proposed Use
The proposed use will be consistent with the purposes of these Regulations (Article 1) and will serve a community need or convenience.

B. Site Location
The location of the site in relation to streets providing access to it, and the nature, scope, size and intensity of the buildings, structures, parking, uses and activities proposed will be in harmony with the appropriate and orderly development of the adjacent neighborhood and will not materially impair the natural environment of the nearby area or the community.

C. Site Development
The location, nature, bulk and height of proposed improvements, buildings, structures, walls and fences, and the nature and extent of landscaping, screen planting and exterior illumination on the site, are all such that the use will not hinder or discourage the appropriate use and development of adjacent land and buildings nor impair their value.

D. Neighborhood Impact
Activities and hours of operation of the proposed use will not result in excessive noise, fumes, dust or vehicular traffic in such manner as to disturb the peace and tranquility of nearby residents.

Adopted new and amended text, Section 7.2.1 (continued)

E. Traffic Access
Streets and other rights of way serving the site shall be adequate in capacity, grade, alignment, width and visibility to safely accommodate all traffic destined for the site without congestion or unsafe conditions imposed on the neighborhood.

F. Parking
On-site parking shall be provided which is adequate in capacity to accommodate the maximum parking need, and shall be suitably screened with sufficient planting, walls or fences, or a combination thereof, with safely designed entrance and exit drives, as determined by the Commission.

G. Services
Water supply, sewage treatment, waste management, stormwater control, convenient access for fire, police and emergency medical services, and all utilities, will be adequate for proposed uses.

H. Building Conversions
In any case where it is proposed to convert a building or structure originally built or designed for other purposes, it is demonstrated that such building or structure can be safely adapted to the proposed use and will comply with all health and safety requirements of State and Town regulations.

I. Environmental Protection
The proposed development and use will be compatible with protection of the Town's natural environment, including the quality of its surface and groundwater resources and the purity of public drinking water supplies.