(Applicant’s Full Name)

(Applicant’s Professional Title/Company if applicable)

(Applicant’s Address)

(Applicant’s Telephone)

(Date)

Planning & Zoning Commission

Town of Easton

225 Center Road

Easton, Connecticut 06612

203-268-6291

To: Planning & Zoning Commission

Re: Statement of Proposed Use

 Special Permit Application: Section (Reg. Section #), (Reg. Section Title)

 Submitted by/on behalf of (Record Owner Name); (Location of Proposed Use)

(Describe the proposed use here)

This proposed use is consistent with Easton’s Plan of Conservation and Development and conforms to Easton’s Zoning Regulations. The following criteria are offered to support this proposal:

* + - 1. Zoning Purposes:

(Statement addressing whether the proposed use or activity is consistent with the purposes of these Zoning Regulations.)

* + - 1. Environmental Protection and Conservation:

(Statement addressing whether the use or activity will materially impair the natural environment of the nearby area or the community and whether appropriate consideration has been given to the protection, preservation, and/or enhancement of natural, scenic, historic, or 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.)

* + - 1. Overall Compatibility:

(Statement addressing whether the proposed use will serve a community need or convenience and whether the proposed use will have a detrimental effect on neighboring properties or the development of the district.)

* + - 1. Suitable Location for Use:

(Statement addressing whether the nature, scope, size and intensity of the operations involved with the use or resulting from the proposed use and the location of the site are such that the use will be in harmony with the appropriate and orderly development in the district in which it is located.)

* + - 1. Appropriate Improvements:

(Statement addressing whether the design elements of the proposed development (such as location, type, size and height of buildings and other structures, parking, access, landscaping, screening, lighting, signage, etc.) will be attractive and suitable in relation to the site characteristics, the style of other buildings in the immediate area, and the existing and desirable future character of the neighborhood in which the use is located.)

* + - 1. Suitable Transportation Conditions:

(Statement addressing whether the streets, driveways and other travelways are or will be of such size, condition and capacity (width, grade, alignment, sight lines, and visibility) to adequately accommodate the traffic volume and parking demand to be generated by the particular proposed use and not create problems.)

* + - 1. Adequate Public Utilities and Services:

(Statement addressing whether the provisions for water supply, sewage disposal, waste management, storm water drainage, and emergency access conform to accepted engineering practices, comply with all standards of the appropriate regulatory authorities, and will not unduly burden the capacity of such facilities.)

* + - 1. Long Term Viability:

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

* + - 1. Nuisance Avoidance:

(Statement addressing whether the use, configuration, design and/or hours of operation are appropriate in order to control noise, light, odors, parking visibility, unsightly appearance, erosion, water contamination and storm‐ water runoff on the site and in relation to the surrounding area and whether the proposed activities will unreasonably disturb the peace and tranquility of nearby properties.)

* + - 1. Plan of Conservation and Development:

(Statement addressing whether the proposed use or activity is in accordance with or facilitates achievement of one or more of the goals, objectives, policies, and recommendations of the Plan of Conservation and Development, as amended.)

* + - 1. Mitigation:

(Statement addressing whether adequate provisions have been made to moderate or mitigate neighborhood impacts by limiting the intensity of use of the property (including, without limitation, such considerations as the area devoted to the use, the number of people involved in the use, the number of events or activities proposed, the hours of operation, etc.) or by modifying the location or configuration of the proposed use.)

Thank you for your consideration of this special permit. Please let me know if any information, in addition to that submitted, is required for your determination of compliance of this proposed use with the Easton Zoning Regulations.

Very truly yours,

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(Applicant Name) Date