

Section 080-030 Application Requirements

Any person, persons, firm or corporation desiring approval of a plan of development shall make application to the Zoning Commission. Said application shall contain all of the information required for an application for a special permit under Chapter 180, and any other information deemed necessary by the Commission, including the following:

1. A key map of the neighborhood at a scale of one (1) inch equals two hundred (200) feet, showing the relation of the proposed development to abutting properties and to existing and proposed streets.
2. A site plan of the parcel, at a scale not smaller than one (1) inch equals one hundred (100) feet, showing locations of all buildings, driveway entrances to streets, parking and loading areas, vehicular and pedestrian traffic movement, sidewalks, public spaces and landscaped buffers, fences and walls, proposed grading, proposals for water supply, sewage disposal, storm drainage and other improvements. Storm and roof drainage shall be piped to an open out fall or storm drains.
3. Drawings sufficient to pictorially identify the nature of the buildings or structures.
4. Procedure. The Commission shall hold a public hearing on the application and shall decide thereon, giving notice of its decision as required by the provisions of Section 8-3c of the General Statutes and in accordance with the provisions of Chapter 180 SPECIAL PERMITS. The applicant may consent in writing to an extension of the time for public hearing and action on the application. (*Effective: July 20, 1989*)
5. Factors to be considered in making determination upon application for approval of plan of development.

The Zoning Commission, in considering applications for approval of plan of development, shall consider the following:

- a. The size and intensity of such use and its effect on the Town Plan of Conservation and Development.
- b. The capacity of adjacent and feeder streets to handle peak traffic loads and hazards created by the use.
- c. The obstruction of light or air, or the emission of noise, light, smoke, odor, gas, dust or vibration in noxious or offensive quantities and the distance between offensive processes and adjacent properties.
- d. The overall effect on values and utilization of neighborhood properties.
- e. Unusual topography of the location, the nature, location and height of buildings, walls, stacks, fences, grades and landscaping of the site.
- f. The extent, nature and arrangement of parking facilities, entrances and exits.

- g. Problems of fire and police protection.
- h. The preservation of the character of the neighborhood.
- i. The availability of adequate sewage and water supply.
- j. All other standards prescribed by these regulations.
- k. Any and all concerns and suggestions presented by the Village Center Zone Design Review Committee.