

## **Zoning Text Change Approved on August 20, 2013**

**Effective 9/6/2013**

### **7.2.2 Special Permit. General Procedures: Application, Public Hearing, Voting.**

In all matters wherein an application is made to the Planning and Zoning Board for a Special Permit a Public Hearing shall commence within 65 days after the receipt of the application. The date of receipt shall be the day of the next regularly scheduled meeting immediately following the day of submission or 35 days after such submission, whichever is sooner.

Once opened, the public hearing must be concluded within 35 days. A decision must be made within 65 days of the close of the Public Hearing. The Board shall approve, modify and approve or disapprove such Special permit. The decision of the Board shall be published in accordance with State Statutes.

The applicant may consent to one or more extensions of any period specified in this section, provided the total extension of all such periods shall not be for longer than 65 days, or may withdraw such application.

In approving the application, the Board may place conditions on such approval and shall consider the following:

- (1) Plan of Conservation and Development: That the proposed Site Plan shall be in general conformance with the intent and purpose of the current Plan of Conservation and Development of the City of Milford.
- (2) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, its site layout and its relation to access streets shall be such that both pedestrian and vehicular traffic to and from the use and the assembly of persons in connection therewith will not be hazardous, inconvenient or detrimental to or conflict with the flow of traffic in the neighborhood; and
- (3) The location and size of such use, the nature and intensity of operations involved in or conducted in connection therewith, the location and height of buildings, structures, walls and fences, and the nature and extent of landscaping on the site shall be such that the use will not hinder or discourage the appropriate development and use of adjacent land and buildings, or impair the value thereof.