

SECTION 12: SPECIAL PERMITS

12.1-Special permit granting authority. Unless specifically designated otherwise, the Board of Appeals shall act as the special permit granting authority.

12.2-Public hearings. Special permits may be issued only after a public hearing(s) is held within sixty-five (65) days after the applicant files a completed application with the Town Clerk and gives the special permit granting authority a copy of the said application noting the date and time of its filing with the Town Clerk.

12.3-Criteria. Special permits may be granted by the special permit granting authority only upon its written determination that the proposed use is in harmony with the general purpose and intent of this Zoning Bylaw and will not have adverse effects which overbalance its beneficial effects on either the neighborhood or the town, in view of the particular characteristics of the site and of the proposal in relation to that site. The determination shall take into consideration each of the following:

12.3.1-Social, economic or community needs which are served by the proposal.

12.3.2-Traffic flow and safety.

12.3.3-Adequacy of utilities and other public services.

12.3.4-Impacts on neighborhood character and historic and cultural resources.

12.3.5-Protection of the natural environment.

12.3.6-Potential fiscal impact.

12.3.7-Attendance at public schools.

12.3.8-Positive employment consequences.

12.3.9-For manufacturing or industrial use, including processing, fabrication or assembly, no such use shall be permitted which would be detrimental or offensive or tend to reduce property values in the same or adjoining districts by reason of dirt, odor, fumes, gas, sewage, refuse, noise, excessive vibration, or danger of explosion or fire.

12.3.10 Minimizing traffic, odor, noise, light pollution, water usage and wastewater disposal, energy use, and use or storage of hazardous materials.

12.4-Conditions. Special permits may be granted with such reasonable conditions, safeguards or limitations on time or use as the special permit granting authority may deem necessary to serve the purposes of this Zoning Bylaw.

12.5-Expiration. Special permits shall lapse twenty-four (24) months following special permit approval (plus such time required to pursue or await the determination of an appeal referred to in MGL c. 40A, §17, from the grant thereof) if a substantial use thereof or construction has not begun, except for good cause.