

CITY OF FRANKLIN
APPLICATION FOR SPECIAL USE PERMIT (SUP)

Fourteen (14) color copies of the completed application and all supporting information, collated into 14 individual packets, must be submitted by the Deadline Date in order for your application to be heard at the next meeting of the Planning Board.

Location of Proposed Development: _____ New Map #: _____
Parcel ID (Map/Lot #): _____ Zoning of Parcel: _____

Applicant

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Owner of Record

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Applicant's Agent/Engineer

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Other (if Applicable)

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
Email: _____

Proposal, Please explain in detail: _____

Information:

Does the Proposal include a Subdivision: ☐ Yes ☐ No

Number of proposed Lots: _____

Does the proposal include the need for Site Plan Approval: ☐ Yes ☐ No

Number of Proposed Buildings/Units: _____

Frontage on What Road(s): _____

Services Available: **Sewer** Municipal ☐ Septic ☐ **Water** Municipal ☐ Well ☐

Non-Municipal Services Proposed/Available, Explain: _____

Site in Acres _____ Developable Acres _____

Are waiver's requested, and if so, please fill out attached Waiver Request sheet: ☐ Yes ☐ No

Zoning Board Approvals Granted: ☐ Variance ☐ Special Exception ☐ Other ☐ None

Please Explain: _____

Dates Granted: _____

Does this submission represent an amended plan: ☐ Yes ☐ No

Date approval Granted: _____

Conditions of Approval: _____

Was a conceptual plan submitted to the Planning Board: ☐ Yes ☐ No

Date approval Granted: _____

Conditions of Approval: _____

Signature of Applicant: _____

Date: _____

Please explain why you meet ALL the following criteria:

1. The specific use and buildings, and its size, location and design are appropriate for the surrounding neighborhood and the City as a whole.
2. The specific use and the buildings will not be detrimental, injurious, obnoxious, or offensive to the neighborhood, and the granting of the Special Use Permit [SUP] will not be contrary to the overall public interest.
3. The granting of the SUP is consistent with the spirit and intent of the Zoning Ordinance.
4. The value of the surrounding properties will not be adversely diminished by the granting of the SUP.
5. The specific and unique needs of the proposed use will function safely and in an environmentally sound fashion.
6. The subject property has the required lot area and the land is of a character [slope, natural constraints such as ledge or wetlands, etc.] to adequately support the proposed use and the associated required improvements including, but not limited to, parking, drainage and utilities.
7. The traffic [both customers and truck/delivery vehicles] generated by the proposed use will not create adverse impacts for the surrounding neighborhood.
8. If the proposed use will operationally involve any second shifts, or will be open past 9 p.m., then the potential for impacts [noise, traffic, etc.] to the surrounding neighborhood will be reviewed by the Board.
9. The site is designed to eliminate or minimize the impacts of lighting to the surrounding neighborhood.
10. If during the course of the review and analysis of the proposed project adverse or obnoxious impacts are found to be created then the applicant may, through the design and construction of the certain optional on-site or off-site improvements, alleviate these impacts on the surrounding neighborhood to satisfy the concerns of the abutters and the Board. Each individual improvement will be judged and considered by the Board for its effectiveness and ability to overcome the negative impacts determined by the Board.

11. Any Special Use Permit plan involving any type of daycare, nursing, sheltered care or related assisted living facility shall demonstrate that safe and secure outside facilities [play areas, decks or patios, gazebos, grassed sitting areas, etc] are available and accessible to the clients or residents, as applicable, of the facility.

In reviewing each application, the Board reserves the right to condition the use, time or operation, the size, location, or setbacks of the buildings, or any other component of the facility or use that is necessary to protect the integrity of the surrounding neighborhood and the City as a whole.

For Office Use Only

Deadline Date: _____ Actual Date Submitted: _____

Meeting Date: _____

Amount Due Application: \$ _____

Amount Due Abutters: \$ _____ Total Number of Abutters: _____

Total Due: \$ _____

Amount Paid: \$ _____ How Paid: ☐ Cash ☐ Check # _____

Date Paid _____

Is the following information attached to this application:

- ☐ Abutter's List, complete with Name, Address, City, State, Zip and Map/Lot #;
- ☐ 14 Paper Prints of the Plan (2 Department Review Sheets/12 Member Sheets);
- ☐ Letter of Authorization from the Owner of Record; and,
- ☐ Waiver's List and explanation.

What Supportive Documentation was submitted: _____

Hearing Dates:	Outcome:

[§ 305-6. Special use permits.](#)

Editor's Note: Former § 305-6, Manufactured housing standards, was repealed 4-3-2006 by Ord. No. 07-06.

A. As noted on the Permitted Use Table in § [305-13](#), certain residential, commercial, or other business uses require a special use permit (SUP). The performance standards by which the Planning Board will review and judge a SUP application are outlined below. The granting of a SUP is a discretionary action on the part of the Board, and while guided by the these performance standards, the decision to approve or deny such a permit will be dependent upon specific site and building conditions analyzed in relationship to the specific design, development, and operational management of the proposed use and the potential for impacts of the proposed use on the overall neighborhood and the City in general. Where the proposed project triggers both a SUP and site plan and/or a subdivision application, then the applicant may make one filing for both types of approval, and the hearings will be held concurrently. The following standards shall apply, as determined by the Board to be applicable, to all SUP reviews:

- (1) The specific use and buildings, and its size, location and design, are appropriate for the surrounding neighborhood and the City as a whole.
- (2) The specific use and buildings will not be detrimental, injurious, obnoxious, or offensive to the neighborhood, and the granting of the special use permit (SUP) will not be contrary to the overall public interest.
- (3) The granting of the SUP is consistent with the spirit and intent of the Zoning Ordinance.
- (4) The value of the surrounding properties will not be adversely diminished by the granting of the SUP.
- (5) The specific and unique needs of the proposed use will function safely and in an environmentally sound fashion.
- (6) The subject property has the required lot area and the land is of a character (slope, natural constraints such as ledge or wetlands, etc.) to adequately support the proposed use and the associated required improvements, including, but not limited to, parking, drainage, and utilities.
- (7) The traffic (including residential and commercial, both customers and truck/delivery vehicles) generated by the proposed use will not create adverse impacts for the surrounding neighborhood.
- (8) If the proposed industrial use will operationally involve any second shifts or will be open past 9:00 p.m., then the potential for impacts (noise, traffic, etc.) to the surrounding neighborhood will be reviewed by the Board.
- (9) The site is designed to eliminate or minimize the impacts of lighting to the surrounding neighborhood.
- (10) If, during the course of the review and analysis of the proposed project, adverse or obnoxious impacts are found to be created, then the applicant may, through the design and construction of certain optional on-site or off-site improvements, alleviate these impacts on the surrounding neighborhood to satisfy the concerns of the neighborhood, abutters and the Board. Each individual improvement will be judged and considered by the Board for its effectiveness and ability to overcome the identified negative impacts.
- (11) Any special use permit plan involving any type of day-care, nursing, sheltered-care, or related assisted-living facility shall demonstrate that safe and secure outside facilities (play areas, decks or patios, gazebos, grassed sitting areas, etc.) are available and accessible to the clients or residents, as applicable, of the facility.

B. In reviewing each application, the Board reserves the right to condition the use, time of operation, the size, location, or setbacks of the buildings, or any other component of the facility or use that is necessary to protect the integrity of the surrounding neighborhood and the City as a whole.

CITY OF FRANKLIN

Three River's City

Location of Development: _____
 Tax Map/Lot #: _____ New Map: _____ Zone: _____

Application #: _____
 Date Submitted: _____

Applicant: _____

Owner of Record: _____

Agent: _____

	Abutter's Name	Address (C/S/Z)	Map and Lot #
1			Subject Lot
2			Agent
3			• •
4			• •
5			• •
6			• •
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Provide Additional Pages if necessary.