



Town of Belmont

Zoning Board of Appeals

SPECIAL PERMIT CRITERIA

(Town of Belmont Zoning By-Laws, Section 7.4.3)

The following criteria will be the basis for decisions on Special Permits, except as provided elsewhere in the Zoning By-Laws. Special Permits will be granted only if the proposal's benefits to the Town outweigh any adverse effects to the Town or the vicinity, after consideration of the criteria listed below, among other things.

The Petitioner(s) will submit documentation regarding each of these considerations, which are germane to the application, including information regarding consultative efforts made with municipal staff, neighborhood groups or other affected parties.

a. Location

1. There shall be adequate provisions for water, sewerage, stormwater drainage for the proposed use and no additional adverse impacts should be created.
2. The site should be able to accommodate the proposed use without substantial environmental impacts, impacts to valuable trees or other natural resources.
3. The site should be able to accommodate the proposed use without substantial impacts on municipal infrastructure and with minimum traffic impacts on abutting residential neighborhoods.

b. Activity Type and Mix

1. Residential proposals should serve housing needs of local residents, broaden the diversity of housing within the Town and/or provide affordable housing opportunities pursuant to Section 6.10 of these By-Laws.
2. The use should complement the character and the scale of existing buildings/uses/activities in the neighborhood and not create undesirable impacts.
3. The use shall be beneficial to the Town and fulfill a need.

c. Visual Concerns

1. Views from public ways and developed properties should be considerably treated in the site arrangement.
2. The visual impact of parking and service areas should be minimized and should be screened from abutting premises.
3. Departure from the architectural scale of buildings on abutting and nearby premises should be minimized, except where the departure would serve a town purpose.

d. Access

1. Vehicular and pedestrian access/egress should be safe and convenient and shall be designed to minimize impacts on the abutting public ways,
2. Pedestrian and vehicular movement within the site should be safe and convenient, and arranged to minimize impacts on abutters.

e. Process

1. A proposal that has been developed in consultation with municipal staff and those likely to be substantially impacted by it is preferred.
2. Mitigation to ameliorate negative impacts is required.

f. Comply with the Criteria of Section 7.3.5

Applications for use will comply with the criteria contained within Section 7.3.5, Design and Site Plan Review.