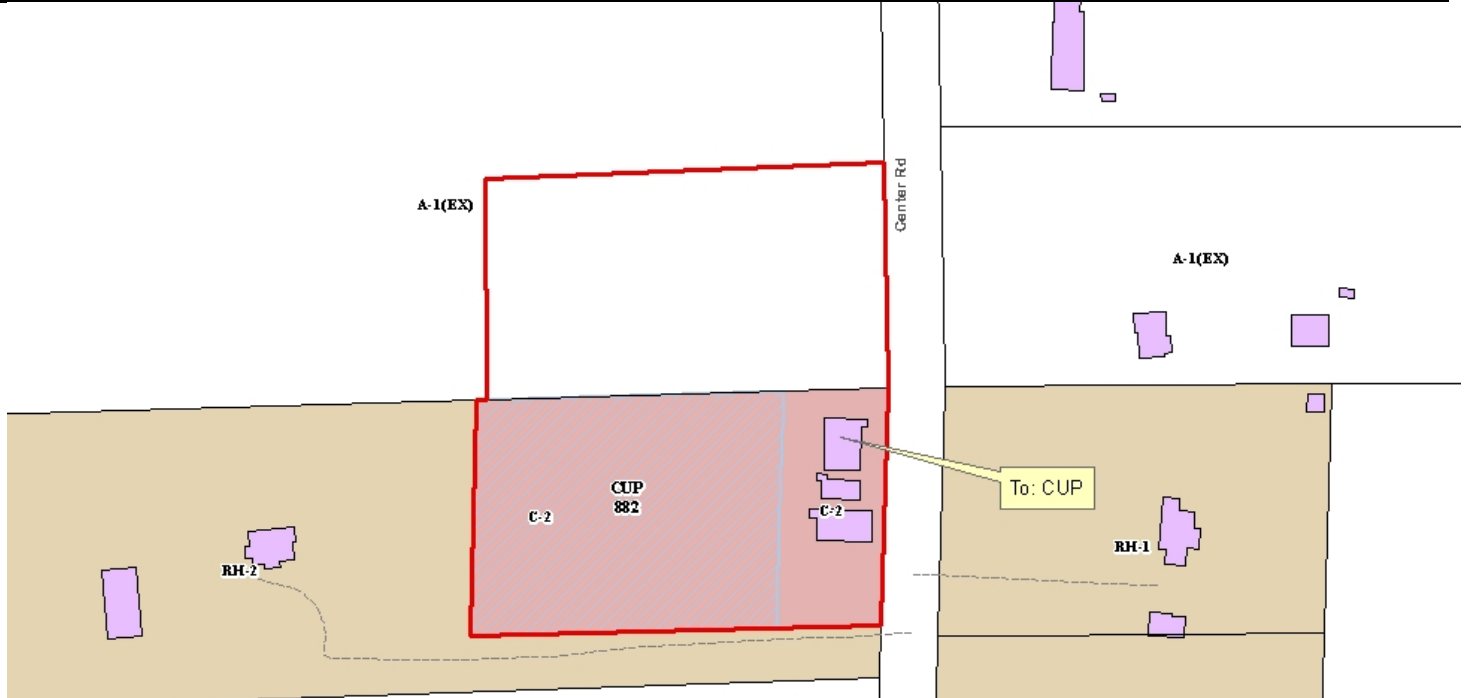




# Staff Report

Zoning and Land Regulation Committee

<i>Public Hearing:</i> <b>June 23, 2015</b>	<i>Petition:</i> <b>CUP 2317</b>
<i>Zoning Amendment:</i> <b>None</b>	<i>Town/sect:</i> <b>Rutland Section 21</b>
<i>Acres:</i> 5.98 <i>Survey Req. No</i>	<i>Applicant</i> <b>Rutland, Town of</b>
<i>Reason:</i> <b>Governmental Use – expansion of Town Hall and Public Works Facility</b>	<i>Location:</i> <b>785 Center Road</b>



**DESCRIPTION:** The Town of Rutland requests approval of a conditional use permit for governmental use to allow construction of a new public works facility (40'x50'salt shed) adjacent to the existing town hall and garage. The property has been the site of the town hall for over 60 years. In addition, they would like to expand the CUP boundaries to include all of the Town-owned land.

**OBSERVATIONS:** No sensitive environmental features observed.

**TOWN PLAN:** The property is located in the town's agricultural preservation area.

**RESOURCE PROTECTION:** No resource protection corridors on the property.

**STAFF:** The proposed CUP and improvements to the town hall / garage property are consistent with town plan policies. Staff recommends no conditions on the CUP.

**TOWN:** Approved.

## **Proposed Conditional Use Permit # 2317**

In order for an applicant to obtain a Conditional Use Permit, the Zoning and Land Regulation Committee must find that all of the following standards are met for the proposed land use:

1. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, comfort or welfare.
2. The uses, values and enjoyment of other property in the neighborhood for purposes already permitted shall be in no foreseeable manner substantially impaired or diminished by establishment, maintenance or operation of the conditional use.
3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
4. Adequate utilities, access roads, drainage and other necessary site improvements have been or are being made; and
5. That adequate measures have been or will be being taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
6. That the conditional use shall conform to all applicable regulations of the district in which it is located.

Staff has prepared a list of conditions that may be used in order to meet the six standards as listed above to allow the conditional use on the property. Please note that the conditions may need to be changed or additional conditions added to address potential nuisances that may come to light during the public hearing.

NONE