


DIETER & GARDNER, INC.

LAND SURVEYING • PLANNING • CIVIL ENGINEERING

11.3.4 Special Permit Criteria

- A. The application is materially in conformance with all applicable provisions of the Zoning Regulations, including, but not limited to, the Site Design Requirements in Chapter 9, and that the standards for approval of the Site Plan application have been met.
- B. The transportation services (traffic flow) will be adequate and will not cause traffic congestion or undue traffic generation that would have a deleterious effect of the welfare or the safety of the motoring public.
- C. The proposed uses and existing structure will be in harmony with the appropriate and orderly development of the Zoning District in which they are proposed. The use will not be noxious, offensive, or detrimental to the area by reason of odors, fumes, dust, noise, vibrations, appearance, or other similar reasons.
- D. No adverse effect will result to the property value or historic features of the immediate neighborhood.
- E. The character of the immediate neighborhood will be preserved in terms of scale, density, intensity of use, existing historic/natural assets/features and architectural design.
- F. In accordance with CGS §22a-19, the proposed uses will not cause any unreasonable pollution, impairment or destruction of air, water and other natural resources of the state.
- G. All proposed uses and structures will be consistent with future development as identified and envisioned in the Regulations and the Ledyard Plan of Conservation and Development.



Peter C. Gardner
Dieter & Gardner, Inc.