

SPECIAL PERMITS

- Special permit process permits a *generally compatible use* in a zoning district but because of the nature of the proposed use, *special attention* must be given to its location and method of operation in order to keep such special uses compatible with uses as of right in that district.

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- Where extraordinarily difficult sites are subject to applications for special permits the site's topography, traffic uses and neighboring uses can come into play.
- See Hayes Family Limited Partnership v. Town Plan and Zoning Commission of the Town of Glastonbury, 115 Conn. App. 655, cert. denied, 293 Conn. 919 (2009) the applicant sought to build a 13,013 square foot CVS with a drive-through on a small hill in Glastonbury.
- The Commission denied the application and both the trial court and Appellate Court upheld the denial noting that Glastonbury's zoning regulations allowed it to consider size and topography of the property, existing and proposed contours, compatibility with the neighborhood.