

## *Special Exception Requirements and Standards*

The standards to be met for a Special Exception are contained in Section XXI of New London Zoning:

### *XXI.G.1 Requirements and Standards*

*a. The location and size of the site and its Use, the size and design of the Structure, the nature and intensity of the operation involved and the location of the site with respect to existing or planned public highways and rights-of-way giving access to it, shall be such that it will be in harmony with the surrounding area.*

A small addition such as proposed is completely in harmony with the surrounding area which has all been residentially developed with similar sized structures. Additions to existing houses are a natural expansion of existing neighborhoods.

*b. The location, nature, design and Height of the Structure and its appurtenances, its scale with reference to its surroundings, and the nature and intensity of the Use, shall not have an adverse effect on the environment nor discourage the appropriate and orderly Development and Use of land and Buildings in the neighborhood, impair the value thereof, or otherwise be detrimental or injurious to the neighborhood by reason of a tendency to produce noise, vibration, light, dust, smoke, fumes, odor, unsightliness, refuse matter or other detrimental condition.*

The property is already developed with a house and normal appurtenances. A small addition as proposed will have no negative or adverse impacts to land or buildings in the neighborhood, nor to the wetlands and stream which are the subject of the Overlay Districts.

*c. The Use is specifically allowed as a Special Exception under the terms of this Ordinance;*

The proposed use is allowed by Special Exception in both Overlay Districts

*d. Adequate and lawful facilities or arrangements for sewage disposal, solid waste disposal, water supply, utilities, drainage and other necessary public or private services, are approved or assured, to the end that the Use will be capable of proper operation. This requirement may be waived if review of the same subject matter by the Planning Board lies within its jurisdiction and appears assured.*

These utilities and facilities are all existing for the subject residence. The proposed work is not adding bedrooms and will have no impact on water usage or sewage disposal.

*e. The Use will not be detrimental to vehicular and pedestrian traffic movement in the neighborhood nor cause traffic congestion.*

There will be no impact on these stated concerns due to this small addition.

*f. The proposed Special Exception conforms to all other requirements of the Zoning Ordinance.*

This property is fully conforming with the New London Zoning and this small addition will have no impact on that conformity.

*g. That the Use will not be detrimental to the character or enjoyment of the neighborhood by reason of undue variation or undue Violation of the character of the neighborhood;*

This proposal will have no detrimental impacts to the neighborhood and is a normal proposal for any residential neighborhood.

*h. The proposed Structure and/or Use shall be compatible with the spirit and intent of this Zoning Ordinance.*

The proposal herein is compatible with the spirit and intent of the Zoning by virtue of its' stated allowance by Special Exception