

BROOKFIELD ZONING COMMISSION
Decision Criteria – Zone Change Request

I. <u>ALTERNATE LAND USE IMPACTS:</u>	<u>Residential</u>	<u>Other</u>	<u>Industrial</u>
A. <u>Density of Development:</u>			
Total Acreage	_____	_____	_____
Less: Circulation, Slopes, Wetlands	(_____)	(_____)	(_____)
Available for Development	_____	_____	_____
Number of Sites/Units	_____	_____	N/A
TOTAL Square Feet	N/A	N/A	_____
B. <u>Water Demand:</u>			
100 gpd X _____ heads X sites	_____	_____	N/A
20 gpd X _____ employees	N/A	N/A	_____
_____ gpd, other uses	N/A	_____	_____
TOTAL	_____	_____	_____
C. <u>Traffic:</u>			
_____ TPD x _____ SITES/UNITS	_____	_____	N/A
_____ TPD x k Sq. Ft.	N/A	_____	_____
TOTAL	_____	_____	_____
D. <u>Taxes (Estimates):</u>			
Land Cost	_____	_____	_____
_____ Sq. Ft. X \$_____/Sq. Ft.	_____	_____	_____
TOTAL COST	_____	_____	_____
Valuation Factor	<u>X</u> _____ .7	<u>X</u> _____ .7	<u>X</u> _____ .7
Assessed Valuation	_____	_____	_____
Less Educ. Exp. (\$7K/student)	(_____)	(_____)	N/A
Balance for other Town Svc.	_____	_____	_____
Assessed Valuation	_____	_____	_____
Number of Units	X_____	X_____	X_____
TOTAL REVENUE	_____	_____	_____

E. Other Impacts:

II. PROJECT PRO'S and CON'S:

PRO

CON

III. CHANGE CRITERIA:

A. Mistake Doctrine: Yes _____ No _____

Explain: _____

B. Change in Circumstance of Conditions: Yes _____ No _____

Explain: _____

C. Spot Zoning Test: Yes _____ No _____

Explain: _____

D. Benefit to Applicant vs. General Welfare:

E. Highest and Best Use:

Not a deciding factor: _____

F. Comprehensive Plan:

(Relate to Specific Purposes of Zoning per Section 242-101 and applicable section of Industrial and Commercial Districts, see paragraph IV, following)

IV. COMPREHENSIVE PLAN – PURPOSES OF ZONING (242-101):*

- A. 1. Most beneficial and convenient relationship among uses. _____
2. Suitability of each area for such uses. _____

- B. 1. Adequate light, air, fire safety, flood risk. _____
2. Overcrowding of land. _____
3. Undue concentration of population. _____

- C. 1. Conserve character and environment. _____
2. Social and economic stability. _____

- D. 1. Conserve value of land and building in the District. _____

- E. 1. General conformity of uses. _____
2. Minimize conflicts among uses. _____

- F. 1. Promote good traffic circulation. _____
2. Avoid traffic congestion. _____
3. Promote traffic safety. _____

- G. 1. Provide guide for required services. _____
2. Provide guide for investment/development opportunities. _____

- H. 1. Availability of present/future service capacity. _____
Re: Transportation, water, schools, open space, etc.

- I. 1. Prevent pollution of watercourses. _____
2. Safeguard water table. _____
3. Avoid runoff and flood damage. _____
4. Manage natural resources. _____
5. Retain natural features to maintain stability of land and building values. _____

*NOTE: Is the reviewer inclined either positively or negatively when considering the proposal against each item cited above, and then, on-balance, which way overall is the reviewer inclined?

ZONE CHANGE PROPOSALS

Questions to be Answered by Applicant

1. a.) Do you consider a mistake was made in the initial zoning of the property in question?
b.) If your answer to the above is affirmative, what is the nature of said mistake?
2. Do you consider there has been a substantial change in circumstances or conditions affecting the property in question or its immediate surroundings?
3. Refer to the stated purposes of the zone in question.
 - a.) How does each aspect of this stated purpose relate to your proposal?
 - b.) Has the WPCA rendered an opinion as to the possible extension of the sewer line to service your project?
 - c.) Are you aware that since this would be an expansion of a municipal service, it requires the approval of the Planning Commission?
4. Relative to your proposal, state why you consider the benefit to the Town at large is greater than the benefit to the applicant.
5. How would you offset any adverse impact on the surrounding residential property owners, especially any potential for the diminution of property values?
6. Is the applicant fully aware that although a use within a zone is permitted by the regulations, there is no guarantee that this particular use will meet all the requirements of the Design Review Process?
7. If the Commission were to approve your application, what reasons would you consider appropriate for rendering such a decision?