



Town of Westport
Planning Board
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Westport, MA 02790

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**Application for Special Permit – Science & Technology Overlay District
(SP-STOD)**

Application No. _____

Date _____

**Under Article 22 of the Westport Zoning By-Laws
(approved at ATM 5/3/12)**

The purpose of the Science and Technology Overlay District (STOD) special permit is to: allow better utilization of land adjacent to the Route 6 and 88 interchange, assure attractive and efficient arrangement of office and research buildings and the harmonious integration of the uses allowed in this district into the surrounding neighborhood and the community at large. The intent of the STOD By-law is to:

- A. Promote professional and technically skilled employment;
- B. Promote a maximum number of jobs to built-floor space ratio;
- C. Promote high value buildings and equipment that maximize tax revenues;
- D. Promote growth where investments have been made in infrastructure;
- E. Encourage the permanent preservation of open space, forestry lands, wildlife habitat, aquifers, wetlands and water bodies;
- F. Minimize the total amount of disturbance on the site by sensitive siting of buildings and parking;
- G. Protect drinking water and surface water resources and quality;
- H. Protect adjacent residential property values through effective and year round screening and buffering of the commercial uses from the residential uses;
- I. Minimize traffic impacts in residential areas;
- J. Mitigate impacts to the transportation infrastructure;
- K. Maximize energy conservation and on-site harvesting of energy; and
- L. Encourage net-zero impact development within each development.

This application form shall be filed by the petitioner with the Town Clerk. A copy of said application form including date and time of filing certified by the Town Clerk shall be filed forthwith by the petitioner with the Planning Board along with all other plans, materials and required fees. The Planning Board is not responsible for delays due to incomplete deficient or incomplete submissions.

The applicability of the special permit requirement and of the particular zoning by-law to a particular proposal is discussed in Article 22 of the Westport Zoning By-Laws and the Rules and Regulations of the Planning Board as a Special Permit Granting Authority. The petitioner should also note any other sections of the Zoning By-Laws pertaining to the proposed project (including, but not limited to: Article 15, Site Plan Approval, and Article 20, Site Plan Approval Low Impact Development).

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The following sections of the application describe supplementary information that must be submitted, and those aspects of the proposed site development that will be evaluated by the Planning Board.

1. Full name of owner(s) and address of land to which this application applies:

2. Full mailing address and telephone number of owner(s) of land to which this application applies or full name, mailing address and telephone number of the applicant if different from the above:

3. Location of Property: Map _____ Lot _____

4. Underlying Zoning District: _____

Proposed Use of Development (list all uses that are anticipated. Some uses may change over time and, as such, if a special permit is granted, modifications to the Special Permit may be required for the change of use):

5. Are any accessory uses proposed for the development (please list/describe):

6. Abatement and mitigation of nuisance issues (as described in Article 22.5) are paramount. Please acknowledge and identify any potential nuisances that may result from your project:

7. Dimensional Requirements (please list as relevant):

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Lot Size	
Frontage	
Lot width	
Front Setback	
Side Setbacks	
Rear Setback	
% Lot Coverage	
Height of Structure(s)	
% Uplands	

Narratives

Please be aware that these narratives may need to be revised based on subsequent plan revisions

8. Performance Standards: Using Zoning Bylaw Article 22.7 Sections A through P as an outline, please provide a narrative describing the development approach to each section (some sections contain multiple standards). Be as detailed as possible.

A. Master Plan Approach to Development B. Interior Infrastructure C. Utilities D. Buffer Area E. Access Roadways F. Landscaping	G. Open Land H. Queue I. Parking J. Loading Outside Storage K. Signage L. Noise M. Hours of Operations
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9. Architectural Standards - Using Zoning Bylaw Article 22.8 as an outline, please provide a narrative describing conformance to each section. Be as detailed as possible.
10. Traffic Study - Has an initial traffic impact assessment been prepared as described in Article 22.9? Yes No (circle one)
11. Does the initial traffic assessment indicate that the proposed facility would increase the traffic volume of nearby roads and intersections by at least 10% over the future no-build scenario? If yes, a Level of Service ("LOS") analysis for pre and post-development conditions is required. Yes No (circle one)
12. Pre-development LOS _____ Post Development LOS _____
13. Has a traffic mitigation plan been submitted with this application?
14. Please provide a narrative describing compliance with each aspect of Article 22.11, Review Criteria.

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- A. The development complies with the town's currently approved plans or reports;
- B. The development provides water, wastewater and stormwater infrastructure that satisfies the criteria identified in this by-law and DEP standards including low impact development methods, Title V, board of health and planning board drainage requirements for subdivisions;
- C. The development provides permanent preservation of open space, forestry lands, wildlife habitat, aquifers, wetlands and water bodies as required in this by-law;
- D. The design and construction of the development minimizes the total amount of disturbance on the site by sensitive siting of buildings, parking, roadway and other impervious surfaces;
- E. The design and construction of the development protect drinking water and surface water quality and quantity;
- F. The design and construction of the development protects the quiet enjoyment of adjacent residential properties and protects the property values of such land by completely buffering the high quality office and research uses from adjacent residential properties;
- G. The development minimizes traffic impacts in residential areas and mitigates impacts to the road network;
- H. The development maximizes energy conservation to a satisfactory and allowable extent.

- ☐ \$_____ Application fee
- ☐ \$_____ Consultant Review Fee
- ☐ \$_____ Town Counsel Review Fee
- ☐ Concurrent applications:
 - o Site Plan Approval and
 - o Low Impact Development Site Plan Approval

State the full name, mailing address and telephone of any attorney or other person who is authorized by you to appear and represent you before the Board:

Date: _____ **Signature of Owner:** _____

Owner's Mailing Address: _____

Owner's Telephone No. _____

Received by Town Clerk
Westport, Massachusetts

Date _____

Time _____

Signature _____

(122415)

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