

COMMERCIAL
CONDITIONAL USE
 SUPPORT STATEMENT
 GUIDELINES
 See § 710

Before a Conditional Use permit can be issued, the Development Review Board must determine that your project meets specific zoning standards and that it will not adversely affect five areas of general public concern.

To help them in this determination, please respond to the following.

1. **Describe the location, nature, and size of your project, including number of employees, hours of operation, scale of building and parking, extent and timing of exterior illumination, landscaping and/or grading plans, need for open storage, waste generation, safety hazards, nuisance factors such as noise, dust, emissions, and all other relevant information.**

2. **Road capacity and traffic generation**
 Approximately how many vehicular trips will your operation generate each day and do the roads / highways serving your business operation have the capacity to handle the additional traffic? Describe existing or proposed road access and its safety. (Depending on the size of your project, you may need to provide a traffic study discussing road capacity and safety of access/egress).

3. **Character of the area**
 Describe the area where you propose to place your operation, specifically addressing the predominant architectural character of the vicinity and the nature of buildings and uses of abutting property.

4. **Capacity of existing or planned community facilities**
 Describe your project's use of water, types of waste, and means of disposal.
 If you will rely on the public water supply or connect to the public sewer system, please provide letter(s) verifying sufficient supply and capacity to meet your needs.
 Water: Woodstock Aqueduct (457-4497) Sewer: Municipal Manager (457-3456)
 If you will rely on a private well, please provide letter(s) certifying sufficient capacity from a licensed engineer. On-site septic requires State of Vermont approval: Terry Shearer 885-8849.

5. **Energy Efficiency and Natural Resource Conservation**
 Does your business and building use energy efficient technologies? Are there wetlands or surface waters nearby? Please explain what efforts have been made to reduce energy consumption and to lessen the impact of your operation on natural resources.

6. **Existing By-laws**
 What is the zoning district of your location? What is the stated purpose of that district? In that district, what is the minimum lot size and frontage? What are the front, side, and rear setbacks? Do your plans conform to these requirements? If not, please explain.

Is your parcel located in an overlay zoning district? If yes, please submit a Support Statement for Conditional Use Permit in Overlay Zoning (available in the Planning & Zoning office, Woodstock Town Hall)

Applicable regulations:

	Village	Town		Village	Town
Application Information	§ 708	§ 708	Site Plan	§ 709	§ 709
Conditional Use	§ 710	§ 710	Overlay Districts	§ 401-406	§ 401-407
Landscaping & Grading	§ 515	§ 512	Buffer Strips	§ 506/403	§ 505/403
Performance Standards	§ 608	§ 609	Exterior Lighting	§ 512	§ 511
Groundwater & Wellhead		§ 514	Open Storage	§ 607	§ 608