

**D. Approval Criteria**

The Planning Board shall grant a Conditional Use Permit if it determines that the proposal conforms to all of the following criteria:

1. The site is suitable for the proposed use. Considerations include:
  - a. Adequate vehicular and pedestrian access for the intended use.
  - b. Adequate public services to serve the intended use including emergency services, schools, and other municipal services.
  - c. The absence of environmental constraints (e.g., floodplains, steep slopes).
  - d. Appropriate utilities to serve the intended use including water, sewage disposal, storm water disposal, electricity, and utilities.
2. External impacts:

The impacts of the proposed use on abutting properties and the neighborhood shall be no greater than the impacts of adjacent existing uses or other uses permitted in the zone. Considerations shall include traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. The location, design, nature and intensity of the use shall not have an adverse effect on the surrounding environment.
3. Character of the site development:

The proposed layout and design shall be compatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood.
4. Preservation of natural, cultural, historic, and scenic resources:

The proposed use including all related development activities shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such resources identified on abutting properties.
5. Other approval criteria and use restrictions specific to the district(s) (including overlay districts) applicable to the site.