

SECTION VII. B-2 OF THE NORTH BROOKFIELD ZONING BY-LAWS

Special Permits

- If you are petitioning the Zoning Board of Appeals for a special permit the application must state the applicable section of the zoning bylaw by which a special permit is allowed and contain a brief description of the nature of the land use desired.
- The applicant must be prepared to present data at the hearing that tends to indicate that the public convenience and welfare will be substantially served by granting the permission requested; that the permission requested will not tend to impair the status of the neighborhood; and that the permission requested will be in harmony with the general purpose and intent of the regulations in the zoning bylaw.
- A hearing must be held within 65 days of the filing of appeal.
- Prior to the hearing, the matter will be referred to the planning board for a written report and recommendation relative thereto. A failure by the planning board to respond within 35 days shall be deemed a lack of opposition thereto.
- The ZBA must make a determination within 90 days of the filing of an appeal.
- A copy of the decision shall be issued forthwith and must be filed with the Town Clerk within 14 days of the decision.
- The Town Clerk must hold the decision for 20 days pending appeals.
- After the 20 days has elapsed, a certified copy of the decision will be sent to the applicant.
- The applicant must record the special permit at the registry of deeds within one year and return a certified copy to the Town Clerk.
- A special permit is valid for two years unless substantial use or construction has commenced.