



4. Will not create unnecessary traffic hazards due to congestion, distraction of motorists, or other factors and provides for satisfactory access by emergency vehicles and personnel

5. Will not adversely affect the health or safety of persons using the improvement or endanger property located in the surrounding area

6. Is consistent with the Town General Plan

7. Will not unreasonably impair access to light and air of structures on neighboring properties

8. Will not unreasonably affect the privacy of neighboring properties including not unreasonably affecting such privacy by the placement of windows, skylights and decks

9. Will be of a bulk, mass and design that complements the existing character of the surrounding neighborhood

10. Will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

11. Adequacy of screening

12. Selection of architectural features and colors that enable the structure to blend with its environment and which results in a low visual profile.