

WARNING

TOWN OF EAST MONTPELIER Notice of Planning Commission Public Hearing

Thursday, June 5, 2014, at 7:00 p.m.

AT THE MUNICIPAL BUILDING

The East Montpelier Planning Commission hereby gives notice pursuant to 24 VSA §§ 4441 & 4444 of a public hearing to consider amendments to the East Montpelier Land Use & Development Regulations. The purpose of the proposed revisions is to address changes recommended by the Development Review Board and the 2013 East Montpelier Town Plan. The revisions will affect the entire town. Changes are being recommended to the following sections:

- Table 1.1: Site plan approval – Conditional uses require site plan review. Other – Add potable water supply.
- Section 3.13 (C): Clarification to storage of junk, salvage materials and non-operating vehicles.
- Section 4.6.2 (A): Change conditional use permit threshold for groundwater withdrawal to 20,000 gallons per day. Threshold number is based on withdrawal threshold for state reporting.
- Section 5.3 (B): New section on preliminary review. Zoning Administrator schedules public hearing.
- Section 5.4 (B): New section on preliminary review.
- Section 6.1 (B): New section on merger of adjoining lots by boundary adjustment.
- Table 6.1: Add general location of natural and physical features and building envelopes to sketch plan requirements. Other plan/plat mapping concerns may be required by DRB (not PC).
- Section 6.6 (A): Correct statutory citation.
- Section 7.8 (A)(1): ZA nominated by Planning Commission. ZA term is 1 year, based on new Town Charter.
- Section 8.2: Clarify definition of “Fence.” Clarify definition of “Structure.”

This hearing will be held at 7:00 p.m. Thursday, June 5, 2014, at the East Montpelier Municipal Office Building. The proposed amendments are available for review at the Municipal Office Building, 40 Kelton Road, East Montpelier. The documents may also be viewed on the town website: <http://eastmontpeliervt.org>. For more information, please contact Bruce Johnson, East Montpelier Town Administrator, at 802-223-3313 x 204 or eastmontadmin@comcast.net.