

Notice of East Montpelier Planning Commission Public Hearing

June 5, 2014 • 7:00 p.m.

East Montpelier Municipal Building, Kelton Road • East Montpelier, Vermont

The East Montpelier Planning Commission (PC) will conduct a public hearing at the East Montpelier Municipal Building at 7:00 p.m. on June 5, 2014 to hear comments on proposed revisions to the Land Use and Development Regulations adopted by the town January 6, 2009 and last amended December 19, 2011. The PC will present their proposed revisions and take questions and comments from the public. Following the hearing and based on comments received, the PC may consider modifying the proposed revisions. The PC will then forward their recommended revisions to the Town Selectboard. The Selectboard must hold at least one additional public hearing before adopting the revisions.

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East Montpelier Planning Commission Reporting Form Proposed Revisions to the Land Use & Development Regulations

This report is in accordance with 24 V.S.A. §4441 (c), which states: “When considering an amendment to a bylaw, the Planning Commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments.”

A. Brief explanation of the proposed bylaw, amendment, or repeal and statement of purpose as required for notice under section §4444 of this title.

The purpose of the proposed revisions to the Land Use and Development Regulations is to address changes recommended by the Development Review Board and the 2013 East Montpelier Town Plan. 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.”

B. Conformity with the goals and policies contained in the town plan, including the effect of the proposal on the availability of safe and affordable housing.

All revisions are consistent with the goals and objectives of the 2013 East Montpelier Town Plan. The proposed revisions have no effect on the availability of safe and affordable housing.

C. Compatibility with the proposed future land uses and densities of the municipal plan.

The proposed revisions to the land use regulations are compatible with proposed future land uses and densities of the Town Plan.

D. Specific proposals for any planned community facilities.

The proposed revisions do not impede, hinder or otherwise prohibit any planned community facilities.

Copies of the regulations containing the proposed revisions are available at the Town Clerk's office in the Municipal Building at 40 Kelton Road and by visiting the East Montpelier web site at <http://eastmontpeliervt.org/>

Report approved by East Montpelier Planning Commission: May 15, 2014