

**EAST MONTPELIER LAND USE & ZONING REGULATIONS**

**TOPICS AND TIMELINE FOR POTENTIAL REVISIONS**

**Update and Draft: March 18, 2015**

<b>Completed Items</b>			
<b>Item</b>	<b>Concern</b>	<b>Section of Regulations</b>	<b>Approximate Timing</b>
<b>EASY</b>			
Plat recording requirements	Drop reference to 1403	6.6(A)	<b>FALL 2013</b>
Typo	Chapter 17 vs. Chapter 117	6.6	
Nomination of ZA	PC vs. DRB	7.8(A)(1)	
Conditional Use Review	Eliminate “do not” so that site plan review is required	Table 1.1	
Salvage Operations	Awkward sentence	3.13(C)	
Waivers	Limit to one per land use? (Jeff Cueto concern)	3.14	
Un-subdivision Process/Merger	Add provision for lots that will be combined	6.1	
Signs	Limit of 20’ height on Building?	3.15(B)(6)	
Fences	Fences 6’ or less are exempted, but what about higher fences? Need to specify in 3.15	7.2(2); see also 3.15	
Procedure: Amending Permit Applications	Timing and conditions for amending a Permit Application without a new hearing?	Article 6 7.8(E)?	
Certificate of compliance	New energy standards requirement as per statute	7.4	
Building Envelopes or Footprints	Add requirements for Building Envelopes, see Table 6.1 under Sketch Plan Review under natural and physical features and proposed building envelopes; consider requirement on permit	6.1(C), 6.7, Table 6.1	
Enforcement	Use of Judicial Bureau for enforcement of zoning, animal control, signs	Article 7/ Ordinance	
Sketch Plan	Make mandatory for all conditional use review, subdivisions and site plan review	Article 5.1-5.5 6.1(C)(1 & 2) & 6.7	
<b>MODERATE DIFFICULTY</b>			
Aquifer Protection overlay*	Clarify Purpose and Relate Regulations to protection of Aquifer Resource	Table 2.6	<b>Spring 2014 - Spring 2015</b>
Permit Application Form	Re-design to require more information/clarity Note: Ask Betsy Catlin to Draft		
Withdraw of groundwater*	Permit threshold	4.6.2	
Fluvial Erosion Hazard (FEH) standards*	linked to elevated state cost share after flood disasters		

<b>DIFFICULT (DRAFT)</b>				
<b>Name</b>	<b>Purpose</b>	<b>Research Required</b>	<b>Location in Regs</b>	<b>Timeline</b>
Low Impact Development Standards	Reduce runoff in new construction; Reduce flood hazard	Review State and Regional Recommendations (e.g. from workshop) Review other town ordinances	Article 3/4	2015 – 2016
Zone A & Zone C: Prevent Strip Development	Encourage Efficient, Compact Development ; Encourage more commercial/mixed-use growth; Create more attractive gateways to village.	Find model regulations from other towns, CVRPC, planning organizations Develop Illustrations for Positive Development	Table 2.1 & 2.3	
East Montpelier Village Master Planning and Zoning	Encourage growth in East Montpelier Village Encourage growth that is compact and reflects historic patterns Define the extent/boundaries of a future Village Consider New Streets Plan for future wastewater disposal Potential Purchase/Coordination with owners of undeveloped lands	Research Village Zoning in other Towns Research Model Planning and Zoning for Vermont villages and Town Centers Consider Grant to hire professional planner	Table 2.3	
Review of Zone C and D boundaries and requirements (Possibly expand to all Zones)	Determine if current zoning reflects logical goals for the town and the resources within those areas. Provide greater flexibility for landowners.	Discuss Broad goals for Development Review resources within each Zone Consider Planning Techniques for achieving desired development	Article 2	
Open Space Protection	Discourage development within large blocks of forestland to enhance wildlife habitat, and support recreational uses such as snowmobiling, hunting and walking.	Map existing large blocks of forest land and open space Research regulations in other towns. Find model planning approaches for addressing this issue.	Article 2 Article 6	
U-32 Growth Center Gallison Hill Road	Accommodate future growth in an area where water and wastewater exist is nearby.	Determine developable land Consider appropriate Land Uses Determine public/neighborhood interest.	Article 2	