

# WARNING

## TOWN OF EAST MONTPELIER Notice of Planning Commission Public Hearing

Thursday, May 7, 2015, 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 PC will present the proposed revisions and take questions and comments from the public. The proposed changes support the goals and recommendations in the 2013 East Montpelier Town Plan and make the regulations consistent with state law. In addition they clarify language and address technical changes recommended by the Development Review Board and the Zoning Administrator. A number of formatting and grammatical changes have been made including changes to section numbers. Significant changes are being recommended to the following sections:

- Table 2.6 Conservation Overlay Districts: Comprehensive revision to districts and associated Conservation Overlay Districts map.
- Section 4.7 (formerly Section 4.6.2): Change conditional use permit threshold for groundwater withdrawal to 57,600 gallons on any given day or 20,000 gallons per day averaged over a calendar month.
- Section 5.2: New administrative amendment provision to allow minor amendments to site plans or conditional use permits without additional review by the Development Review Board.
- Section 5.4 (B): New section on conceptual site plan review.
- Section 5.5 (B): New section on conceptual conditional use review.
- Section 6.1 (B): New section on merger of adjoining lots by boundary adjustment.
- Section 7.4: Revised procedures for Certificate of Compliance.
- Section 9: Comprehensive revision to Flood Hazard Area Regulations and associated Regulated Flood Hazard Areas map, including the addition of river corridor protection.

**This hearing will be held at 7:00 p.m. Thursday, May 7, 2015, 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](mailto:eastmontadmin@comcast.net).