

East Montpelier Land Use & Zoning Regulations

POSSIBLE FUTURE PLANNING AND ZONING TOPICS

April 27, 2015

The following list identifies a range of possible future planning needs. They are in rough draft form and not listed in any order at present. Some were identified in the Town Plan; others are suggestions made by the Planning Commission in recent meetings. Through discussions with the Selectboard, Zoning Administrator, and members of town committees, we will develop priorities and a planning and implementation strategy. We expect to select one to three topics and may work with other town committees and/or apply for funding for professional assistance. An essential question is whether or not our zoning regulations support a desired outcome for growth and development in our town.

Name	Purpose	Research Required	Location in Regs
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
Explore Development Flexibility in Zones C and D	Determine if current zoning reflects logical goals for the town and the resources within those areas; Provide greater flexibility in development densities and housing types to provide housing options, encourage clustering, and more efficient land use.	Determine desired patterns of growth, identify existing barriers to growth (physical, legal, sociological, etc.); 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
Gallison Hill Growth Center	Accommodate future growth in an area where water and wastewater exist is nearby; Create an attractive mixed-use, compact growth center.	Determine developable land; Consider appropriate land uses and densities; Consider possible public investments; Determine public and neighborhood interest.	Article 2

North Montpelier Village Growth Center	Plan for future growth within North Montpelier village	Determine development capability and limitations; Identify planning and zoning approaches to encourage growth	Article 2
Low Impact Development Standards	Reduce runoff in new construction; Reduce flood hazard	Review State and Regional Recommendations; Review other town ordinances	Article 3/4
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
Growth Trends Study	Identify patterns of growth over the past 20-25 years to help determine the effects of current zoning regulations.	Request study from CVRPC; some work has been done already. Funding is required, possibly a grant.	
Build-Out Analysis	Provide a visual analysis of where and how growth is likely occur under current regulations; use different scenarios to explore effects of alternative regulatory approaches.	Request study from CVRPC; some work has been done already. Funding is required, possibly a grant.	