

Planning Commission Reporting Form for Municipal Bylaw Amendments

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..."

1. Proposed Amendment.

1.1. The purpose of the amendment is to reorganize and update the entire bylaw to make it easier for everyone to use and to address and clarify issues with the current version.

1.2. Major changes to the amendment include:

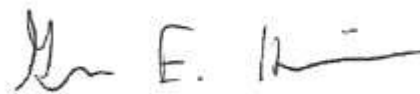
- Reorganizes articles and sections to group general rules and processes together
- Updates Village / Historic / Route 2 / Design Control districts
- Adds a Developed Shoreland district (for Joes Pond)
- Adds/updates waiver and variance processes
- Adds provisions for Rural Residential Clustering
- Adds a permitting flow chart

2. Proposal Findings.

2.1. The proposed amendment conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing.

2.2. The proposed amendment is compatible with the proposed future land uses and densities of the municipal plan.

2.3. The proposed amendment carries out, as applicable, any specific proposals for any planned community facilities (not applicable).



Glenn Herrin
Chair, Planning Commission