

**Town of Moretown
Planning Commission**

Notice of Public Hearing

To Consider Proposed Amendments to Moretown's Zoning Regulations

**Tuesday May 24, 2016
6:30 p.m. at the Moretown Elementary School
940 Route 100B in Moretown Village**

The Moretown Planning Commission will convene a public hearing on Tuesday May 24, 2016, in accordance with 24 V.S.A. Section 4442 – Public Hearings – to consider amendments to Moretown's Zoning Regulations. The proposed revisions will affect all lands and Districts within the Town of Moretown. The proposed amendments include major changes as abbreviated below:

Article III – SPECIFIC USE PROVISIONS

New Section 3.9 for “Special Events”

Remove Section 3.13 (“Subdivisions of Land”)

Change: “Mixed Uses” to Section 3.10; “Mobile Home Parks” to Section 3.11; “Ponds” to Section 3.12; “Public Utility Substations” to Section 3.13

ARTICLE IV – GENERAL REGULATIONS

Amended Section 4.1 (“Access and Frontage Requirements”) to codify expired interim bylaw allowing for development of accessory structures when property already has permitted residence or camp

Change Section 4.5 to “Height and Setback Requirements”; *New* Subsection 4.5 (C) allowing for setback waivers subject to conditional use review

Amended Section 4.11 (“Protection of Streams, Streambanks and Wetlands”) to increase setbacks for streams and rivers from twenty-five (25) to fifty (50) feet, and for Class II wetlands from fifty (50) to seventy-five (75) feet

New Section 4.15 for “Erosion and Sediment Control and Stormwater Management”

ARTICLE V – DEVELOPMENT REVIEW

New Subsection 5.2 (F) for test in determining “undue adverse effect”

ARTICLES VI & VII – SUBDIVISION REGULATIONS

New Subdivision Regulations: Article VI for “Subdivision Standards” and Article VII for “Subdivision Review”

ARTICLE VIII – ADMINISTRATION AND ENFORCEMENT

Change “Administration and Enforcement” from Article VI to Article VIII

ARTICLE IX – DEFINITIONS

Change “Definitions” from Article VII to Article IX

Add definitions for “Slope,” “Planned Residential Development (PRD),” “Undue Adverse Effect,” “Significant Wildlife Habitat,” and “Development Envelope”

***** The full text of the proposed amendments to the Zoning Regulations can be found here:**

<http://www.moretownvt.org/laws-and-ordinances/zoning-regs/>