

## **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..... The report shall provide:*

*(A) brief explanation of the proposed bylaw, amendment, or repeal and ....include a statement of purpose as required for notice under §4444 of this title, (A)nd shall include findings regarding how the proposal:*

- 1. 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. Is compatible with the proposed future land uses and densities of the municipal plan:*
- 3. Carries out, as applicable, any specific proposals for any planned community facilities.”*

### **ARTICLE VI – SUBDIVISION REGULATIONS - New Subdivision Regulations: Article VI for “Subdivision Standards”**

These proposed bylaws seek to implement many goals and objectives stated within the Moretown Town Plan. These include: pursuing land use planning and regulatory approaches that will minimize the fragmentation, degradation or destruction of working land, important wildlife habitat, wetlands, floodplains and significant natural communities (Policy A-1); pursuing land use planning and regulatory approaches that will protect scenic views by maintaining open land (Policy A-12); pursuing land use planning and regulatory approaches that will maintain the relatively slow rate of growth and change typical of a rural Vermont town (Policy B-1); pursuing planning and design strategies that focus on using land effectively such as through compact development patterns rather than rural sprawl (Policy B-3); encouraging compact development residential patterns and building types that facilitate efficient use of land and preserve open space (Policy B-9); promoting energy-efficient and environmentally sensitive site planning and building methods that take advantage of renewable energy including: subdivisions and buildings located, oriented and designed for solar access, as well as subdivisions and site designs incorporating energy efficient landscaping and natural ventilation (Policy C-5); pursuing land use planning and regulatory approaches that result in a pattern and density of development that can be supported by our existing transportation infrastructure without requiring costly upgrades or reducing the rural and scenic character of our road corridors (Policy D-2); AND pursuing land use planning and regulatory approaches that will result in a pattern, scale and rate of development that will not exceed our ability to provide town services and facilities in a cost-effective manner that is affordable for taxpayers (Policy E-1). These proposed subdivision

bylaws are also compatible with the actions stated within the Town Plan. These include: revising the zoning regulations to better protect rural character and open space as recommended in the plan (Action B-12); revising the zoning regulations to incorporate specific standards for meeting emergency service needs including adequate access for emergency vehicles, pull-offs, turnarounds, provision of water for firefighting etc. (Action D-13); and incorporating provisions within the zoning regulations to specifically authorize consideration of the impact of proposed development on public facilities, services and infrastructure during the review and permitting process (Action D-16).