



**Moretown Planning Commission**  
**Report on Technical Amendment to Moretown Zoning Ordinance**  
**November 18, 2020**

This report is in accordance with 24 V.S.A. section 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 of this title...*

*(A) and 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.”*

The Moretown Planning Commission provides this report in accordance with the above statutory provisions, regarding technical amendments to the zoning ordinance. In Moretown, the Planning Commission was asked by the Development Review Board to make technical amendments to the zoning ordinance in order to clean up language that has been poorly worded and as a result, failed to convey the meaning of the ordinance and complicated the Development Review Board’s ability to apply the ordinance to project proposals that come before it. The amendment also incorporates the subdivision bylaws, adopted by the voters at Town Meeting 2020, into appropriate sections of the main zoning ordinance. The technical amendment to the ordinance will allow it to more accurately reflect the intent of the adopted municipal plan.

The Planning Commission anticipates that the technical amendments will be presented to the voters at Town Meeting 2021. Thereafter, the Planning Commission intends to take up substantive amendments to the zoning ordinance that will include new statutory provisions, incorporate the enhanced energy plan, and provide definitions for terms undefined in statute or state rules, such as “ground mounted solar.” The Planning Commission will address

substantive amendments in a public process and provide opportunity for comment before proposing amendments at Town Meeting 2022.

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