

November 18, 2025
**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,

The proposed changes to the adopted Zoning Bylaw represent a major change to support housing development and make the town Zoning Bylaw compliant with recent changes in state law. The proper title for this report is Bylaw Modernization. The proposed changes to the Zoning Bylaw have been made to support development by making the permitting process clearer and more efficient including:

- 1) Allowing the Design Advisory Committee to advise both the DRB and administrative officer and adding review process and criteria**
- 2) Defining major and minor site plans and major change to conditional use along with a process for the administrative officer to act on minor site plan review.**
- 3) Adding language to allow waivers under certain conditions and an associated process for applicants to request waiver along with criteria for the DRB to review.**

The proposed changes have been made to the zoning district map and Zoning Bylaw to comply with new state laws and to better align with town plan goals including increasing housing development opportunities including:

- 1) Adding a new Downtown District,**
- 2) Replacing Residential Town, Residential A, and Residential B with Residential 15, 10, 5 and 1, with revised dimensional standards.**
- 3) Combining Rural Lands One and Two into one Rural District**
- 4) Revisions to manufactured home and manufactured home park development standards**
- 5) Removal of sections on Temporary Overnight Shelters and Transitional Residence**

Changes include, from the previous public hearing, substantial changes to Rural lands zone from the originally approved final draft, particularly regarding lot sizes, setbacks and frontage.

The changes also include, from recent public hearings, substantial changes to all zones, regarding agriculture and farming, permitted and conditional uses.

Additional changes to the definitions of horticulture and animal husbandry.

Minor additional changes in the bylaw text and substantial revisions were made to definitions to support the above changes.

The proposed changes to the district boundaries map and Zoning Bylaw further the goals and policies contained in the municipal plan, including Goal #1, 1.1, 1.3, 1.9, 1.10, 2, 3 and are compatible with the proposed future land uses and densities of the municipal plan.