

**Selectboard’s Edit to Proposed Amendments to the Town Plan
As approved by Selectboard on December 21, 2015**

Town Plan Amendment #1

5.1 Future Pattern of Development
Section 5.1.1 General Policies and Strategies
General Policies

Selectboard proposes a new policy (#11):

“The Town may consider design review for commercial uses in town-designated village areas.”

Town Plan Amendment #2

Section 4.8 Energy (Today) and Section 5.10 Energy (Tomorrow)

No change proposed by Selectboard.

**Selectboard’s Edits to Proposed Amendments to the Land Use Regulations
As approved by Selectboard on December 21, 2015**

Land Use Regulations Amendment #1

Section 4.20 Energy Facility Siting and Development Standards

As proposed by Planning Commission with additions (underlined) and deletions (strikeout) by Selectboard to Excluded Areas:

“Excluded Areas

Energy projects will be evaluated like other forms of land development; however, the following areas will be excluded from consideration for development of new energy projects:

- Conservation District
- Areas ~~within the state defined protected Shoreland Areas which measures 250’~~ 150’ or less from mean high water level for Lake Champlain, unless mounted on an existing structure.
- Steep slopes (equal to or in excess of 15%)
- Flood hazard areas (Flood Hazard Overlay District), and river (and stream) corridors as defined by VTANR
- ~~Wildlife habitat (as identified in *Charlotte Town Plan* or as field delineated)~~

- Lands conserved for purposes contrary to energy project development (e.g. buffer to neighboring property during subdivision review, agriculture, other utility easement areas, etc.).”

Land Use Regulations Amendment #2

Non-substantive, technical edits throughout Regulations

The proposed amendment by the Planning Commission was unchanged by the Selectboard except for an edit to Section 3.13 Sign Requirements.

Proposed amendment (by Planning Commission) to Section 3.13(A):

~~“No signs of a fixed or permanent nature shall be allowed in any zoning district except as specifically provided herein.~~ Signs are only allowed as specifically provided herein.”

Proposed change by Selectboard: eliminate the amendment, so the current sentence remains, i.e.:

“No signs of a fixed or permanent nature shall be allowed in any zoning district except as specifically provided herein.”

Land Use Regulations Amendment #3

Table 2.3 Village Commercial District and Table 2.4 Commercial/Light Industrial District

The proposed amendment by the Planning Commission was unchanged by the Selectboard except for a few clarifications and the addition of a definition in Chapter X for the new use (proposed by the Planning Commission) “Retail, Age Specific”.

Clarifications proposed by Selectboard:

In both Table 2.3 and Table 2.4, under (B) Allowed By Right

- change “Outdoor Market (Max: 10 vendors)” to “Outdoor Market (10 or less vendors)”

In both Table 2.3 and Table 2.4, under (C) Permitted Uses

- change “Outdoor market (max 15 vendors)” to “Outdoor Market (11-15 vendors)”

In Table 2.3 under (D) Conditional Uses

- change “Recreation Indoor” to “Recreation Indoor (10,000 sf max gfa)”

In Table 2.3 and Table 2.4 under (C) Permitted Uses and (D) Conditional Uses

- add “sf” and “gfa” to all numbers indicating use/structure size limitations.

Definition proposed by Selectboard:

“A retail store (as defined herein) in which goods offered for sale consist primarily of products that are restricted by state or federal law to consumers that are 18 years of age and older.”

Land Use Regulations Amendment #4

Section 4.3 Adaptive Reuse of an Existing Structure

As proposed by Planning Commission with addition (underlined) by Selectboard:

“(F) Uses

(4) single and two-family dwellings, on lots which are at a density not less than the density (acres/unit) required for a single-family dwelling for the district in which the building is located or on lots which are legally pre-existing. These will be permitted uses in the Village Residential and Village Commercial Districts and conditional uses in all other districts.”