

Town Plan and Bylaw Amendments

Selectboard Hearings

December 15, 2015

January 7, 2016



Introductions

Planning Commission – Gerald Bouchard, Marty Illick, Peter Joslin, Jeff McDonald, and Charlie Pughe. Jeannine McCrumb, Town Planner / Zoning Administrator and staff to the Commission.

Charlotte Community Development Group – Karen Frost, Dana Hanley, John Higgins, Lindsay Longe, Bill Kiendl, Chris Mack, Dave Marshall, Martha Perkins, Charles Russell, Mike Russell, Howard Seaver, Nancy Wood

Why are we here?

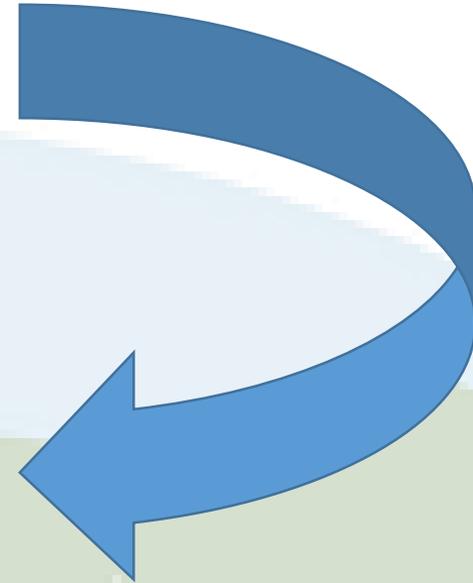
- One of two required public hearings to be held by the Selectboard when considering amendments to the Town Plan and / or Land Use Regulations (aka bylaws)
- Review all tonight
- Repeat performance at the second hearing on Thursday, January 7th or focus on certain proposals / concerns after hearing tonight

Work to date

- CCDG meetings
- Planning Commission work sessions – six total
- Planning Commission public hearing 10/22/15

Tonight's schedule

- Town Plan 1 – Village Center Designation
- Town Plan 2 – Energy Section Update AND Bylaw 1 – Energy Facility Siting and Development Standards
- Bylaw 2 – Housekeeping ('Oops') list
- Bylaw 3 – Conditional to Permitted Uses in Village Commercial and Commercial / Light Industrial Districts
- Bylaw 4 – Two-family dwellings





Town Plan 1 – Village Center Designation

“to support historic village areas by providing funding opportunities (tax credits) for revitalization efforts which support traditional settlement patterns and give the town priority consideration for state grants including municipal planning grants and VT Agency of Transportation grants”

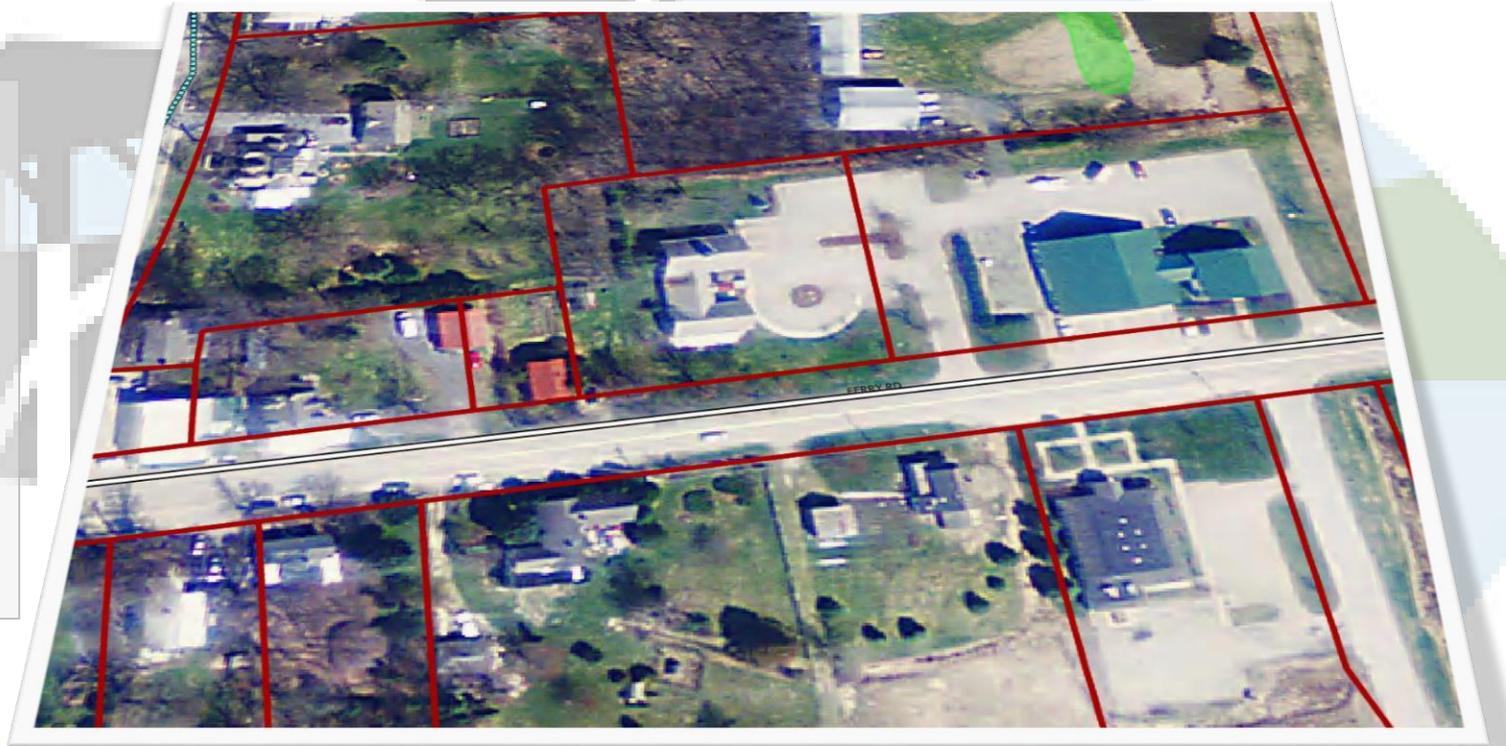
Town Plan 1 – Village Center Designation

Boundary – to be determined but generally limited to historical core commercial areas

Credits are for historic commercial buildings only (income producing)

Benefits:

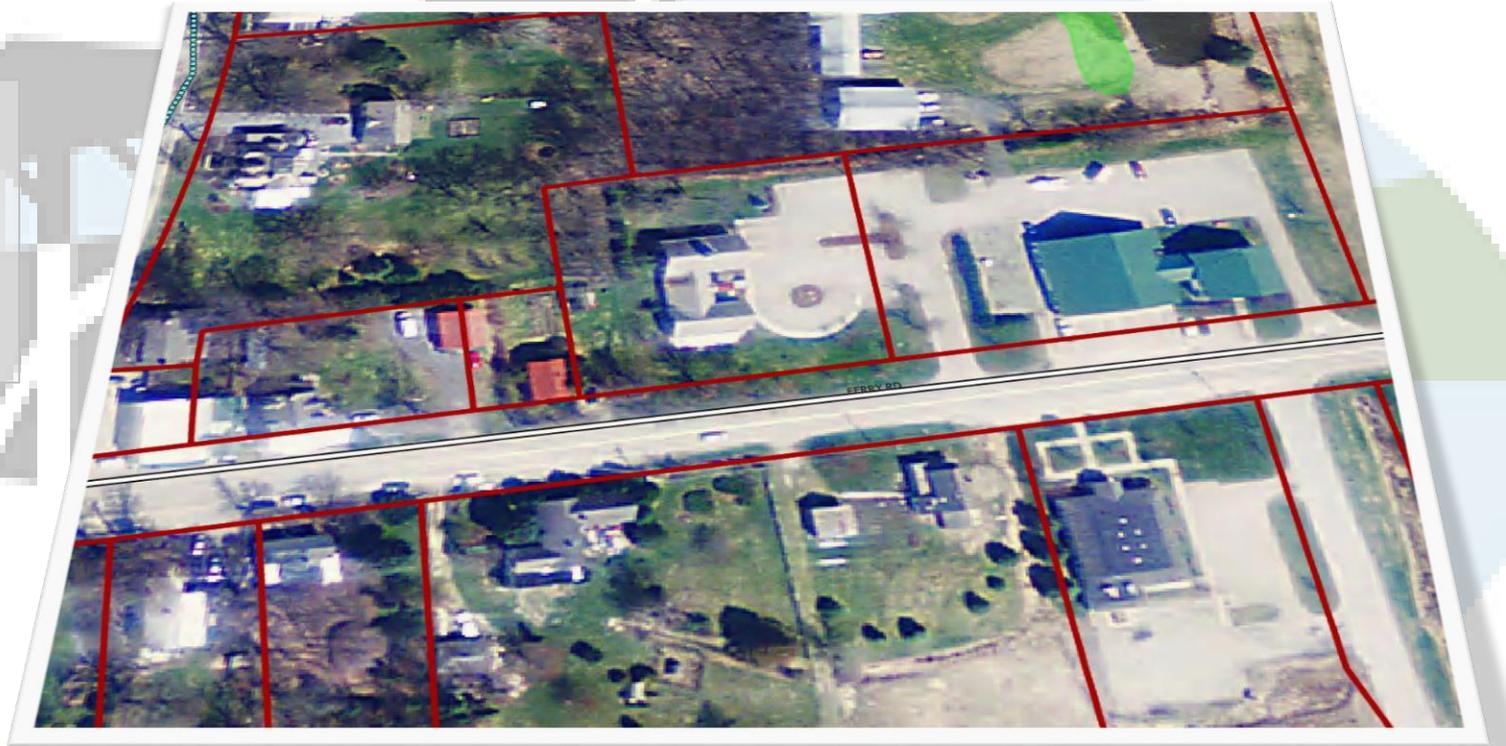
http://accd.vermont.gov/sites/accd/files/Documents/strongcommunities/cpr/131125_Village_Center_benefits.pdf.



Town Plan 1 – Village Center Designation

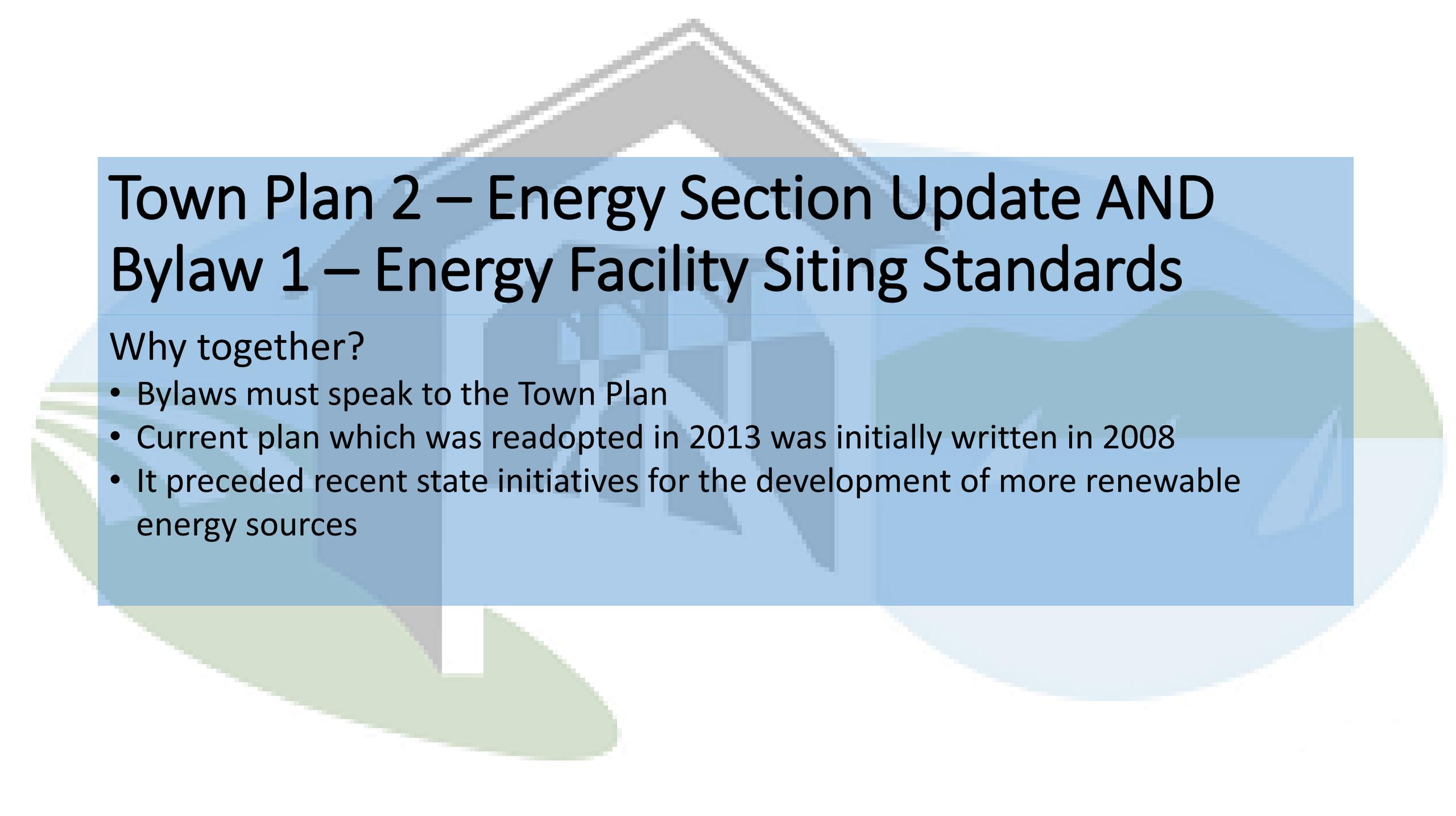
If adopted, next steps:

- Public discussion on proposed boundaries
- Apply for designation
- Decision is made by the Downtown Board





Questions?



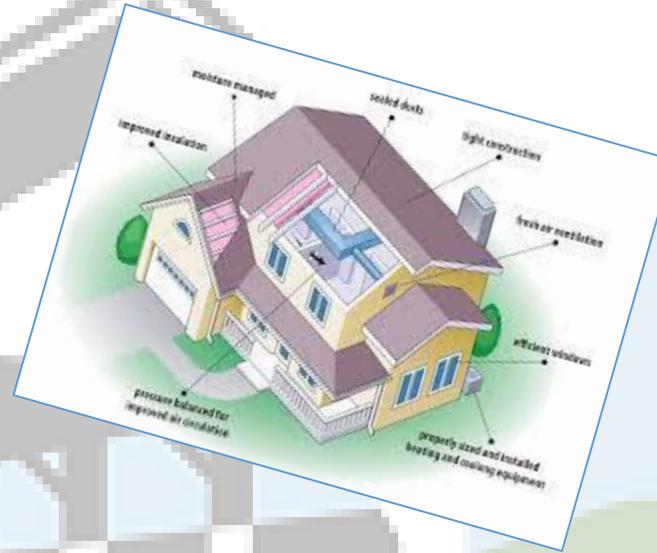
Town Plan 2 – Energy Section Update AND Bylaw 1 – Energy Facility Siting Standards

Why together?

- Bylaws must speak to the Town Plan
- Current plan which was readopted in 2013 was initially written in 2008
- It preceded recent state initiatives for the development of more renewable energy sources

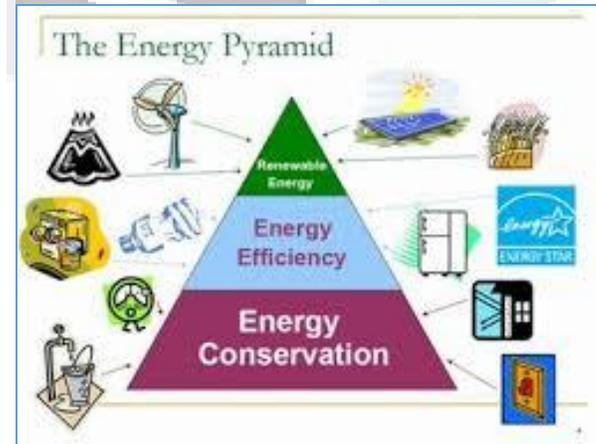
Town Plan

The Plan supports the production and use of renewable energy resources; improvements to energy efficiency in all buildings (public and private); and land use and transportation policies that foster energy conservation.



Bylaws (aka Land Use Regulations)

Recommended changes to the Bylaws (Land Use Regulations) result in the equivalent of Site Plan Review for new energy related projects with an emphasis on scale and integration of the project into the landscape.





Questions?

Bylaw 2 – ‘Oops’ list

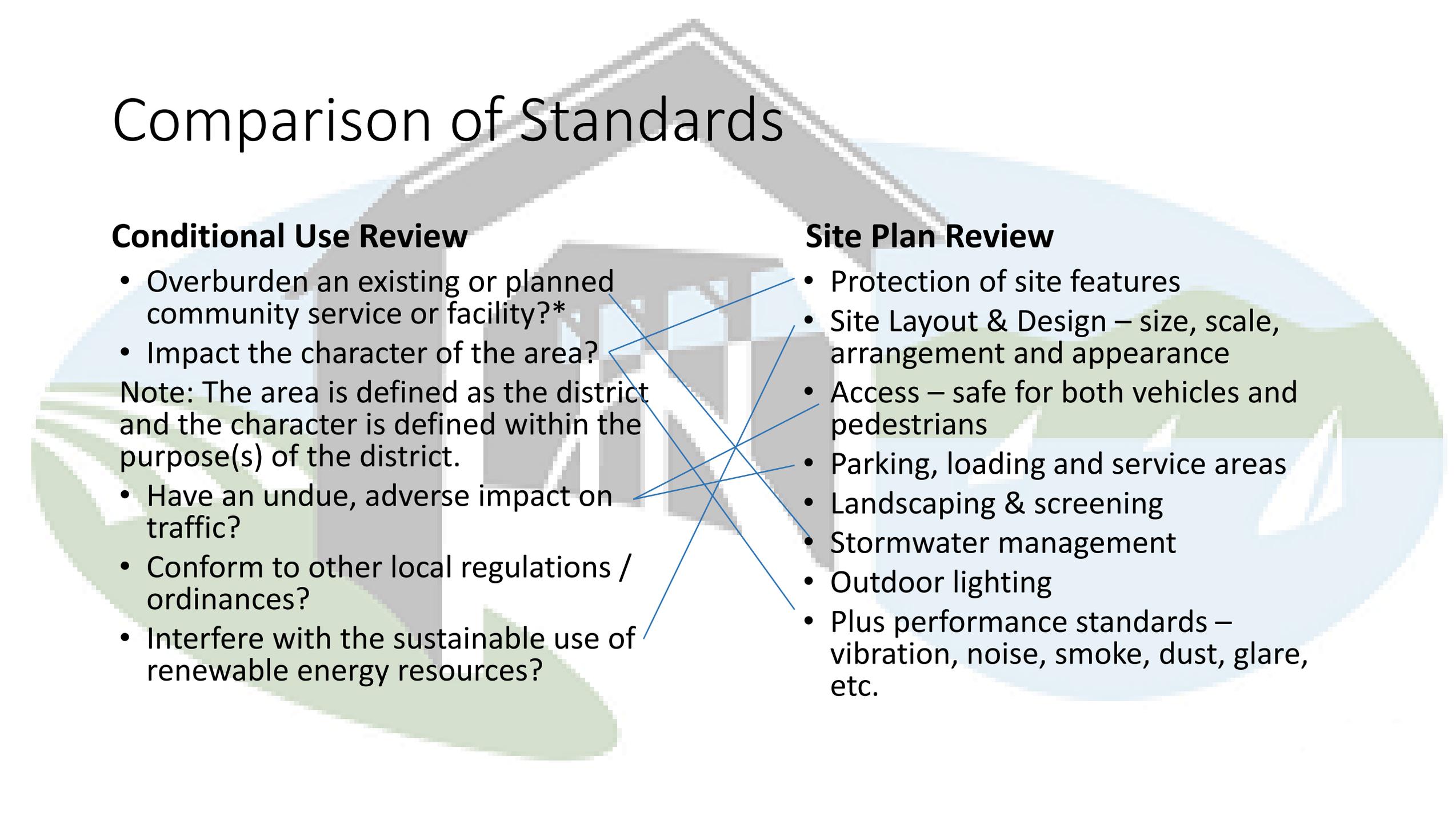
These changes are largely related to grammar, sentence structure and references (for example, wrong section referenced).

If after reviewing you have questions or concerns, please let us know.

Bylaw 3 – Conditional to Permitted Uses

- Suggested changes put forth by the CCDG
- General thought is we are overregulating some types of development that we want in our villages by requiring conditional use review in addition to site plan review
- Conditional use review generally applies when there is some special impact or uniqueness that needs to be evaluated for a particular location.

Comparison of Standards



Conditional Use Review

- Overburden an existing or planned community service or facility?*
- Impact the character of the area?

Note: The area is defined as the district and the character is defined within the purpose(s) of the district.

- Have an undue, adverse impact on traffic?
- Conform to other local regulations / ordinances?
- Interfere with the sustainable use of renewable energy resources?

Site Plan Review

- Protection of site features
- Site Layout & Design – size, scale, arrangement and appearance
- Access – safe for both vehicles and pedestrians
- Parking, loading and service areas
- Landscaping & screening
- Stormwater management
- Outdoor lighting
- Plus performance standards – vibration, noise, smoke, dust, glare, etc.

Other approvals and permits required:

- Site plan review
- Wastewater and Potable Water Supply Permit - new projects or operational changes to existing projects
- Highway access permit
- Other applicable state permits such as fire safety, food & lodging, wetlands, Act 250

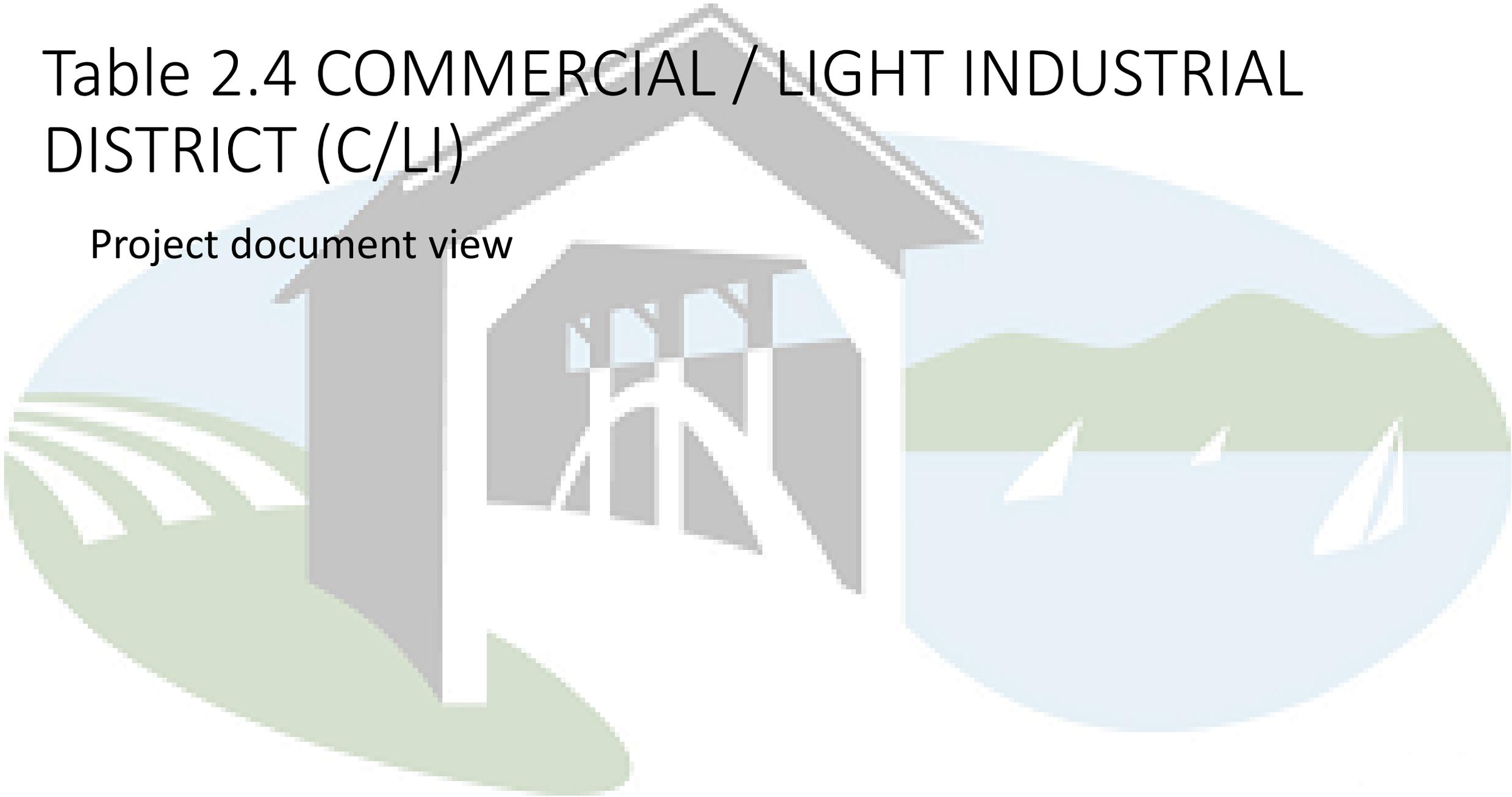
Table 2.3 VILLAGE COMMERCIAL DISTRICT (VCM)

Project document view



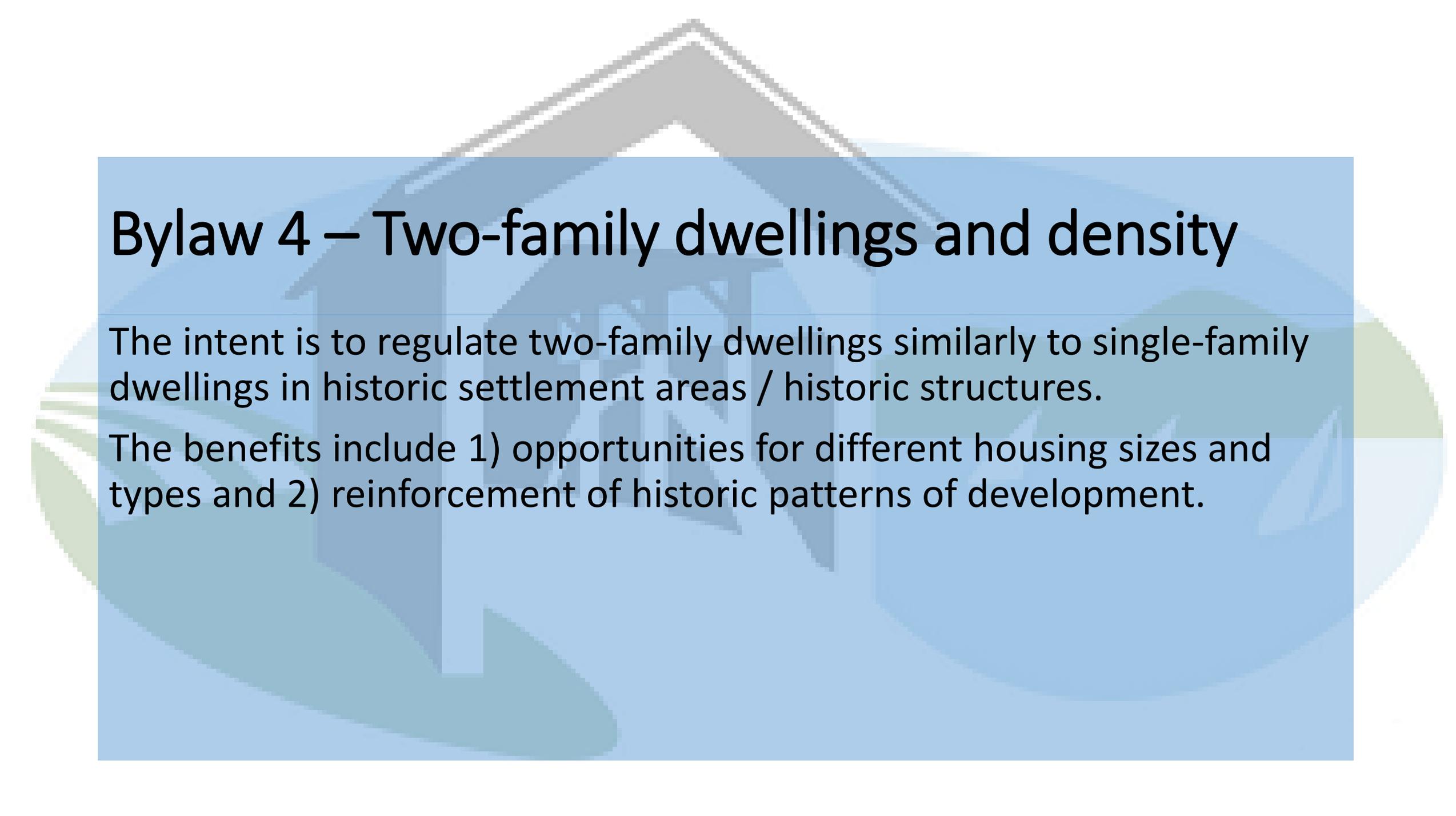
Table 2.4 COMMERCIAL / LIGHT INDUSTRIAL DISTRICT (C/LI)

Project document view





Questions?



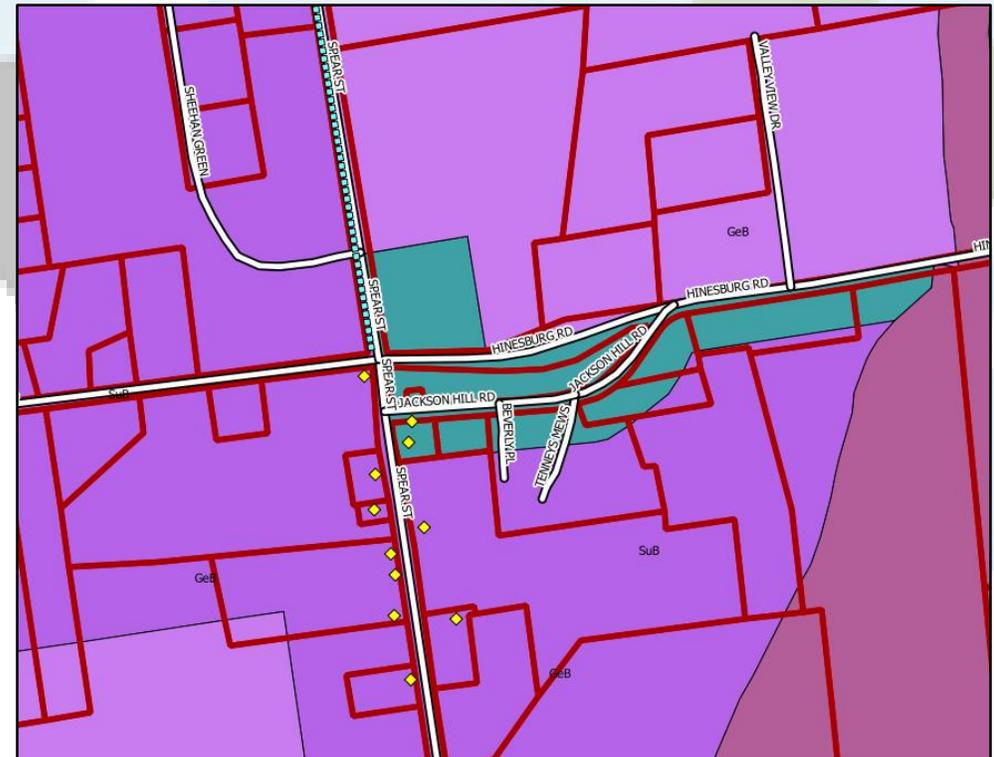
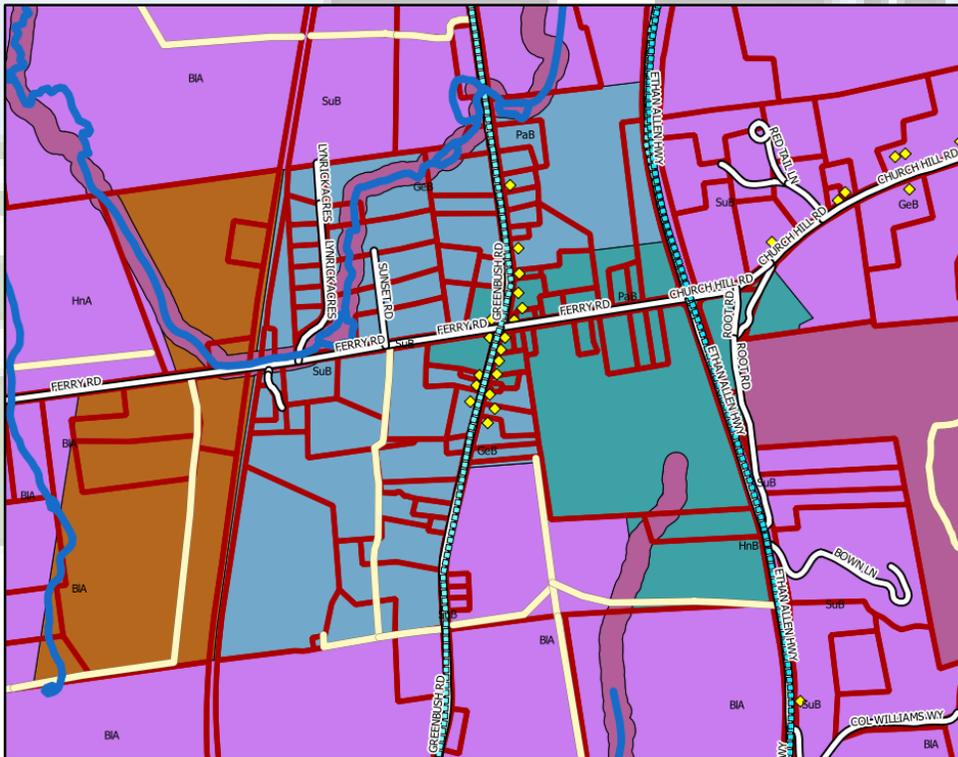
Bylaw 4 – Two-family dwellings and density

The intent is to regulate two-family dwellings similarly to single-family dwellings in historic settlement areas / historic structures.

The benefits include 1) opportunities for different housing sizes and types and 2) reinforcement of historic patterns of development.

Bylaw 4 – Two-family dwellings and density

Permitted use as an adaptive reuse (of historic structure) in West Charlotte Village (WCV), East Charlotte Village (ECV), Village Commercial (VCM) and Commercial / Light Industrial (C/LI) Districts.

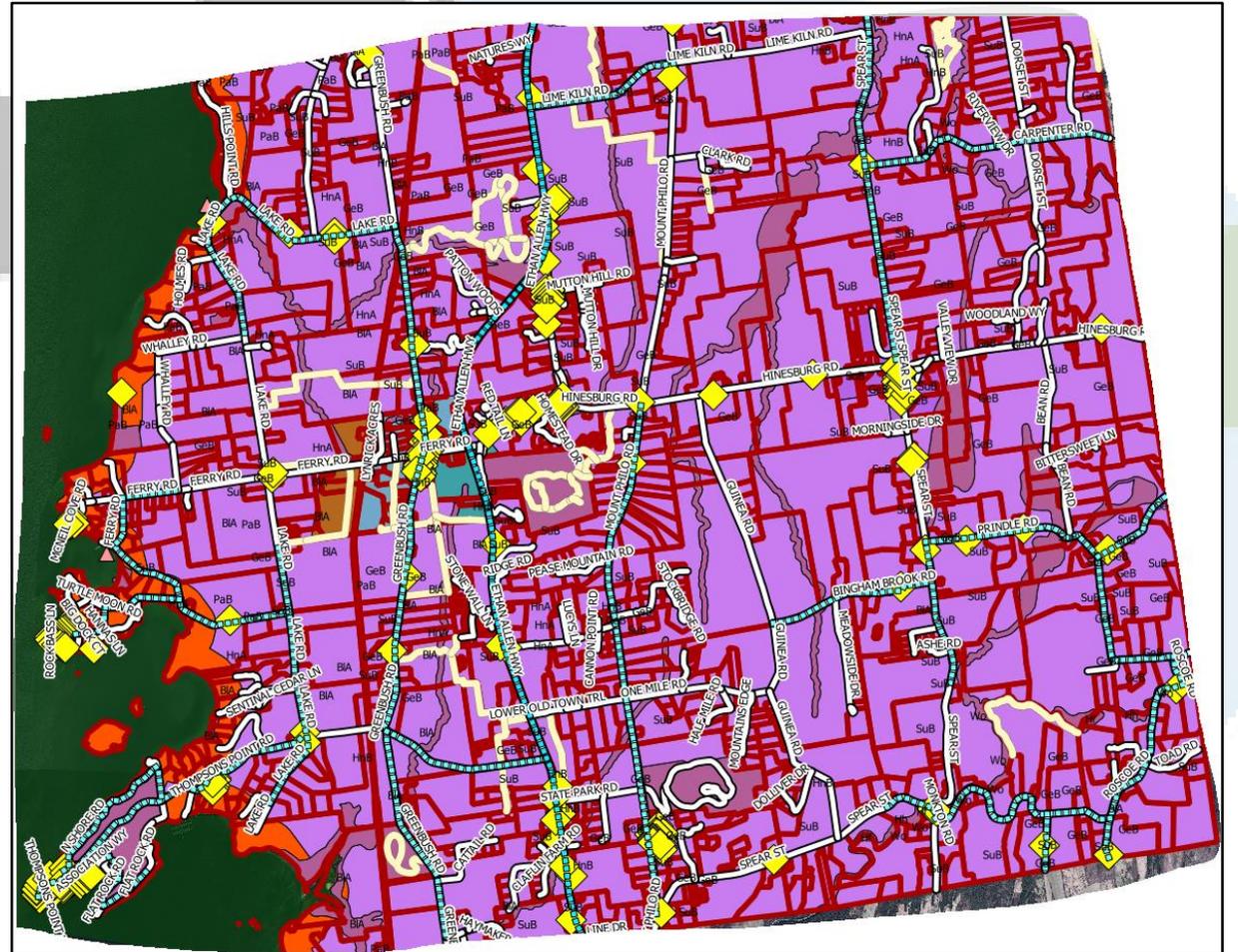


Bylaw 4 – Two-family dwellings and density

Conditional use as an adaptive reuse (of historic structure) in Rural, Shoreland, and Commercial / Light Industrial District.

Other permits / approvals required:

- Wastewater and Potable Water Supply Permit - new projects or operational changes to existing projects
- Other applicable state permits such as fire safety





Questions?



Next Hearing
Thursday, January 7th

Thank you!