
MEMORANDUM – OFFICE OF DEVELOPMENT SERVICES

TO: Interested Citizens
FROM: Bruce W. Woodruff, Town Planner
RE: Zoning Amendment Status after First Hearing
DATE: December 22, 2011
CC:



**POST-PUBLIC HEARING (12/19/11) STATUS OF THE SIX ZONING AMENDMENTS
PROPOSED BY THE PLANNING BOARD**

1. Rearranging and Reformatting Sign Ordinance - This proposal will amend Zoning Ordinance Article V, Signs, in its entirety to reformat and rearrange the text logically for readability with no new wording or intent. ***The Planning Board held the public hearing and moved to send this amendment as written to the Town Clerk as presented with their affirmative recommendation.***
2. Purpose and Intent of Sign Ordinance – This proposal will amend Zoning Ordinance Article V, Signs, by ~~replacing the first paragraph with~~ **adding** a new Section, entitled, “Purpose and Intent” **after the first paragraph** that clarifies the reasons for and functions of the sign regulations. ***The Planning Board held the public hearing, and after hearing comments from citizens, changed the wording substantially by leaving in the first paragraph and adding the new purpose and intent text after that first paragraph. The Board then referred this changed amendment to a second public hearing to be held on Wednesday, January 11, 2012 at 7pm.***
3. Creating Definitions Article in Ordinance – This proposal will create a new Article XV, Definitions, consolidating existing terms currently used throughout the entire document into one place for ease of use, and adding guidance for interpretation of terms. ***The Planning Board held the public hearing, took comments and answered questions. The Board decided to change the order of the wording in one section, which is not a substantial change; therefore they voted to send this amendment to the Town Clerk with an affirmative recommendation.***
4. Adding General Definitions Section to New Definitions Article (above) - This proposal will amend Zoning Ordinance Article XV, Definitions (if so created by Article 3 above) by adding a new section, entitled, General Definitions that would add generally accepted zoning and land use terms to the zoning text for clarity of interpretation. ***The Planning Board held the public hearing, took comments and answered questions. At the request of the public, the Board decided to add some clarifying language to one term, which is not a substantial change;***

therefore they voted to send this amendment to the Town Clerk with an affirmative recommendation.

5. Correcting Commercial Use Setback and lot coverage omissions, adding New Buffer Conditional Use Permit - This amendment to Zoning Ordinance Article VI (F)(2) adds language to the existing table that defines a 50 ft. setback for front, side and rear for commercial structures in the Residential/Agriculture zoning district, and in (F)(2)a, adds a new Conditional Use Permit that would allow reduction of the required 25 ft. vegetative buffer between the building and roadway within the front setback for sufficient cause. Finally, in (F)(3), to add back the Residential/Agriculture zone to the 50% lot coverage maximum requirement as it had been prior to the change approved during the 2011 Town Meeting. This amendment corrects an oversight that allows commercial use lot coverage with no upper limit and no setback requirement in the Residential/Agriculture zone. ***The Planning Board held the public hearing, took comments and answered questions. At the request of the public, the Town Planner explained why the language in F. 2. A. was being deleted. Zoning cannot contain site review requirements that could be waived by the Board, and the specific requirement for locating storage to the side and rear is already contained in the site review regs, which may be waived for justified cause by the Board. The Planning Board then voted to send this amendment to the Town Clerk with an affirmative recommendation.***

6. Revision of Flood Plain Development Ordinance – This proposal will amend Zoning Ordinance Article VIII, Flood Plain Development, by adding language needed for compliance with the National Flood Insurance Program (NFIP) regulations as recommended by a compliance review by the Agency. This action is required from time to time to ensure the Town remains enrolled in the program. ***The Planning Board held the public hearing, answered questions from citizens, and then moved to send this amendment as written to the Town Clerk as presented with their affirmative recommendation.***