

**MORRISVILLE / MORRISTOWN**  
**PLANNING COUNCIL AGENDA**

**Tuesday 10 September 2024 at 5:00 P.M.**

**Morristown Municipal Offices, 43 Portland Street  
Community meeting room of the Old Tegu Theatre**

- p. 2-3 1. Vote: Prior Council meeting minute approval
- p. 4-5 2. Discuss: Section 204.4 Waiver allowance re-write for  
community improvement projects
- p. 6-8 3. Discuss: Review as-revised ZBL Use Table
- p. 9-10 4. Discuss: Review as-revised ZBL Dimension Table
- p. 11 5. Discuss: Review zoning change timeline spreadsheet

**Morrisville/Morristown Planning Council**  
**PO Box 748 / Morrisville, VT 05661**  
**Phone (802) 888-6373**

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**Meeting Minutes of Tuesday 27 August 2024**

**Council Members present:** Etienne Hancock (Chair), Jamie Morris, Josh Goldstein, Wally Reeve

**Council Members absent:** John Meyer

**Council Guests:** Tom Cloutier, Mason Kemerer, Laura Green, Julia Compagna

**Staff:** Planning Director Todd Thomas, Town Manager Brent Raymond, Media Operator Kaysie Smith & Video Recording Operator Charlie Burnham

**Call to Order:** Chair Hancock called the meeting to order in the Community Meeting Room of the old Tegu Theatre, 43 Portland Street, in Morrisville at approximately 5:05 P.M.

**Meeting Minutes:** Member Reeve moved to approve the July 9<sup>th</sup> meeting minutes. A vote of 3-0-1 affirmed the motion with Member Morris abstaining because he did not attend this meeting.

**Discuss: Parking and safety improvement letter for Pleasant St. and downtown Morrisville**  
Planning Director Thomas presented the letter the Council asked him to draft at their prior meeting regarding striping in parking spaces on Pleasant Street and examining the addition of traffic calming features on it and the surrounding streets in downtown Morrisville. The Council was generally pleased with the letter, but asked Mr. Thomas to expand the scope of one of the bullet points from a consultant review of just Pleasant Street, to the surrounding downtown streets, specifically including the intersection of Bridge Street and Portland Street. Mr. Thomas noted that Mason Kemerer's proposed one-way downtown traffic pattern, which is included as one of the letter's bullet points, will be in front of the Selectboard on October 7<sup>th</sup>. Member Reeve moved to have Chair Hancock review these new changes that Mr. Thomas was directed to make to the letter, and to send a signed version of it to the Selectboard for consideration directly thereafter.

**Discuss: Section 204.4 Waiver allowance expansion**

Member Goldstein spoke to expanding the existing Section 204.4(f) Waiver allowance (currently 2 additional dwelling units in exchange for a permanent and durable public art installation) to things like architectural lighting (Section 490.5), decorative pavers, streetscape improvements, fountains, pocket parks, and similar public gathering spaces with shade. The Council was generally agreeable to this request, and Mr. Thomas was asked to draft revised Section 204.4(f) Waiver language as such. Member Reeve asked that any such inclusion for the creation of public parks or public space ensure that the developer or Town would maintain it in perpetuity before such a waiver is granted. It was also decided that the Recreation Coordinator should be added to the list of actors in Section 204.4(f) that could write the required letter to the DRB supporting a Waiver in exchange for the creation of a pocket park or publicly available recreational amenities (ex. basketball court). Mr. Thomas was also instructed to exclude the RRA Zone from the revised Waiver allowance.

**Discuss: Consultant report on 2024 proposed zoning changes**

Planning Director Thomas introduced the Sterling Mountain consultant report that commented on the failed 2024 zoning changes. Chair Hancock said he disagreed with one of the main findings in the report which stated that the 2024 zoning proposal for larger lot sizes in the town contravened the Town Plan. Mr. Hancock added that the entire tenor of the Town Plan was to

direct new development into the village, while keeping the town rural and mostly undeveloped, which larger lot sizes therein would foster.

**Discuss: 3-acre Minimum Lot Size in rural parts of the town**

The Council discussed proposing the recently failed 3 builder's acre minimum lot size out in the town again as part of the next zoning change. Julia Compagna said that increasing the minimum lot size in the town would hurt both young community members looking to build or buy their first home and senior community members who have long planned to subdivide 2-acre lots from their land to fund their retirement. Chair Hancock said that surrounding towns all have much larger minimum lot sizes in their rural areas. The Council agreed not to move forward with a 3 builder's acre minimum lot size in the town again, but instructed Mr. Thomas to introduce graduated lot sizes (R1, R2, R5, etc.) into the Town Plan as part of its next update.

**Discuss: Alternative to Maximum Lot Sizes in village areas**

Planning Director Thomas explained that the Planning Council's maximum lot size zoning response to S.100 / Act 47 of 2023 (which matched a Q&A response on the DHCD website) for lots served by municipal water and sewer was no longer viable with the additional municipal zoning preemptions contained in Act 181 of 2024. He said that Act 181, otherwise known as the Act 250 reform bill, made it very clear that town zoning must allow up to 4 housing units on each municipally served lot. The Council said it would have to work in the coming months to strengthen the existing and recently proposed Section 206 Design Criteria requirements for all residential uses in served areas (including for single-family homes). The Council also decided to retain the Low and Medium Density Zone distinction, increase setbacks in certain zones (like LDR), study creating a small (4 or less) and a large (5 or more) multi-family use, and edit the Zoning Bylaw's Dimension Table to comply with Act 181. Mr. Thomas was asked to present a zoning change timeline spreadsheet at the next Council meeting that scheduled work on the aforementioned edits throughout the fall and perhaps early winter.

\*\*\* The meeting was adjourned at 6:40 PM. Minutes written by Todd Thomas. \*\*\*

- 204.4 **Waiver.** The DRB may reduce up to 25% of any dimensional or numerical requirement, with said percentage calculated by dividing the area lacking the minimum requirement by the required minimum area, provided the waiver request can be found to meet at least 2 of the following goals:
- a. Maintains compact development patterns in the village and the rural feel of the Town
  - b. Minimizes impacts to the environment and natural surroundings
  - c. Does not disrupt the neighborhood's existing settlement pattern
  - d. Does not detract from the value of adjacent properties on the Town's Grand-List
  - e. Protects or enhances historic resources
  - f. ~~Makes the Town a more interesting place to work and live via the installation of a permanent, desirable, and durable public art installation community improvement project. Eligible public art installations community improvement projects include, but are not limited to architectural lighting (per §490.5), fountains, murals, streetscape improvements, place-making architecture, and sculptures, pocket parks or public gathering spaces with shade, and/or other recreational amenities (ex. public basketball court), provided that the developer or Town has committed in-writing to the long-term maintenance thereof. The DRB shall be in receipt of a supporting letter from a community group such as the Town's Recreation Coordinator, River Arts, or MACC stating that the proposed art installation is durable, desirable, and makes the town a more interesting place to work and live. A before granting a community improvement project maximum waiver. Regardless of the above calculation, of a maximum of only 2 additional dwelling units is possible via the community improvement project waiver, withis additional dwelling units being unavailable via this waiver in the Rural Residential Agricultural & Industrial zones).~~
  - g. ~~The creation of new affordable housing per 24 VSA §4303 (1-2) that is permanently deed restricted. The Waiver percentage allowed for the creation of new affordable housing which includes a waiver for minimum parking requirements, shall match the percentage of affordable units proposed in any Affordable Housing Development (ex. a development that is 50% affordable gets up to a 50% Waiver). Said waiver % shall not exceed 75% even if a higher level of affordability is proposed.~~

204.4 **Waiver.** The DRB may reduce up to 25% of any dimensional or numerical requirement, with said percentage calculated by dividing the area lacking the minimum requirement by the required minimum area, provided the waiver request can be found to meet at least 2 of the following goals:

- a. Maintains compact development patterns in the village and the rural feel of the Town
- b. Minimizes impacts to the environment and natural surroundings
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- e. Protects or enhances historic resources
- f. Makes the Town a more interesting place to work and live via the installation of a permanent, desirable, and durable community improvement project. Eligible community improvement projects include but are not limited to architectural lighting (per §490.5), fountains, murals, streetscape improvements, sculptures, pocket parks or public gathering spaces with shade, and/or other recreational amenities (ex. public basketball court), provided that the developer or Town has committed in-writing to the long-term maintenance thereof. The DRB shall be in receipt of a supporting letter from the Town's Recreation Coordinator, River Arts, or MACC before granting a community improvement project waiver. Regardless of the above calculation, a maximum of only 2 additional dwelling units is possible via the community improvement project waiver, with additional dwelling units being unavailable in the Rural Residential Agricultural & Industrial zones).

# 2025 Proposed ZBL

**Conditional Use** - A use that may be permitted by the Development Review Board after public notice and hearing to determine whether the proposal conforms to standards set forth in §630 of the Bylaw.

**Cottage Court Development** – A group of small (1 to 1.5 story) detached residential dwellings arranged around a shared courtyard that is visible from the street. The shared court is a required community-enhancing element, and unit entrances shall face the shared courtyard, which replaces the function of a backyard (see §206.3).

**Day Care Facility** - A conditionally allowed State licensed or State registered Family Childcare Facility caring for more than six full-time children and/or caring for a maximum of six full-time children and more than four part-time children.

**Development** - The division of a parcel into two or more parcels, the alteration of existing property lines, the creation of a new driveway access onto a public road, the erection, enlargement, relocation, or change in use of any structure, or only within a Special Flood Hazard Area any human-made changes to improved or unimproved real estate, including buildings or other structures, mining, dredging, filing, grading, paving, excavation or drilling operations, or storage of equipment and materials.

**Development Review Board** -The Morristown/Morrisville Joint Development Review Board created per 24 VSA §4461.

**Directory Board Sign** - An additional Sign allowance for any business location for which a Sign thereon would not be clearly legible from the Street.

**Drive-Through** - An establishment which by design, physical facilities, service, or by packaging procedures encourages or permits customers to receive services, beverages, food, goods, or be entertained while remaining in their vehicles. Drive-Through uses may be the principal or accessory use on a lot.

\*  
new  
uses

**Dwelling Unit, Single-Family** – A detached residential Building to be used solely as a seasonal or year-round home for one family that may or may not have an Accessory Apartment on the premises.

**Dwelling Unit, Two-Family Dwelling (1 or 2 Units)** - A detached residential Building designed for or occupied as a home by 2 families living independently of each other A residential building that has 2 dwelling units in the same building, or 2 Single-Family dwellings Units located on the same lot, and neither unit is an accessory dwelling unit.

**Dwelling Multi-Family (3 or 4 Units)** – A residential building that has 3 or 4 dwelling units in the same building.

**Dwelling Multi-Family (5 or more Units)** – A residential building that has 5 or more dwelling units in the same building.

**Easement** - The authorization of a property owner for the use by another, and for a specified purpose, of any designated part of his or her property, conveyance suitable for record in the Town's land records.

**Elevation** - For the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the zoning map, the datum shall be mean sea level elevation unless otherwise specified.

**Family** - Other than a Group Home per 24 VSA §4412.1g, a Family shall be defined as a “functional family unit” (regardless of household size) living together for 30 consecutive days or more where all common spaces, appliances, food preparation and costs are shared, or a group of not more than four unrelated persons living together for 30 consecutive days or more where all common spaces, appliances, food preparation or costs are NOT shared.

# 2023 Use Table

204.5a **Uses Allowances.** The use definitions allowed in each zone are shown in the following table:

<b>USE TABLE</b>	<b>CB</b>	<b>COM</b>	<b>MOR</b>	<b>IND</b>	<b>HOS</b>	<b>HDR</b>	<b>MDR</b>	<b>LDR</b>	<b>RRA</b>
Accessory Retail & Food	P	P	P	P	P				
Acc. Use / Acc. Apartment	P	P	P	P	P	P	P	P	P
Bar	C	C							
Brewery	P	P		P					
Bulk Storage of Fuels				C					
Business Services	P	P		P					
Clubs, Private	P	P	C			C	C	C	
Commercial Use	C	C		P					
Community Facility	P	C	C	C		C	C		
Day Care Facility	P	C	C	C	C	C	C	C	
Drive-Through	C	C							
Dwelling Unit, Single-Family	C		P		C	C	P	P	P
Dwelling Unit, Two-Family	C	C	P		C	P	C		
Dwelling Unit, Multi-Family	P	C			C*	C°			
Family Child Care Facility	P	C	P	P	P	P	P	P	P
Fence (non by-right)	C	C	C	C	C	C	C	C	C
Firewood Processing				C				C∞	C
Gas Station									
Group Home	C		P		C	C	P	P	P
Health Care Facility	P	P			P				
Home Business			C		C	C	C	C	C
Home Occupation	P	P	P		P	P	P	P	P
Hotel, Inn or Motel	C	C		C					
Motor Vehicle Sales & Repair		C							
Parking Facility	C	C							
Professional Office	P	P	P	P					
Recreation Facility	P	P	C	C	C	C	C	C	C
Restaurant	P	C							
Retail Sales of Goods & Services	P	P							
Sale of Goods Produced On-Site	P	P		P					
Sexually Oriented Business				C^					
Shelter	C	C	P		C	C			
Special Industrial									C~
Short-Term Rentals	P	P	C	P	C	C	C	C	C
Structures above 35 feet in height			C		C	C	C	C	C
Structures above 50 feet in height	C	C		C					
Warehouse & Storage Facility				P					

\* = The Dwelling Unit Multi-Family use is only allowed in the Hospital Zone as part of a Health Care Facility  
 ^ = Sexually Oriented Business are only allowed in Zone IND #3 (Trombley Hill)  
 ~ = The Special Industry use is only allowed east of Garfield Road between the river (south) and the town line (north)  
 ∞ = The Firewood Processing use is only allowed in the LDR-2 Zone. It is not allowed in Zones LDR-1, 3, 4, and 5.  
 ° = Regardless of any density calculations in the HDR Zone, the adaptive reuse of accessory buildings that existed on 1 January 2023 into 1 or 2 new dwelling units may be administratively approved by the Zoning Administrator.  
**Please Note: All permitted uses with new footprints larger than 20,000 ft<sup>2</sup> require §500 DRB Site Plan Approval.**

# 2025 Use Table

204.5a **Uses Allowances.** The use definitions allowed in each zone are shown in the following table:

<b>USE TABLE</b>	<b>CB</b>	<b>COM</b>	<b>MOR</b>	<b>IND</b>	<b>HOS</b>	<b>HDR</b>	<b>MDR</b>	<b>LDR</b>	<b>RAA</b>
Accessory Retail & Food	P	P	P	P	P	-	-	-	-
<u>Accessory On-Farm Business</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Acc. Use / Acc. Dwelling Unit	P	P	P	P	P	P	P	P	P
Bar / Brewery	C	C	-	C	-	-	-	-	-
<u>Brewery</u>	<u>P</u>	<u>P</u>	-	<u>P</u>	-	-	-	-	-
Building Height above <u>35 30</u> feet	<u>P</u>	<u>P</u>	<u>G</u>	<u>P</u>	C	C	C	C	C
Building Height above <u>50 40</u> feet $\beta$	C	C	-	C	-	-	-	-	-
Bulk Storage of Fuels	-	-	-	C	-	-	-	-	-
Business Services	P	P	-	P	-	-	-	-	-
Commercial Use / <u>Light Industry</u>	C	C	-	P	-	-	-	-	-
Community Facility	P	C	G	C		C	C	-	-
Day Care Facility	P	C	G	C	C	C	C	C	-
Drive-Through	C	C	-	-	-	-	-	-	-
<u>Single-Family Dwelling - 1 &amp; 2 Units</u>	C	<u>C</u>	<u>P</u>	-	C	<u>G</u>	P	P	P
<u>Dwelling Unit, Two-Family</u>	<u>G</u>	<u>G</u>	<u>P</u>	-	<u>G</u>	<u>P</u>	C	-	-
<u>Dwelling (3 &amp; 4 Units)</u>	<u>C</u>	C	-	-	C	C	-	<u>P</u>	-
<u>Dwelling (5 or More Units)</u>	<u>P</u>	<u>C<sup>o</sup></u>	-	-	<u>C*</u>	<u>C</u>	-	-	-
Family Childcare Facility	P	C	P	P	P	P	P	P	P
Fence (not by-right)	C	C	G	C	C	C	C	C	C
Firewood Processing	-	-	-	C	-	-	-	C <sup>∞</sup>	C
Gas Station	-	-	-	-	-	-	-	-	-
Group Home / <u>Recovery Residence</u>	C	-	<u>P</u>	-	C	C	<u>P</u>	P	P
Health Care Facility	P	P	-	-	P	-	-	-	-
Home Business	-	-	G	-	C	C	C	C	C
Home Occupation	P	P	P	-	P	P	P	P	P
Hotel, Inn or Motel	C	C	-	C	-	-	-	-	-
Motor Vehicle Sales & Repair	-	C	-	-	-	-	-	-	-
Parking Facility	C	C	-	-	C	-	-	-	-
Private Clubs	P	P	G	-	-	C	C	C	-
Professional Office	P	P	P	P	-	-	-	-	-
Recreation Facility	P	P	G	C	C	C	C	C	C
Restaurant	P	C	-	-	-	-	-	-	-
Retail Sales of Goods & Services	P	P	-	-	-	-	-	-	-
Sale of Goods Produced On-Site	P	P	-	P	-	-	-	-	-
Sexually Oriented Business	-	-	-	C <sup>^</sup>	-	-	-	-	-
<u>Shelter</u>	<u>G</u>	<u>G</u>	<u>P</u>	-	<u>G</u>	<u>G</u>	-	-	-
Special Industrial	-	-	-	-	-	-	-	-	C <sup>^</sup>
Short-Term Rentals	P	P	G	P	C	C	C	C	C
Warehouse & Storage Facility	-	-	-	P	-	-	-	-	-

\* = Dwelling (5 or More Units) use is only allowed in the Hospital Zone as part of a Health Care Facility use

<sup>^</sup> = Sexually Oriented Business are only allowed in Zone IND #3 Trombley Hill)

<sup>~</sup> = The Special Industry use is only allowed east of Garfield Road between the river (south) and the town line (north)

<sup>∞</sup> = The Firewood Processing use is only allowed in the LDR-2 Zone. It is not allowed in Zones LDR-1, 3, 4, and 5.



# 2023 Dimension Table

204.5b **Dimensional requirements.** Development Class, Minimum lot sizes, areas, frontage and setbacks in each zone are shown in the following table: 6 Additional Requirements.

<b>Dimension Table</b>	<b>CB</b>	<b>COM</b>	<b>MOR</b>	<b>IND</b>	<b>HOS</b>	<b>HDR</b>	<b>MDR</b>	<b>LDR</b>	<b>RRA</b>
<b>Development Class</b>	1	1	1	1,2*&3*	1	1	1	1,2**&3**	3
<b>Minimum Lot Size</b>	1,500	10,000	4,000	40,000	8,000	2,000	4,000	10,000**	80,000
<b>Minimum Area Single-Family</b>	750	10,000	4,000	-	8,000	2,000	4,000	10,000**	80,000
<b>Minimum Area Two-Family</b>	1,500	10,000	10,000	-	16,000	4,000	10,000	-	-
<b>Minimum Area Multi-Family (per unit)</b>	No limit	2,000***	-	-	-	2,000****	-	-	-
<b>Minimum Lot Frontage</b>	20	50	50	50	50	20	50	50	50
<b>Maximum Front Setback</b>	8	-	-	-	-	-	-	-	-
<b>Minimum Front Setback</b>	-	30	35	50	35	- / 8^	25	35	45
<b>Minimum Side Setback</b>	-	5	5	10	10	-	5	10	15
<b>Minimum Rear Setback</b>	-	5	10	10	10	10	10	15	15
<b>Minimum Shoreline Setback</b>	50	50	50	50	50	50	50	50	50

\* = IND Zone Class 2&3 Development allowed in IND#2 (Houle Ave.. frontage to the east), IND#3, IND#4 (west of Ryder Brook only), & IND#5

\*\* = Areas of LDR Zone with Class 2 Development require a 15,000 ft2 minimum lot size per family, and areas of the LDR Zone relying on Class 3 Development require a 25,000 ft2 minimum lot size per family

\*\*\* = The Dwelling Multi-Family use is only allowed in the Com Zone when a Business Services, Restaurant, or Retail Sales of Goods & Services use, or a combination thereof, is provided on at least 50% of the ground / first floor of the building.

\*\*\*\* = 4,000 ft2 of land area per Dwelling Unit is required on Brooklyn St (not 2,000 ft2 as required elsewhere in the HDR Zone)

^ = An 8 foot minimum front setback is required only in the HDR section of Brooklyn Street

**Section 205. General zoning requirements.** In addition to the use and dimensional tables found above in §204a and §204b, all zoning application shall comply with Article III Special Protection Areas, the General Regulations found in §400-§499 of these Bylaws, and §500 Site Plan Approval.

**Section 206. Design Criteria.** The Zoning Administrator or DRB may require the submission of a proposed building rendering to ensure that the below design criteria requirements are met for Dwelling Unit Multi-Family, Dwelling Unit Two-Family, and business uses in the following zones: CB, COM, IND #4 (north of Bridge St only) & IND #5 (airport), HOS, HDR, & MDR.

- a. Architectural repetition: Each building proposed shall be architecturally different than any directly adjacent building (regardless of parcel or property lines). In a townhouse style or similar development, the prohibition on architectural repetition shall be evaluated between the individual townhomes, and not between the adjacent larger building pods (with a building pod being defined as containing 3 or more townhomes on a common foundation).

# 2025 Dimension Table

<sup>o</sup> = Regardless of any density calculations in the HDR Zone, the adaptive reuse of accessory buildings that existed on 1 January 2023 into 1 or 2 new dwelling units may be administratively approved by the Zoning Administrator.

\*\*\* = The Dwelling Multi-Family use is only allowed in the Commercial Zone when a Business Services, Restaurant, or Retail Sales of Goods & Services use, or a combination thereof, is provided on at least 50% of the ground / first floor of the building.

β = Building Height above 40 feet may only be permitted upon written confirmation from the Fire Chief that adequate access exists to the portion of the structure above 40 feet in height via the Town's existing fire-fighting apparatus.

**Please Note: All permitted uses with new footprints larger than 20,000 ft<sup>2</sup> require \$500 DRB Site Plan Approval.**

204.5b **Dimensional requirements.** Development Class, minimum lot sizes, areas, frontage and setbacks in each zone are shown in the following table:

Dimension Table	CB	COM	MOR	IND	HOS	HDR	MDR	LDR	RAA
Development Class	1	1	1	1,2* <sup>o</sup> &3*	1	1	1	1,2**&3**	3
Minimum Lot Size	1,500	10,000	4,000	40,000	8,000	2,000	4,000	10,000**	80,000
Minimum Area Single-Family Dwelling (1 & 2 Units)	<del>750</del> No limit	10,000	4,000	-	8,000	2,000		10,000**	80,000
Minimum Area Two-Family	1,500	10,000	10,000	-	16,000	4,000	10,000		-
Minimum Area Multi-Family Dwelling (per 3 & 4 Units)	No limit	2,000*** 10,000	-	-	8,000	2,000	-	-	-
Minimum Area per Dwelling (5 or more Units)	No limit	2,000***	-	-	2,000	2,000	-	-	-
Minimum Lot Frontage	20	50	50	50	50	20	50	50	50
Maximum Front Setback <sup>^</sup>	8	-	-	-	-	-	-	-	-
Minimum Front Setback	-	30	35	50	35	- / 8 <sup>^</sup>	25	35	45
Minimum Side Setback	-	5	5	10	10	-	5	10	15
Minimum Rear Setback	-	5	10	10	10	10	10	15	15
Minimum Shoreline Setback	50	50	50	50	50	50	50	50	50

\* = IND Zone Class 2&3 Development allowed in IND#2 (west of Houle Ave. frontage to the east and south of Harrel St), IND#3, IND#4 (west of Ryder Brook ~~only~~), & IND#5

\*\* = Areas of LDR Zone with Class 2 Development require a 15,000 ft<sup>2</sup> minimum lot size per-family for Dwelling Unit Single-Family or Two-Family uses, and any areas of the LDR Zone relying on Class 3 Development require a 25,000 ft<sup>2</sup> minimum lot size per-family for Dwelling Unit Single-Family or Two-Family uses.

\*\*\* = The Dwelling Multi-Family use is only allowed in the Commercial Zone when a Business Services, Restaurant, or Retail Sales of Goods & Services use, or a combination thereof, is provided on at least 50% of the ground / first floor of the building.

\*\*\*\* = 4,000 ft<sup>2</sup> of land area per Dwelling Unit is required on Brooklyn St (not 2,000 ft<sup>2</sup> as required elsewhere in the HDR Zone)

<sup>^</sup> = An 8 foot minimum front setback is required only in the HDR section of Brooklyn Street

**Section 205. General zoning requirements.** In addition to the use and dimensional tables found above in §204a and §204b, all zoning application shall comply with Article III Special Protection Areas, the General Regulations found in §400-§499 of these Bylaws, and §500 Site Plan Approval.

**Section 206. Design Criteria.** The Zoning Administrator or DRB may require the submission of a proposed building rendering to ensure that the below design criteria requirements are met for all Dwelling

## Planning Council meeting schedule for the remainder of 2024

<u>Date</u>	<u>Board</u>	<u>Time</u>	<u>Location</u>	<u>Meeting Topics</u>
6/17/2024	Selectboard	5:30 PM	Town Offices	Selectboard public hearing for the HOMES Act 2024 Zoning Changes
6/19/2024	Village Trustees	5:00 PM	Village Offices	Village Trustee public hearing for the HOMES Act 2024 Zoning Changes
7/1/2024	Selectboard	5:00 PM	Town Offices	Selectboard vote on the Homes Act 2024 Zoning Changes
7/9/2024	MPC	5:00 PM	Town Offices	2024 Town Plan public hearing & discuss angled parking on Pleasant St
7/16/2024	Village Trustees	5:00 PM	Village Offices	Village Trustee vote on HOMES Act 2024 Zoning Changes
7/23/2024	MPC	5:00 PM	Town Offices	<del>Parking letter for Pleasant St vote cancelled due to no A/V availability</del>
8/13/2024	MPC	5:00 PM	Town Offices	<del>Meeting cancelled due to VT primary &amp; Charlie being on vacation</del>
8/19/2024	Selectboard	5:30 PM	Town Offices	Selectboard zoning vote? & Public hearing #1 for Town Plan amendment
8/21/2024	Village Trustees	5:00 PM	Village Offices	Village Trustee zoning vote? & public hearing for Town Plan amendment
8/27/2024	MPC	5:00 PM	Town Offices	Parking design for Pleasant St & Section 204.4 Waiver
9/3/2024	Selectboard	5:30 PM	Town Offices	Selectboard public hearing #2 for Town Plan amendment
9/4/2024	Village Trustees	5:00 PM	Village Offices	Village Trustee Town Plan approval vote
9/10/2024	MPC	5:00 PM	Town Offices	Section 204.4 Waiver revision & Review zoning dimensional & use tables
9/16/2024	Selectboard	5:30 PM	Town Offices	Selectboard Town Plan approval vote
9/24/2024	MPC	5:00 PM	Town Offices	Review setbacks, review new Small & Large Multi-Family Residential Uses
10/8/2024	MPC	5:00 PM	Town Offices	Review Section 206 Design Criteria
10/22/2024	MPC	5:00 PM	Town Offices	Review all of zoning change proposal
11/12/2024	MPC	5:00 PM	Town Offices	Meeting cancelled - A/V not available
11/26/2024	MPC	5:00 PM	Town Offices	MPC Zoning Change public hearing?
12/10/2024	MPC	5:00 PM	Town Offices	Review unmet Town Plan priorities
12/24/2024	MPC	5:00 PM	Town Offices	Meeting cancelled - christmas eve