

**TOWN OF MONTGOMERY  
SELECTBOARD  
NOTICE OF PUBLIC HEARING  
Monday September 17<sup>th</sup> 2018  
7:00 p.m.  
Town Public Safety Building  
86 Mountain Road**

Notice is hereby given to the residents of the Town of Montgomery, Vermont that the Montgomery Selectboard will hold a Public Hearing on Monday, September 17, 2018 at 7:00 p.m. at the Town Public Safety Building Temporary Offices, 86 Mountain Road to take comments on the Proposed Zoning Bylaw Amendments.

**Statement of Purpose:** The Planning Commission has divided the proposed amendments into two articles. The purpose of the amendments is to make for a more consistent reading experience, to bring the bylaws into conformance with Title 24, Chapter 117, V.S.A. and to correct previous drafting errors.

**Article I. CLERICAL CHANGES:**

- Reorganized and reformatted into unified development regulations for a more consistent reading experience.
- A table of acronyms and using those throughout, after the initial use of a term.
- New and corrected definitions.
- Technical changes to conform to Title 24, Chapter 117, V.S.A.
- Official Zoning Map.

**Article II. SUBSTANTIAL CHANGES:**

- Road frontage requirements for corner lots reduced.
- Prohibits ponds in Conservation II District.
- Lots accessed by a right of way may be created.
- Regulate the installation and use of outdoor wood-fired hydronic heaters (a/k/a wood fired boilers)
- Standards and appeal procedures for Waiver of Setbacks, Sect. 4.3B.

The changes proposed in Article I are for clarification and/or to bring the Bylaws into conformance with Title 24 V.S.A., Chapter 117 and will not affect the outcome of any development proposal.

The changes proposed in Article II are those that may affect the outcome of some development permit approvals. All geographic areas within the Town may be affected by these changes, however the changes do not change any Zoning District boundaries or add additional Districts.

The full text is available for examination at the Town Clerk's Office and online at the Town Website:  
[www.montgomeryvt.us](http://www.montgomeryvt.us)