

State of Vermont Agency of Commerce & Community Development Department of Housing & Community Development **Municipal Planning Commission Municipal Bylaw Report**

This form is issued pursuant to the Vermont Planning & Development Act and subject to periodic change.

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Contact:

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Overview

Vermont's Municipal & Regional Planning & Development Act (24 V.S.A. §4441) requires a municipal planning commission to prepare a written report when considering an amendment to a bylaw as well as an adoption report upon final action by the legislative body or voters. This report addresses the necessary content for proposed and adopted municipal bylaw submissions.

After completion of the prompts below, save the document and upload the report as a PDF on the State's [Plan and Bylaw Intake Form](#). The bylaws are also submitted as a PDF upload on the intake form. The final/adopted submission must include GIS shapefiles for changes to zoning district boundaries of record on the [Vermont Open Geodata Portal](#). If you need assistance, please reach out to the contact above or your municipality's regional planning commission.

Submission of the intake form and written report serves as notification or final submission to the Department of Housing and Community Development within the Agency of Commerce and Community Development under 24 VSA §4414 (e) and (h).

The submitted written report and bylaws are public records published on the [Vermont Planning Data Center and Library](#). Bylaw submission supports transparency and the

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availability of Vermont's proposed and adopted bylaws from a central digital source for statewide access and use.

Bylaw Summary & Statement of Purpose

Provide a brief explanation of the bylaw and a statement of purpose (per 24 V.S.A. §4441) as required for notice under 24 VSA §4444. Use as much space as needed.

The bylaw addresses several key issues.

1. Support the development of an appropriate-scale of residential development in the Village 1 & Village 2 zoning districts while protecting village character using clear, easily applied standards. The bylaw allows up to 4 unit of housing in Village 1 & Village 2 districts, and allow up to 6 units of housing in existing historic structures.
2. Complement the recently adopted short-term rental ordinance by dictating which districts short-term rentals are allowed in (prohibited in Conservation 1 & 2).
3. Address inconsistencies, clarify bylaw standards and align bylaws with updates to state statute.
4. Ensure flood hazard bylaw meets FEMA minimum standards.

Findings on Municipal Plan Furtherance

Explain how the bylaw conforms with or furthers the goals and policies contained in the municipal plan. Use as much space as needed.

The bylaw furthers the goals and policies of the Municipal Plan.

Natural Resources: The bylaws update the Flood Hazard and River Corridor Regulations to ensure compliance with FEMA minimum standards and ANR river corridor regulations.

Housing: The bylaw supports the goals of balancing long-term housing and short-term rentals and providing housing options in the Village and Center. The bylaw coordinates with the adopted short-term rental ordinance, preventing the development of short-term rentals in Conservation 1 & 2. The proposal allows for the administrative permit of 3-4 units in the Village 1 & 2 district, subject to non-discretionary standards that protect the village character. The proposal also allows for the adaptive re-use of existing structures for up to 6 units of housing.

Land Use: The bylaw's districts align with the proposed land use areas in the plan. The bylaws do not include any of the land under review to change to Village 2, as this was reviewed but rejected during the bylaw update due to natural resource constraints and public feedback.

Findings on Safe & Affordable Housing

Explain the effect of the bylaw on the availability of safe and affordable housing. Use as much space as needed.

The proposed bylaw supports the availability of safe and affordable housing.

- 1) The proposal moves 3-4 units of housing from conditional to permitted use in the Village 1 & Village 2 district. The bylaw identifies specific non-discretionary standards designed to protect Village character.
- 2) The proposal allows for 5-6 units of housing to be located in historic structures.

Findings on Required Provisions & Prohibited Effects

Explain how the bylaw conforms with 24 V.S.A. §4412. Use as much space as needed.

The bylaw conforms to all required provisions and prohibited effects of 4412, updates were made to conform with changes made to 4412 in 2023-2025.

Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4412 (as applicable):

- ☐ *Mobile, modular and prefabricated housing*
- ☐ *Mobile home parks*
- ☐ *Duplex uses*
- ☐ *Multi-unit dwelling uses*
- ☐ *Accessory dwelling unit uses*
- ☐ *Residential care homes or group homes*
- ☐ *Hotels for emergency housing*
- ☐ *Existing small lots*

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- ☐ *Required frontage*
- ☐ *Home occupations*
- ☐ *Childcare home or facility*
- ☐ *Heights of renewable energy structures*
- ☐ *Nonconformities*
- ☐ *Communications antennae and facilities*
- ☐ *Planting projects in flood hazards*
- ☐ *Accessory on-farm businesses*
- ☐ *Lot and dimensional standards for minimum dwelling unit density*
- ☐ *Density for affordable housing*

Findings on Limitations on Municipal Bylaws

Explain how the bylaw conforms with 24 V.S.A. §4413. Use as much space as needed.

The bylaw conforms with 24 VSA 4413, updates were made to conform with changes in statute made 2023-2026.

Check each box to confirm the bylaws conform with these provisions in 24 V.S.A. §4413 (as applicable):

- ☐ *State- or community-owned and -operated institutions and facilities*
- ☐ *Public and private schools and other institutions*
- ☐ *Places of worship*
- ☐ *Public and private hospitals*
- ☐ *Regional solid waste management facilities*
- ☐ *Hazardous waste management facilities*
- ☐ *Emergency shelters*
- ☐ *Required agricultural practices*

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- *Accepted silvicultural practices*
- *Solar energy devices*
- *Ancillary telecommunications improvements and lines*

Findings on Permissible Types of Regulation

Explain how the bylaw conforms with 24 V.S.A. §4414. Use as much space as needed.

The proposed bylaw conforms with 24 VSA 4414. No changes have been made that would affect conformance with 24 VSA 4414.

Municipal Plan Future Land Uses & Density Compatibility

Explain how the bylaw is compatible with the proposed future land uses and densities of the municipal plan.

The proposed bylaw aligns with the proposed future land use of the Town Plan. The proposed bylaw does not include any of the area labelled as "Under Review for Village 2". Those areas were reviewed during the update process but due to natural resource constraints and public feedback, the decision was made to maintain the existing district boundaries.

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Planned Community Facilities

Explain how the bylaw carries out, as applicable, any specific proposals for any planned community facilities.

Not applicable.

Prepared By:

Name, title, and organization of person completing this form.

Emily Klofft, Regional Planner, Northwest Regional Planning Commission

Thank you.