

TOWN OF MONKTON NOTICE OF PUBLIC HEARING

ON THE PROPOSED AMENDMENTS TO THE UNIFIED PLANNING DOCUMENT

The Monkton Planning Commission will hold a hybrid in-person and Zoom public Hearing at 8:00 PM, Tuesday, May 3, 2022 at the Monkton Town Hall (92 Monkton Ridge) to take public testimony on the proposed Amendments to the Unified Planning Document. The Planning Commission will discuss and vote on any proposed changes after this Public Hearing.

STATEMENT OF PURPOSE

Monkton's Unified Planning Document exists to provide process and procedure to guide orderly development within the town. It is comprised of two parts, Section I that contains the town's Zoning Regulations and Section II that addresses the Subdivision Regulations. All development regulations take their guidance from the Town Plan, but unlike the Town Plan do not expire. Once adopted these regulations remain in effect until amended by the voters. The amendments proposed here, are intended to streamline the Zoning and Subdivision process and to make the process more open to the community.

All of the proposed amendments support the goals of the Town Plan and provide clarity and greater community input in the development process. They are compatible with proposed future land uses and densities of the municipal plan and planned community facilities.

In the Zoning regulations:

We modernized language to remove any bias.

We updated or added the following sections:

To better protect wetlands, we updated section 230 E. and E. 1., and G.

Section 230 and Map 1 – The planning regions have been better defined.

We modernized Section 230 I. "RLA" Ridgeline Overlay District and likewise Section 280 to match other conservation districts.

Electronic posting of all materials was added as Section 305.

To simplify site plan regulations, Section 364 3., 4., and 5. were updated.

To address invasive species, we added that plantings should be non-invasive and preferably native species to the definition of screening, and Sections 364 C. 2., 372 C. 4., 415 B., and 420 2.1.1 (a).

To address "tiny houses," we added two new sections: Section 437 - Travel Trailers, and Section 505 - Tiny Houses as well as defining tiny houses in definitions.

To protect groundwater resources, we prohibited commercial water extraction in section 485.

To align Section 542 – Abandonment of Structures and Section 400 – Non Conforming Uses, Structures and Lots we updated both and added Abandonment to Definitions.

We aligned Section 503 Accessory Building language with new State Law.

To address light pollution, we updated Section 584 F.

To make people aware of the State Laws on Shade trees we add Section 595 Tree Wardens and Preservation of Shade Trees.

To better manage erosion, we replaced section 584 I. with a new section 595 on Erosion Control.

To better manage storm water, we replaced section 584 J. with a new section 596 on Stormwater Management.

To better protect riparian buffers, we added a new Section 597 Riparian (Rivers and Streams) Buffers and Buffers Around Natural Ponds.

To better inform residences of wetland laws, we added Section 598 Wetlands.

To address issues with steep slopes, we added a new Section 599 Steep Slopes.

IN THE SUBDIVISION REGULATIONS

The most substantial change to the Unified Planning Document is on Planned United Developments (PUDs) sections 830 and 905. Section 905 was completely rewritten to modernize it to promote affordable housing, lessen impacts on farmers, and better conserve open space. Section 830 makes it clear that PUDs may be a normal part of the subdivision process. Specifically, we:

1. Revised the purpose and added Village and Rural districts
2. Revised use of open space
3. Addressed non-contiguous parcels for open space
4. Created new thresholds for PUDs
5. Rewrote common land requirements
6. Addresses density bonuses, affordable housing, elderly housing
7. Changes to Section 830 Preliminary Plat Application and Review

Additionally, these new sections were added.

Electronic posting of all materials was added as Section 807.

To make people aware of the State Laws on Shade trees we add Section 965 Tree Wardens and Preservation of Shade Trees.

The areas of the town affected the proposed Amendments are:

Changes to the Ridgeline district impact that district.

All other proposed amendments affect all districts of the town.

Monkton UPD Table of Contents:

DEFINITIONS	7
TOWN OF MONKTON ZONING REGULATIONS	18
ARTICLE I Enactment and Intent.....	18
ARTICLE II Establishment of Zoning Districts and Zoning Map	20
ARTICLE III. Administration and Enforcement.....	29
ARTICLE IV. Special Uses.....	45
ARTICLE V Miscellaneous Requirements of the Act	56
ARTICLE VI Flood Hazard Area Requirements	70
TOWN OF MONKTON SUBDIVISION REGULATIONS	76
ARTICLE VII Enactment, Purpose, Authorization and Waivers	76
ARTICLE VIII Subdivision Application and Review Procedure.	78
ARTICLE IX. Design Development Standards.....	89

Copies of the Unified Planning Document and copies of the proposed amendments are available for review or obtained at the Town Offices, 92 Monkton Ridge during normal business hours. They may also be viewed on the town website at: <http://monktonvt.com/boards-and-committees/planning-commission/>

Written testimony will be accepted by the Commission if received by 5/2/2022 at planningcommission@monktonvt.com, or the Planning Commission's mailbox at the Town Hall (before close of business on Monday at 1 pm).

Zoom Meeting Information:

Link to join a Zoom meeting by computer video: <https://zoom.us/join>

Monkton's Zoom meeting ID: 802-453-3800

Monkton's Zoom Password: 1762

Telephone Number to attend meeting by phone: 646-558-8656

For more information please contact: Marilyn Cargill 453-5192 or Wendy Sue Harper, 453-2680 Co-Chairs of the Planning Commission at planningcommission@monktonvt.com, or Sharon Gomez, the Town Clerk at (802) 453-3800 or at: TownClerk@monktonvt.com.