

WESTFORD PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Westford Planning Commission hereby provides notice of a public hearing being held pursuant to Title 24, Section 4441 of the Vermont State Statutes for the purpose of hearing public comments concerning: **Proposed amendments to the Westford Land Use & Development Regulations.**

The public hearing has been scheduled for: October 17, 2016 at 7:00 p.m. at the Westford Town Office, 1713 VT Route 128, Westford, Vermont.

Purpose:

The Planning Commission is proposing to amend the Westford Land Use & Development Regulations for the following purposes:

- 1) To correct and clarify certain spelling, grammatical and punctuation errors that appeared in the first draft of the new regulations;
- 2) To clarify the driveway and road standards;
- 3) To clarify when and under what circumstances lots in a subdivision may be identified and considered as ‘deferred lots’;
- 4) To clarify the applicability of the regulations of agriculture and silvicultural purposes.

Geographic Area Affected: Entire Town.

Summary of Changes to the Westford Land Use & Development Regulations:

Section 112.B(2) (Agriculture and Silviculture), eliminate setback and building envelope; **Section 202.B** (Water Resources Overlay), gave administrative officer more discretion; **Section 203.C** (Interpretation of District Boundaries), corrected typographical error; **Section 213.A** (Common District-Permitted Uses) clarified regulation; **Section 223.A** (Village District-Permitted Uses), clarified regulation; **Section 233.A** (Rural 3 District-Permitted Uses), clarified regulation; **Section 243.A** (Rural 5 District-Permitted Uses), clarified regulation; **Section 251.A** (Rural 10 District-Purpose), clarified regulation; **Section 253.A** (Rural 10 District-Permitted Uses) clarified regulations; **Section 262.B** (Form Based Code Overlay-Applicability), corrected typographical error; **Section 263.B** (Planning and Design Standards-Building Form), corrected typographical error; **Section 263.E** (Planning and Design Standards-Design), corrected typographical error; **Figure 7** (Transect Zone Summary Table), corrected typographical error; **Section 282.A** (Flood Hazard Overlay District-State and Federal Law), corrected typographical error; **Section 283.A** (Flood Hazard Overlay District-Exempt Uses), clarified regulation; **Section 288.A** (Flood Hazard Overlay District-Application Requirements), corrected typographical error; **Section 311.D** (Basic Subdivision Design) corrected typographical error; **Section 311.E** (Basic Subdivision Design), eliminated need for building envelope; **Section 311.F** (Basic Subdivision Design), clarified need for DRB approval for future development of deferred lots; **Section 314.I** (Planned Unit Development-Common Outdoor Space), clarified regulation; **Section 321.C (10)** (Vehicular Access-Pre-Existing Driveways), gave DRB discretion to require driveway improvements; **Section 321.C (11)** (Vehicular Access-Rights-of-Way), established rights of way for roads and driveways; **Section 321.D** (Roads Serving New Development), clarified regulation; **Section 321.D (3)** (Roads Serving New Development- Design and Construction Standards), clarified road construction standards; **Section 321.D (5)** (Roads Serving New Development-Compatibility with Anticipated Traffic and Use), corrected typographical error; **Section 321.D (7)** (Roads Serving New Development-Intersections), clarified regulation; **Section 321.D (11)** (Roads Serving New Development-Emergency Vehicle Turnouts), clarified regulation; **Section 328** (Water and Wastewater Systems), corrected typographical error; **Section 418.A** (Certificate

of Occupancy), clarified regulation; **Section 421.A (1)** (Site Plan Review-Applicability) clarified regulation; **Section 421.A (3) and (4)** (Site Plan Review-Applicability), corrected typographical errors; **Section 433.A (2)** (Deferred Approval-Applicability), removed limitation on subdivision of deferred lot; **Section 454.C** (Enforcement Procedures-Action), corrected typographical error; **Section 511.A (2)** (Definitions-Accessory Structure) clarified regulation; **Section 511.P (13)** (Definitions-Private Road) clarified regulation; **Section 511.P (14)** (Definitions-Productive Agriculture Land) clarified regulation; **Section 511.R (12)** (Definitions-Roads), eliminated driveway from definition of roads; **Section 511.S (18)** (Definitions-Structure, Accessory) clarified regulation.

Location Where Full Text May be Examined: Copies of the full text of the proposed amendment to the Westford Land Use & Development Regulations are available at the Westford Town Office, 1713 VT Route 128, Westford, Vermont or may be viewed on the Town of Westford website at www.westfordvt.us

Dated at Westford, Vermont this 12th day of September

Gordon Gebauer, Westford Planning Commission Chair