

FY23 Bylaw Modernization Grant Projects

[Bylaw Modernization Grants](#) will support local zoning bylaw updates to enhance the production of affordable homes in development-ready places, confront the State's housing crisis, and help communities become more equitable, energy-smart, and economically strong and affordable. This second round of Bylaw Modernization Grants is awarded by the Department of Housing and Community Development with funding appropriated by the legislature. Municipalities will use \$264,658 in fiscal year 2023 State funding to hire regional planning commission or consulting staff with expertise in bylaw writing and public outreach. This year's grant leveraged \$30,296 in local match funding and will support 15 projects in 7 regional planning commission regions. The Department received a total of 16 applications requesting over \$280,000 in funding. Descriptions of the FY23 projects are listed below.

These awards build upon last year's grants of \$500,000 to 41 communities, bringing the total number of municipalities served to 56, 27% of municipalities with adopted zoning in Vermont.

Barre City will hire a planning consultant to conduct an examination of the community's housing preferences and needs, identify ways to reduce barriers to creating additional and flexible types of housing, and draft amendments to their current Unified Development Ordinance and Zoning Map.

For more information, contact Janet E. Shatney, PPADirector@barrecity.org

Grant Funds Awarded: \$25,000

Brandon will update the Brandon Land Use Ordinance with a focus on updates to dimensional standards that increase housing choice, affordability, and achieve other smart growth objectives in the Town's Designated Downtown and surrounding neighborhoods.

For more information, contact David Atherton, datherton@townofbrandon.com

Grant Funds Awarded: \$9,648

Brookfield will enhance its zoning bylaws to address the local and the regional housing shortage, remove obstacles to developing more housing units, and create an educational platform for the community to learn about the benefits of allowing different types of housing in the community.

For more information, contact Connor Rigney, crigney@trorc.org

Grant Funds Awarded: \$11,340

Charlotte will conduct a ‘deep dive’ into its land use regulations to identify and remove zoning barriers and evaluate needed infrastructure to enable higher density development (including affordable housing) in the two historic villages of this rural community.

For more information, contact Larry Lewack, townplanner@townofcharlotte.com

Grant Funds Awarded: \$13,600

Danville will update its current zoning bylaws to achieve the goals of the Town Plan by streamlining suitable development that supports vibrancy and a range of housing opportunities in its village cores, historic neighborhoods, and overlay districts for design control and developed shoreline. This project will help address the lack of affordable housing and right-size the housing and business sectors to fit the town’s rural setting.

For more information, contact Michael Hogue, mhogue@outlook.com

Grant Funds Awarded: \$10,980

Fair Haven will update and amend the Town of Fair Haven Zoning Regulations, last modified in 2010, by removing low-density suburban standards and allowing more flexible property uses. This project will encourage economic development, housing, and a walkable built environment.

For more information, contact Joseph Gunter, fhmanager@comcast.net

Grant Funds Awarded: \$8,838

Hardwick will hire a planning consultant who will work with town staff, elected officials, and residents to review the Town's unified zoning bylaws and to draft amendments to reflect smart growth principles and support the creation of additional housing options in the Town’s two designated Village Centers: Hardwick and East Hardwick.

For more information, contact Kristen Leahy, kristen.leahy@hardwickvt.gov

Grant Funds Awarded: \$18,270

Newfane will address its severe housing shortage and the high-cost burdens experienced by households throughout the community by updating the Town’s zoning bylaws to promote infill housing development in and around Newfane's three village centers.

For more information, contact Susan Westa, swesta@windhamregional.org

Grant Funds Awarded: \$23,206

Peacham will ensure a variety of housing units for all income levels and age groups within the town by aligning its zoning bylaws with the current Town Plan, researching creative wastewater and potable water solutions that encourage new construction and shared infrastructure in the rural villages, and assessing teachers’ housing needs.

For more information, contact Alison Low, alow@nvda.net

Grant Funds Awarded: \$8,964

Reading will update its Zoning Ordinances to implement the new Town Plan with a particular focus on bylaw modernization to better address housing, village revitalization, and to promote healthy community initiatives.

For more information, contact Martha Harrison, mharrison@marcvt.org

Grant Funds Awarded: \$14,094

Rockingham will revise its zoning bylaws – with a focus on permitted and conditional use categories that govern Accessory Dwelling Units, home childcare, home occupations, and home businesses; to promote town-wide housing investments intended to stimulate new housing development and economic growth in its villages and neighborhoods.

For more information, contact Charles Wise, planning@rockbf.org

Grant Funds Awarded: \$24,496

Rutland City will hire a consultant to conduct necessary public outreach and prepare final amendments to the City’s zoning regulations, building upon prior work completed in 2020.

For more information, contact Andrew Strniste, andrews@rutlandcity.org

Grant Funds Awarded: \$25,000

Shelburne will hire a consultant to analyze existing zoning regulations to identify and remove barriers that inhibit housing opportunities (modeled after the *Enabling Better Places: Zoning Guide for Vermont Neighborhoods* and Smart Growth Principles) and conduct a public review process for the new zoning bylaws.

For more information, contact Lee Krohn, lkrohn@shelburnevt.org

Grant Funds Awarded: \$25,000

St. Johnsbury will scrutinize its zoning regulations to remove any regulatory, cost, or logistical barriers to realizing the housing development that is needed to serve all incomes and household types within the municipality.

For more information, contact Irene Nagle, inagle@nvda.net

Grant Funds Awarded: \$21,222

Waterbury will hire a consultant to assist the Planning Commission in sharing data and engaging the public using an accessible and comprehensive public outreach strategy on

the revision of the Unified Development Bylaws (UDB) Phase 1. This project seeks to modernize bylaws for increased density of housing within Waterbury's walkable downtown.

For more information, contact Stephen Lotspeich, slotspeich@waterburyvt.com

Grant Funds Awarded: \$25,000

State Award Funding Totals: \$264,658