

TOWN OF BARNET
NOTICE OF PUBLIC HEARING

Notice is hereby given to the residents of the Town of BARNET, VT that the Barnet Planning Commission will hold a public hearing in the Barnet Town Clerk's Office (1743 US Route 5 South) on Wednesday, March 13, 2019, at 7:00 p.m.

This hearing will be held for public review of and comment on the proposed amendment to Barnet Town Plan pursuant to Title 24 VSA, Chapter 117.

The purpose of the Barnet Town Plan is to establish a coordinated, comprehensive planning process to guide decisions made by the Town. The proposed amendment consists of the following recommended action to be inserted on page 36 of the current plan, adopted August 10, 2015:

"Pursue Village Center designation for qualifying village cores, including MacIndoe Falls, Barnet Village, West Barnet, and Passumpsic. This designation, while not regulatory, would make tax credits available for fit-up of income-producing properties, and enhance eligibility for grants to improve infrastructure and civic and governmental buildings."

No other changes are proposed to the plan, which can be viewed in its entirety on the Town of Barnet's web site: <https://barnetvt.org/>

The proposed amendment will not alter any land use designations and is deemed by the Planning Commission to be compatible with the following goal of the adopted plan:

"To encourage the location of appropriate businesses and services within villages which are conducive to village life and within walking distance of the residents."

Copies of the proposed plan amendment are available at the Town Clerk's office. Normal weekday hours are Monday through Friday, 9 a.m.-noon and 1-4:30 p.m.. A copy of the plan amendment is also available online on Barnet's web site.

Written comment on the plan amendment should be directed to Shirley Warden, Secretary of the Barnet Planning Commission, 521 Warden Road, Barnet, VT 05821.

Dated in Barnet, Vermont, February 6, 2019.

TOWN OF BARNET PLANNING COMMISSION

Planning Commission Reporting Form for Municipal Plan Amendments

This report is in accordance with 24 V.S.A. §4384(c) which states:

*“When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. **The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.**”*

The plan amendment adds the following recommended action to the section 11. Villages (found on page 36 of the existing Barnet Plan:

Pursue Village Center designation for qualifying village cores, including MacIndoe Falls, Barnet Village, West Barnet, and Passumpsic. This designation, while not regulatory, would make tax credits available for fit-up of income-producing properties, and enhance eligibility for grants to improve infrastructure and civic and governmental buildings.

The above plan amendment furthers the village goal “To encourage the location of appropriate businesses and services within villages which are conducive to village life and within walking distance of the residents.” The amendment does not change land use designations or alter other goals and strategies of the 2015 Town Plan, which was originally on August 10, 2015 and is set to expire on August 10, 2023.

If added, the Town of Barnet will be eligible to receive Village Center Designation from the State of Vermont. If granted, the designation will be valid for 8 years. The designation has no regulatory requirements, such as zoning provisions or ordinances.

If the proposal would alter the designation of any land area, the report should cover the following points:

1. *The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.*

This is not applicable.

2. *The long-term cost or benefit to the municipality, based upon consideration of the probable impact on:*

(A) *the municipal tax base; and*

(B) *the need for public facilities;*

It is possible that the designation may provide an incentive for reinvestment in village properties, which in turn, may add to the tax base.

3. *The amount of vacant land which is:*

(A) *already subject to the proposed new designation; and*

(B) *actually available for that purpose, and the need for additional land for that purpose.*

This is not applicable.

4. *The suitability of the area in question for the proposed purpose, after consideration of:*
- (A) *appropriate alternative locations;*
 - (B) *alternative uses for the area under consideration; and*
 - (C) *the probable impact of the proposed change on other areas similarly designated*

This is not applicable.

5. *The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area.”*
- Areas appropriate for village center boundaries are compact, traditional centers of development that contain a mix of residential, commercial, civic and community uses.

Please Note:

- ❖ The planning commission must hold at least one public hearing within the municipality after public notice on any proposed plan or amendment.
- ❖ At least **30** days prior to the first hearing, a copy of the proposed plan or amendment and the written report must be delivered with proof of the receipt, or mailed by certified mail, return receipt requested, to each of the following:
 1. the chairperson of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that municipality;
 2. the executive director of the regional planning commission of the area in which the municipality is located;
 3. the Department of Economics, Housing and Community Development within the Agency of Commerce and Community Development; and
 4. business, conservation, low income advocacy and other community or interest groups or organizations that have requested notice in writing prior to the date the hearing is warned.
- ❖ The planning commission may make revisions to the proposed plan or amendment and to any written report, and must thereafter submit the proposed plan or amendment and any written report to the legislative body of the municipality.
- ❖ If the legislative body changes any part of the proposed plan, the planning commission must submit to the legislative body, at or prior to the public hearing, a report that analyzes the extent to which the changed proposal, when taken together with the rest of the plan, is consistent with the legislative goals established in 24 V.S.A. §4302.
- ❖ Simultaneously with the submission, the planning commission must file with the clerk of the municipality a copy of the proposed plan or amendment, and any written report, for public review.

1 **11. VILLAGE ISSUES**

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3 Introduction

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5 There are five incorporated villages in the town of Barnet: Barnet,
6 East Barnet, West Barnet, Passumpsic and McIndoe Falls. Traditional
7 development with homes clustered tightly together surrounded by
8 farms, forest land, dispersed residential housing, commercial
9 activity and recreational areas is essential to the beauty and
10 traditional rural character of Barnet, and should be encouraged and
11 preserved. Commercial enterprise within the larger villages
12 provides essential goods and services within walking distance of
13 residents thereby enhancing village life. However, increased
14 traffic congestion, strip development, inharmonious new
15 construction and the lack of affordable housing within villages
16 are all threats to Barnet's traditional villages.

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18 Village Issues: Goals

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20 Goal: To encourage the location of appropriate businesses and
21 services within villages which are conducive to village life and
22 within walking distance of the residents.

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24 Recommended actions:

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26 1. Identify which commercial enterprises and essential
27 services needed by the residents are currently lacking.
- 28 2. Work with regional economic development organizations to
29 encourage the location of these businesses and services
30 within the villages.
- 31 3. Pursue Village Center designation for qualifying village
32 cores, including MacIndoe Falls, Barnet Village, West
33 Barnet, and Passumpsic. This designation, while not
34 regulatory, would make tax credits available for fit-up
35 of income-producing properties, and enhance eligibility
36 for grants to improve infrastructure and civic and
37 governmental buildings.
- 38 4. Commercial enterprises such as stores should be located
39 where they are convenient to the walking public, thereby
40 contributing to village life and reducing the traffic
41 congestion which results from dependence on the
42 automobile.
- 43 5. Acceptable commercial structures for the I-91
44 interchange area should be limited in number and
45 carefully situated to maintain the rural character of
46 the village of Barnet.

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Goal: To protect areas and structures of historic, architectural and cultural merit and to preserve the visual integrity of Barnet's villages and historic districts.

Recommended actions:

1. Church Street should continue to be primarily residential in order to maintain the beauty and character of the Village of Barnet.