

Planning Commission Reporting Form for Municipal Bylaw Amendments

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments. The report shall provide(:)




(A) brief explanation of the proposed bylaw, amendment, or repeal andinclude a statement of purpose as required for notice under §4444 of this title,

The purpose of the amendment is to amend the Town Plan and LUDR maps applicable to a portion (approximately 7 acres) of the Industrial District surrounding Bowen Road to permit the development of housing to address the current housing crisis. The proposed amendment will expand the Village Residential District to include a portion of the Industrial District surrounding Bowen Road.










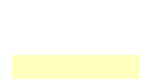







And shall include findings regarding how the proposal:

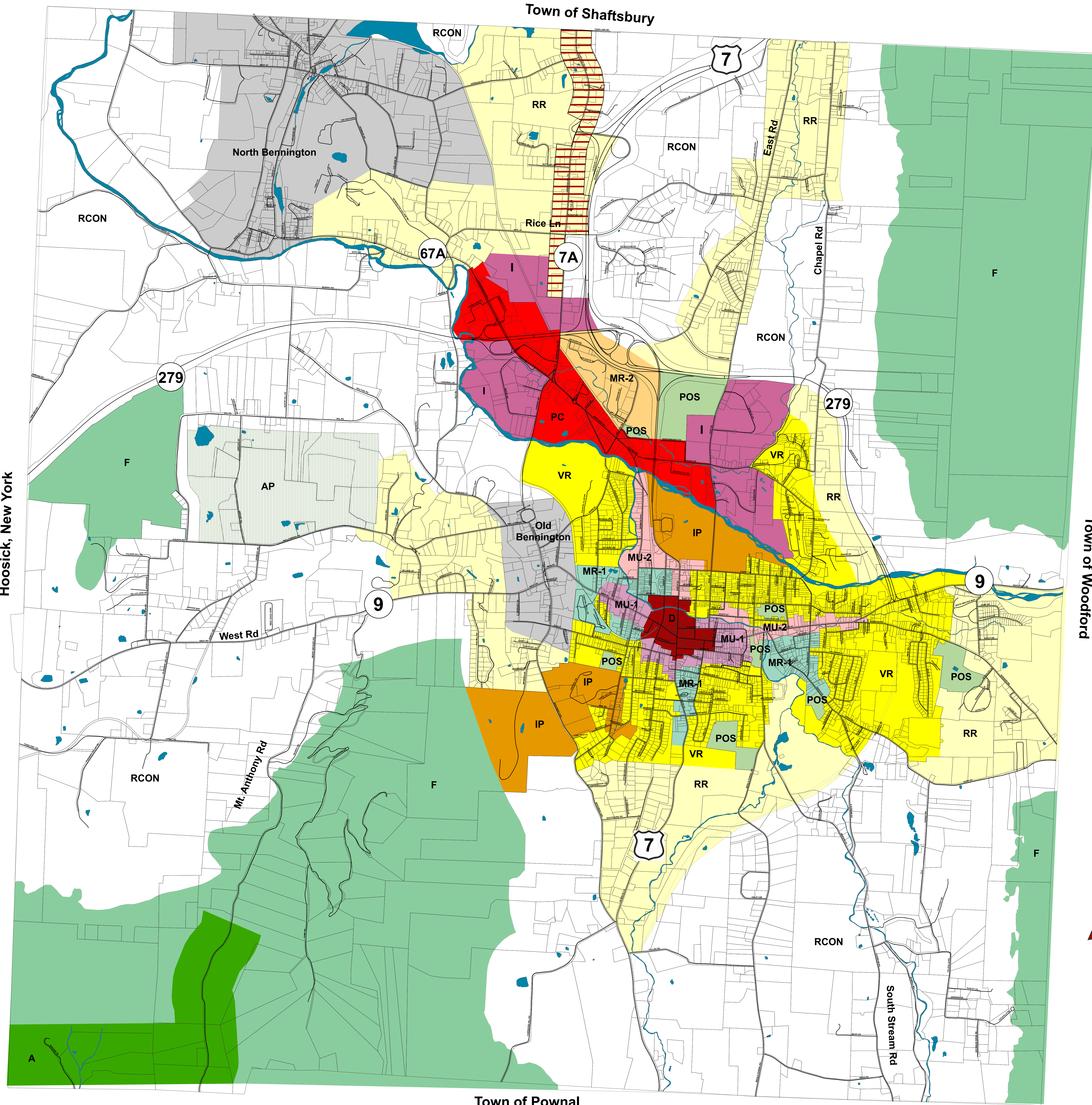
1. *Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*
The proposed amendment furthers the goals of the Town Plan to create a variety of opportunities for rental and homeownership opportunities for people of all income levels.
2. *Is compatible with the proposed future land uses and densities of the municipal plan:*
The proposed land uses and densities are controlled by the LUDR, including form-based regulations consistent with Town Plan policies. Therefore, it is compatible with the Town Plan.
3. *Carries out, as applicable, any specific proposals for any planned community facilities.”*
No new public facilities are planned for the area subject to the amended bylaw. Municipal infrastructure already serves the area. Private infrastructure will access the existing municipal infrastructure.

Map 1 Zoning Districts Bennington, Vermont

-  Route 7A Corridor Overlay
-  Bennington Parcel Data 2017
-  Bennington Water Resources

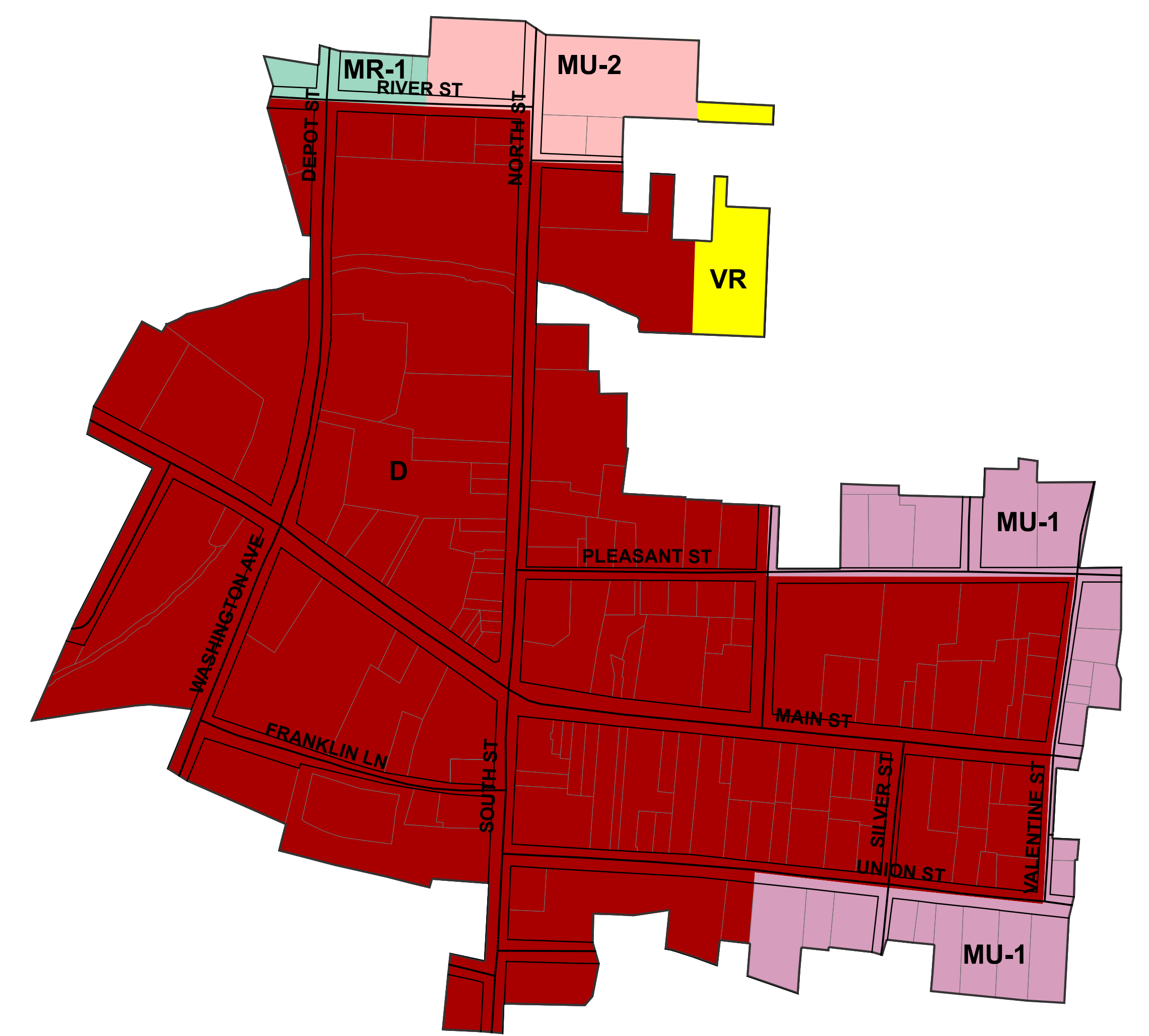
Land Use Districts

-  Downtown
-  Planned Commercial
-  Industrial
-  Mixed Use #1
-  Mixed Use #2
-  Mixed Residential #1
-  Mixed Residential #2
-  Institutional & Professional
-  Village Residential
-  Rural Residential
-  Rural Conservation
-  Agriculture
-  Forest
-  Public Open Space
-  Planned Airport
-  North Bennington
-  Old Bennington



Town of Woodford

Hoosick, New York



 Designated Downtown



Sharepoint Location:
Documents>GIS>Towns>Bennington>
Zoning>Benn_ZoningMap



Map produced February 21, 2022 by
Bennington County Regional Commission
210 South Street, Ste 6
Bennington, VT 05201
Intended for planning purposes only.

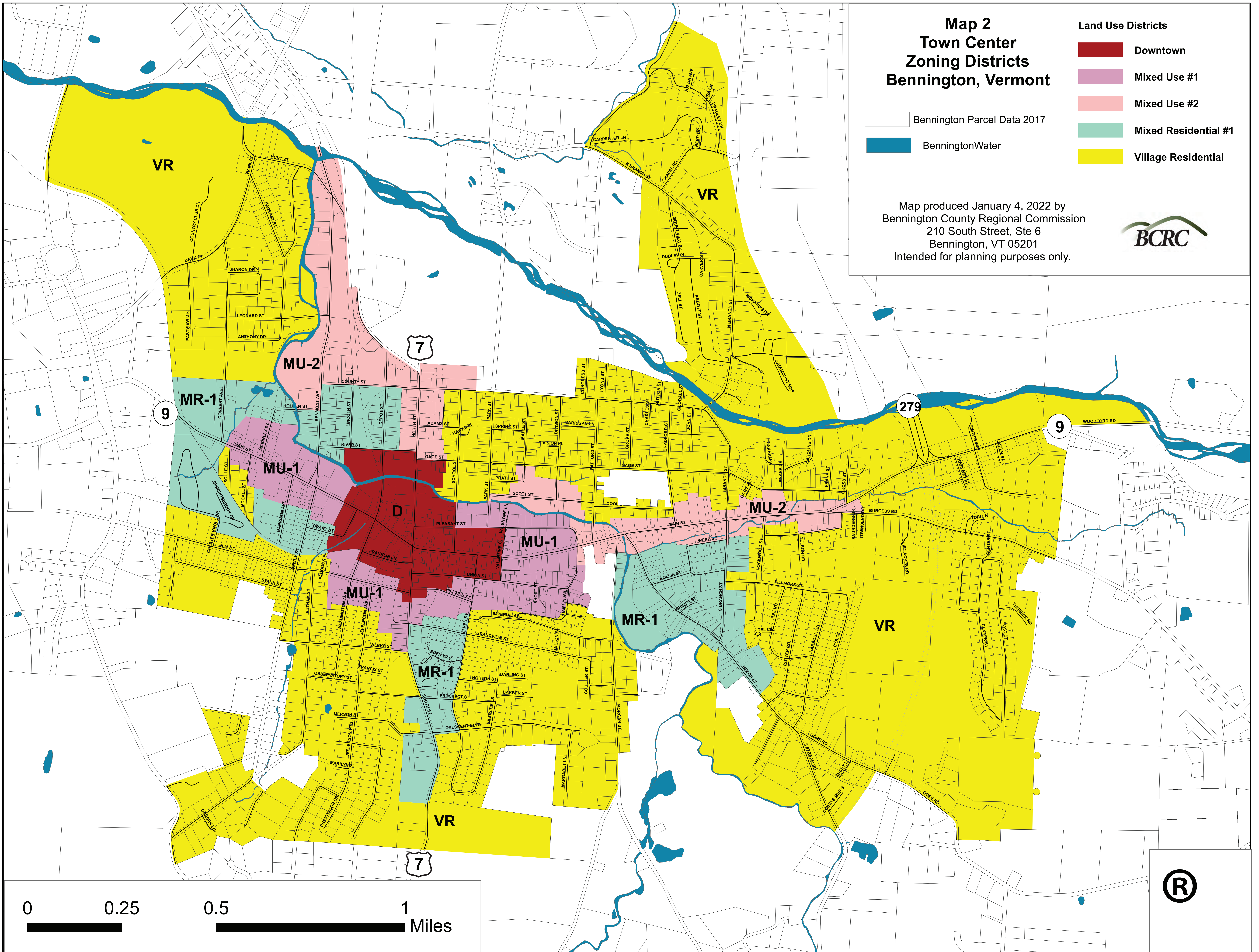


Map 2 Town Center Zoning Districts Bennington, Vermont

- Land Use Districts**
- Downtown
 - Mixed Use #1
 - Mixed Use #2
 - Mixed Residential #1
 - Village Residential

- Bennington Parcel Data 2017
- BenningtonWater

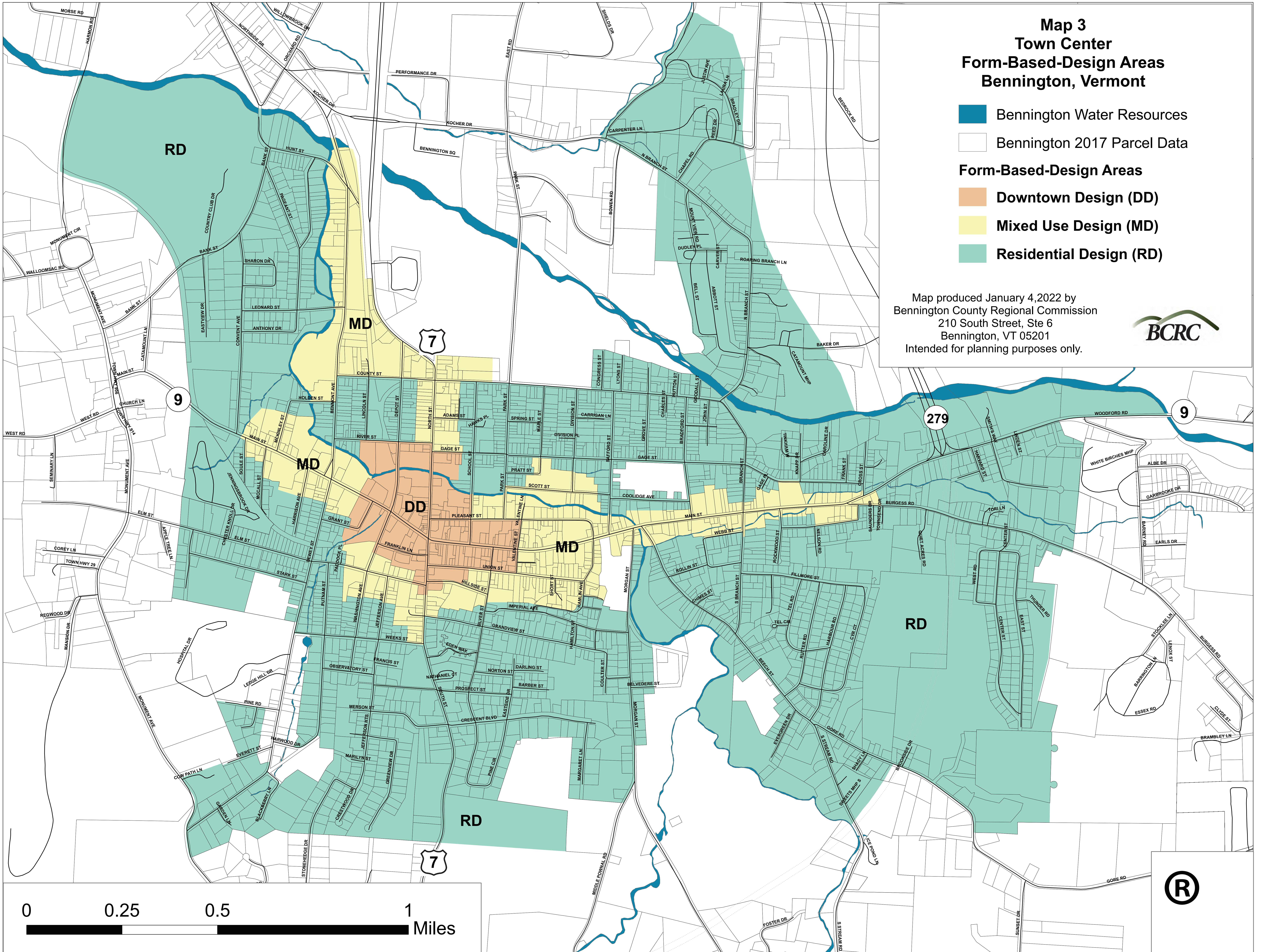
Map produced January 4, 2022 by
Bennington County Regional Commission
210 South Street, Ste 6
Bennington, VT 05201
Intended for planning purposes only.



Map 3 Town Center Form-Based-Design Areas Bennington, Vermont

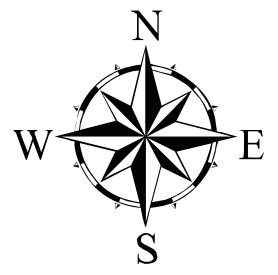
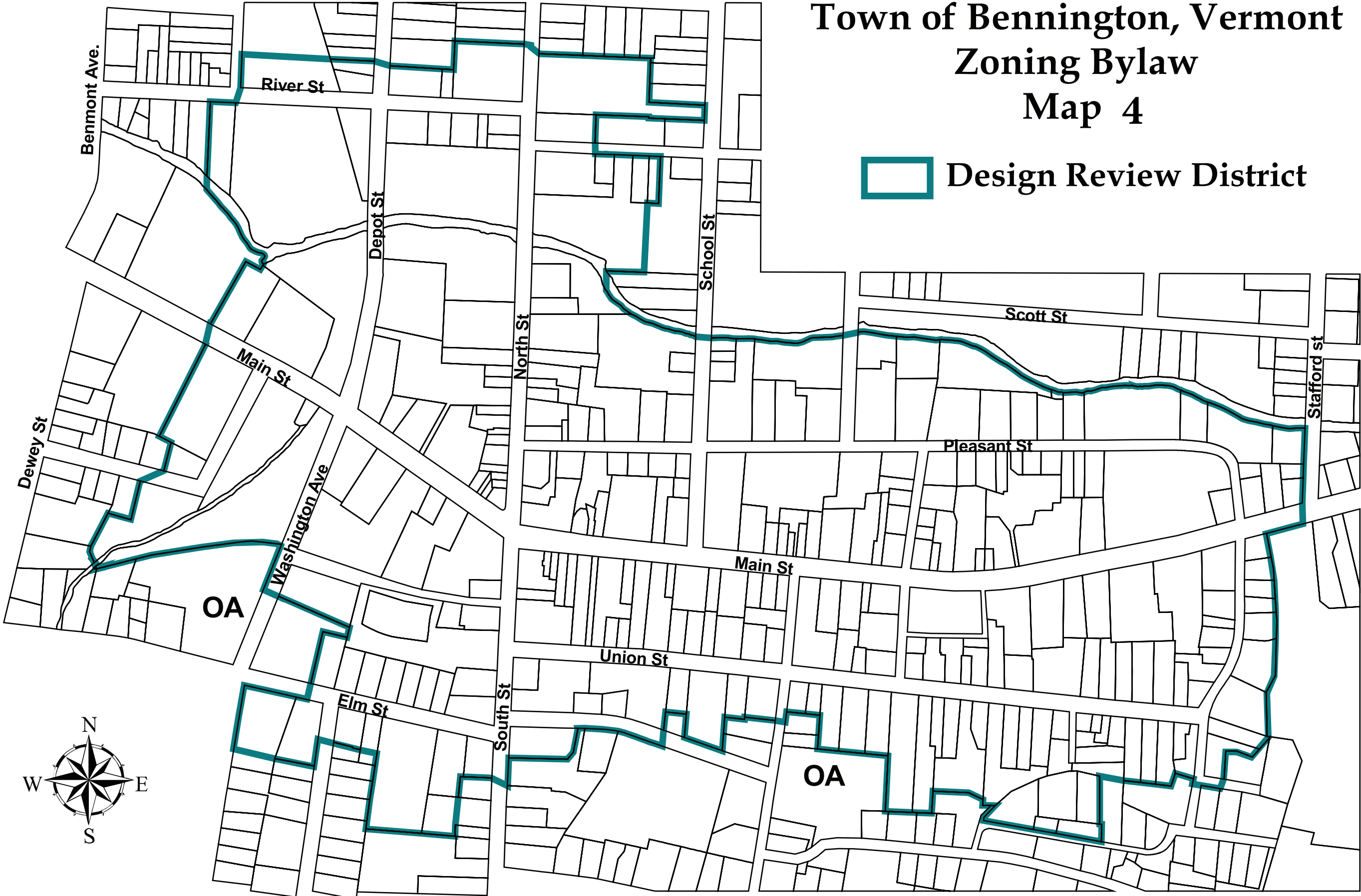
-  Bennington Water Resources
-  Bennington 2017 Parcel Data
- Form-Based-Design Areas**
-  **Downtown Design (DD)**
-  **Mixed Use Design (MD)**
-  **Residential Design (RD)**

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Town of Bennington, Vermont Zoning Bylaw Map 4

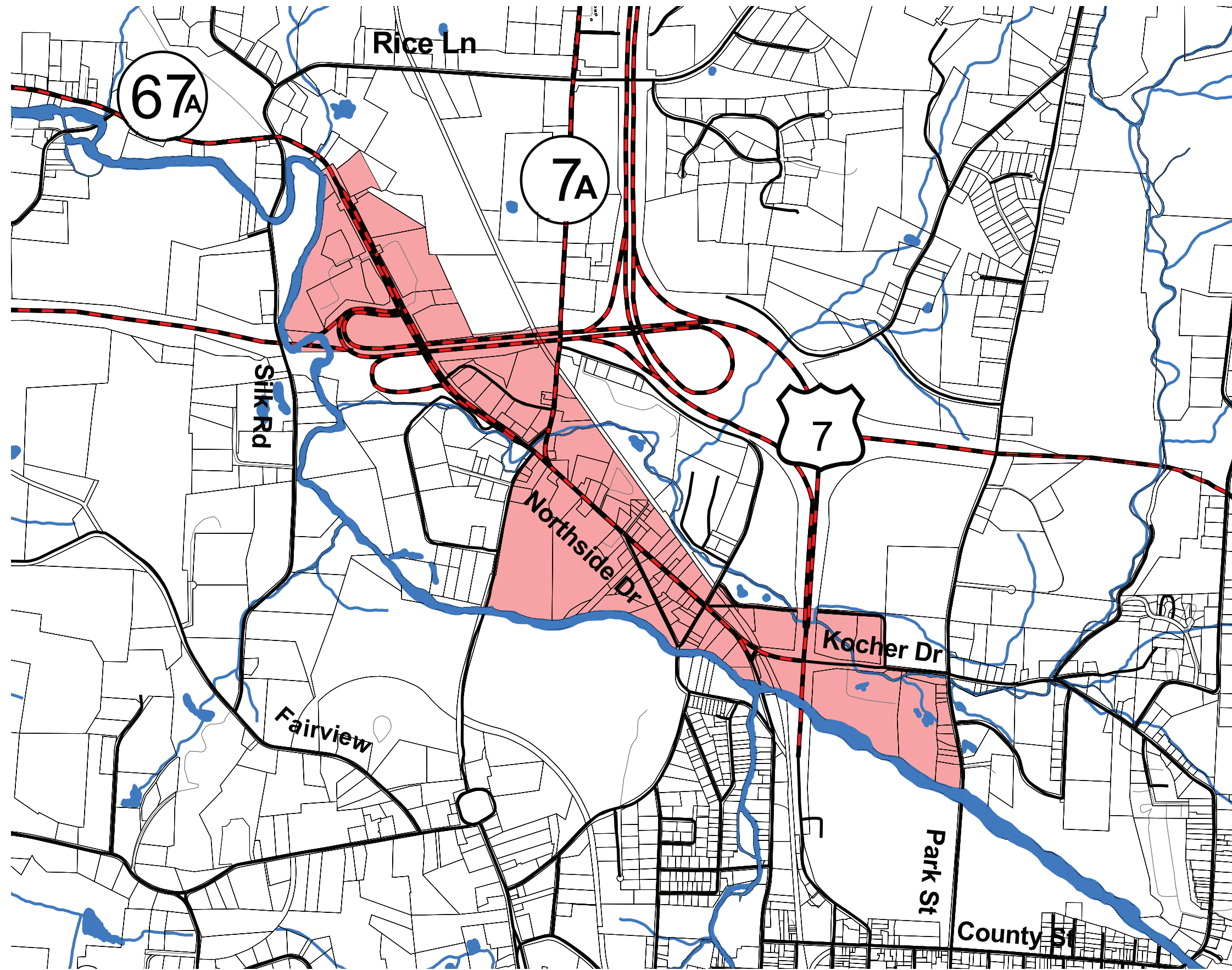
 Design Review District



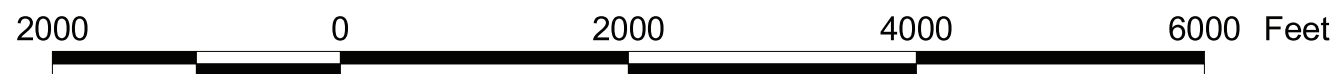
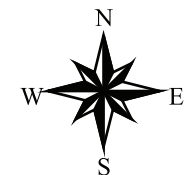
300 0 300 600 Feet

Map produced November 30, 2009 by BCRC.

Map 5 Town of Bennington, Vermont Planned Commercial District Design Review District









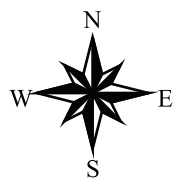
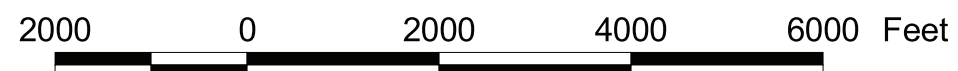
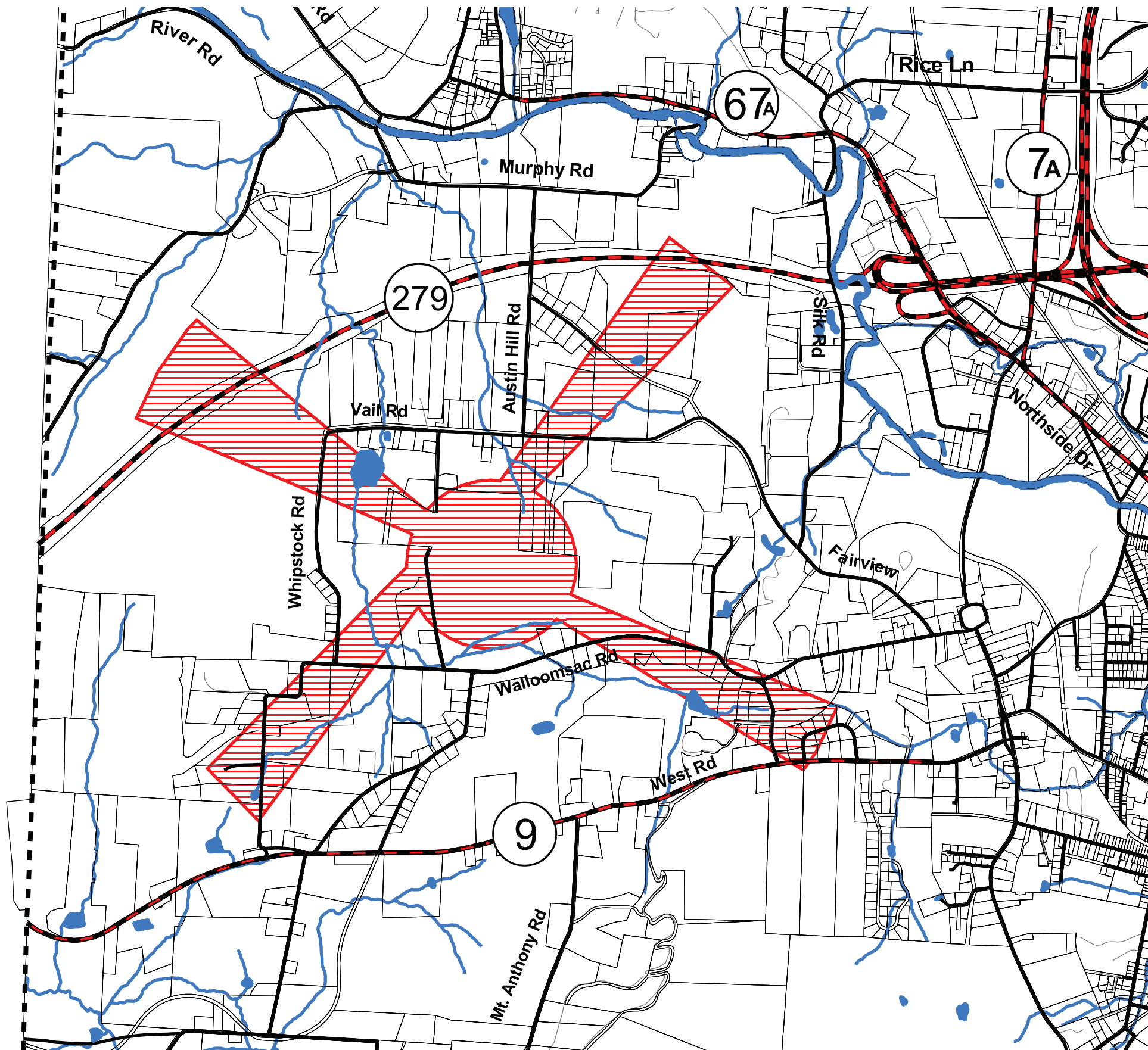
- Town Highways
- State and U.S. Highways
- Private Road
- Surface Waters
- Parcel Lines
- Planned Commercial District



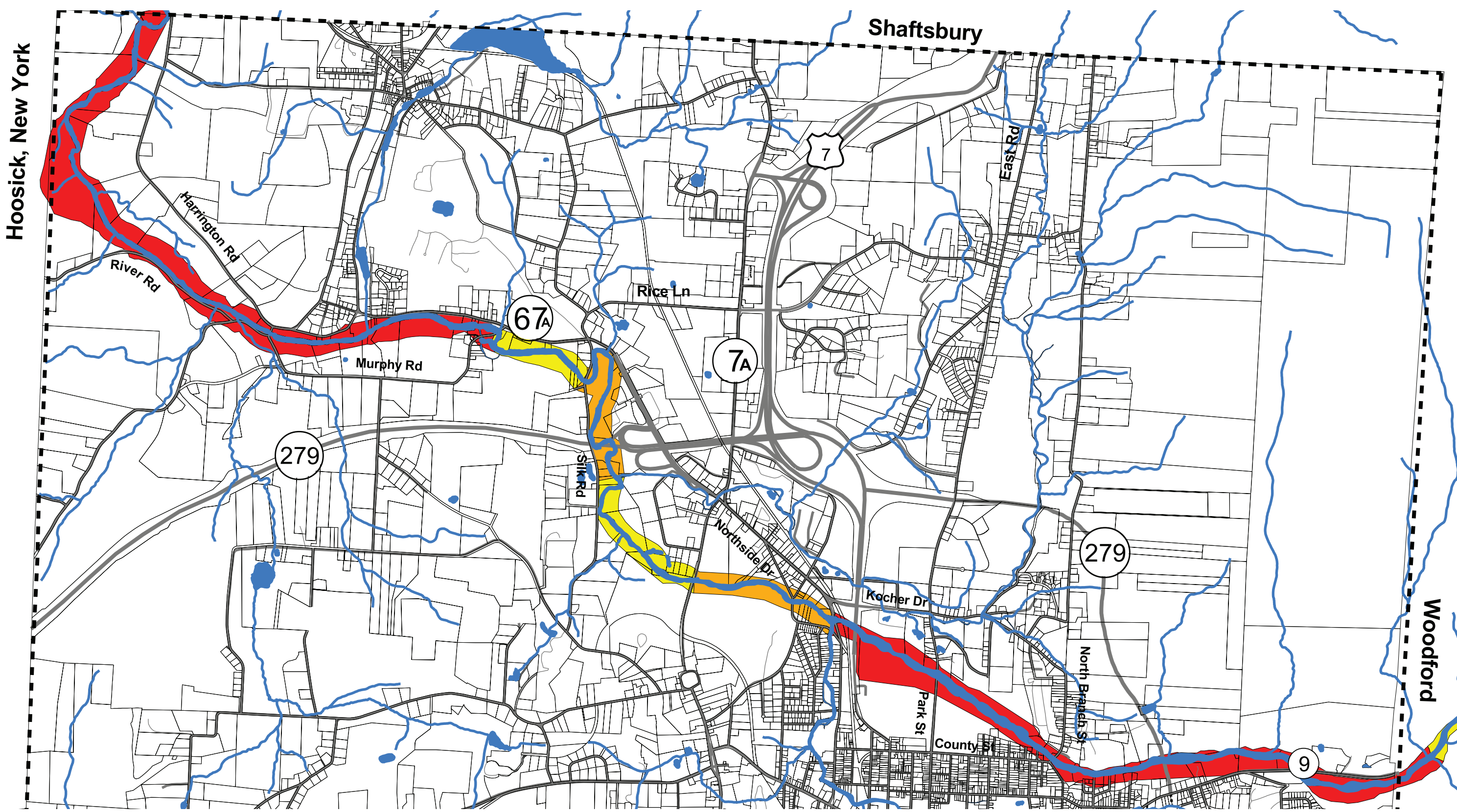
Map produced May 11, 2005 by
Bennington County Regional Commission
P.O. Box 10
Arlington, VT 05250
(802)375-2576

Map 6 Town of Bennington, Vermont Airport Approach Zone

-  Town Highways
-  State and U.S. Highways
-  Private Road
-  Surface Waters
-  Parcel Lines
-  Airport Approach Zone



Map produced May 11, 2005 by
Bennington County Regional Commission
P.O. Box 10
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Hoosick, New York

Shaftsbury

Woodford

- Surface Waters
Fluvial Erosion Hazard Areas
 Extreme Risk
 Very High Risk
 High Risk

Map 7 Fluvial Erosion Hazard Areas
 Town of Bennington, Vermont

This map, produced January 6, 2009 by BCRC, is based on data collected by Gomez and Sullivan Engineers, Parish Geomorph, The Bennington County Conservation District and The Vermont River Management Program.

