

**Notice of July 7, 2014 Planning Commission Public Hearing on
Proposed Amendments to the Brattleboro Zoning Ordinance
Red Clover Commons PUD
June 17, 2014**

Pursuant to 24 VSA Section 4441(d), notice is hereby given that the Brattleboro Planning Commission will hold a public hearing in the Selectboard Meeting Room at the Brattleboro Municipal Center, 230 Main Street, Brattleboro, Vermont at 6:00 PM on Monday, July 7, 2014 for the purpose of considering an amendment to the Town of Brattleboro Zoning Ordinance.

The proposed amendment seeks to amend Section 5471 of the Brattleboro Zoning Ordinance and will affect properties located on Wilson's Woods Road and near the intersection of Canal Street and Fairground Road. The amendment will change the zoning of 464 Canal Street (Tax Map Parcel 355125.1) from Commercial to a Planned Unit Development. This will allow the development of a senior living facility with approximately 55 individual rental apartments.

Questions or concerns regarding the proposed amendments are to be directed to Sue Fillion, Planner, at 802-251-8112 or sfillion@brattleboro.org. Hearings are open to the public. For specific accommodations please call Sue Fillion. Copies of the proposed amendments and the Planning Commission's Report on the proposed amendments are included. Additional copies are available by email and are available for public review and copying at the Planning Services Department during regular business hours.

In conformance with 24 VSA 4441(e), copies of the proposed Bylaw amendments, Planning Commission Report, and this Public Hearing Notice were mailed by certified mail, return receipt requested, on June 17, 2014 to each of the following: 1. The Chair of the Planning Commission of the towns of Dummerston, Marlboro, Halifax, Guilford, & Vernon; and 2. The Executive Director of the Windham Regional Commission. A copy of the proposed Bylaw Amendment, Planning Commission Report and this Public Hearing Notice was emailed to the The Vermont Department of Housing and Community Development on June 17, 2014. In conformance with 24 VSA 4444 (a), they were also posted outside both the Planning Department office and the Town Clerk's office and posted within the Brattleboro Public Library; the Public Hearing Notice was also published in the Brattleboro Reformer.

Susan Fillion (6/17/2014)

**Brattleboro Planning Commission Report on
Proposed Amendments to the Brattleboro Zoning Ordinance
Red Clover Commons PUD**

June 17, 2014

This report is in accordance with 24 V.S.A. §4441 (c) which states that when considering an amendment to a bylaw, the Planning Commission shall prepare and approve a written report on the proposal. The report shall provide:

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

Brief Explanation

There proposed amendment is to Section 5471 for the inclusion of Red Clover Commons as a Planned Unit Development. The Brattleboro Zoning Map will also be amended to reflect a Planned Unit Development on the subject parcel.

Purpose of Proposed Amendments

The purpose of the amendment is to change the zoning of 464 Canal Street (Tax Map Parcel #355125.100) from Commercial to Planned Unit Development (PUD), thereby allowing the development of a senior living facility with approximately 55 individual rental apartments.

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:*

This amendment conforms with and/or furthers the following goals and policies contained in the Brattleboro Town Plan adopted February 19, 2013:

Policy 6.2: Direct any new residential development to areas where services are readily available and efficient, and cost-effective development is most likely. Avoid adding residential development in areas vulnerable to natural hazards such as flooding and/or with limited access.

Policy 6.3: Encourage residential development that promotes energy efficiency, universal design (designing residences so that they can be used by people of all abilities), and sustainable building.

Policy 6.4: Continue to support affordable housing for low and moderate income households.

The proposed units are part of Brattleboro Housing Authority's plan to replace 80 units of federal public housing at Melrose Terrace. Several units at Melrose Terrace are located in the floodway or special flood hazard area of the Whetstone Brook (as defined by the Federal Emergency Management Agency [FEMA] National Flood Insurance Maps). These new units will be less susceptible to flooding.

2. Is compatible with the proposed future land uses and densities of the municipal plan:

The proposed amendment is compatible with the proposed future lands uses and densities of the Brattleboro Town Plan. This PUD is located in an area designated as a Neighborhood Center. The purpose of this area is to transform existing commercial areas into high-density, mixed-use settlements through infill develop. The proposed development provides infill housing at a higher density and therefore is compatible with the Town Plan.

3. Carries out, as applicable, any specific proposals for any planned community facilities.

There are no specific proposals for planned community facilities that would be affected by the proposed amendment.

Language that is underlined will be added.

5470. Established PRDs and PUDs. Listed below are Planned Developments created before adoption of, or as part of, this Bylaw. The plans and documents establishing these developments are on file in the Planning Services Office and should be referred to for complete and accurate information. These areas are shown on the Town zoning maps.

5471. Residential.

Adair Heights
Ames Brook
Morningside Condominiums
West River Meadows (Scanlan/Morey/Burtek)
Westgate
Whetstone Village
Red Clover Commons

5472. Mobile Home Parks.

Black Mountain Road	}	
Glen	}	Tri-Park Association
Mountain Home	}	

5473. Commercial.

Center for Living Democracy (*deleted November 28, 2006*)
Dalem's Chalet
Estey Organ
Fairfield Plaza
Vermont Agricultural Business Education Center (*added March 4, 2001*)
Brattleboro Retreat (*added August 10, 2001*)
The Brattleboro Retreat may expand, enlarge and convert uses and structures in keeping with the Development Review Board's Findings and Decision of June 27, 2001, and as revised on December 19, 2006.

Fox Farm PUD (*added November 28, 2006*)