

August 29, 2013

**To:** Town Clerk and/or Planning Commission

**From:** Jack Russell, Calais Planning Commission Chair  
(802) 229-1908



**SUBJECT:** Notice of Proposed Zoning Changes

1. In accordance with 24 V.S.A Sect. 4441, I am notifying you of proposed changes to Calais' "Land Use & Development Regulations" and to provide an opportunity for your review and comment. You may view them in total at: <http://www.calaisvt.info> under "Zoning Proposed for 2014 Town Meeting."
2. The Calais Planning Commission will hold a public hearing on Tuesday, September 17, 2013, 7:00 p.m. at the Calais Town Clerk's Office, 3120 Pekin Brook Rd, East Calais regarding proposed changes.
3. Please contact me if you have questions or comments.

## Notice of Public Hearing

**What:** Public hearing by the Calais Planning Commission to answer questions and hear comments regarding recommended changes to Calais' "Land Use & Development Regulations."

**Where:** Town Clerk's Office, 3120 Pekin Brook Road, East Calais

**When:** 7 p.m., Tuesday, September 17, 2013

You may view all proposed changes at the Calais Town Clerk's office and at <http://www.calaisvt.info> under "**Zoning Proposed for 2014 Town Meeting.**" If you have questions before the meeting please contact Jack Russell at 229-1908. These changes impact all town property owners. We want to hear from you.

Below are substantive proposed changes.

**Plat recording requirements for permits approved by the ZA added:** table 1.2, section 6.5,

**Multi Family Dwellings moved from Conditional Use to Permitted Use** in the Village District (Table 2.1)

**Mixed Use moved from Conditional Use to Permitted Use** subject to Section 3.15 in the Village District (table 2.1), Rural Residential District (Table 2.2), and the Shoreland District (table 2.4)

**Farmer's Market (indoor or outdoor) moved from Conditional Use to Permitted Use** in the Village District (Table 2.1) and the Rural Residential District (Table 2.2)

**Rural Residential (Table 2.2): Purpose statement changed:**

"to guide the development of allowed uses in ways that minimize their impact on the working and natural environment , and are compatible with natural resources characteristic of the district, including: 1) water resources such as lakes, ponds, streams, wetlands, floodplains, and fluvial erosion hazard areas; 2) earth resources such as primary agricultural soils and mineral resources; 3) contiguous stretches of forest and undeveloped land and other significant wildlife habitat, rare, threatened and endangered species, and important natural communities; and 4) connecting habitat corridors of smaller forests which tie together the larger contiguous areas and are critical for the survival of many species of animals and plants. The protection of rural land and natural resources through the use of density averaging (see Subdivision Article) or PUD provisions for new subdivisions, and definition of building sites for other uses, is encouraged. Expansion of existing residences and small home businesses is allowed within this District."

**Natural Resources Overlay district added:** Section 2.1, Table 2.6,

**Section 3.10 Parking Lot Landscaping,** clarified

**“Protection of Natural and Cultural Resources” moved from 6.10 to 3.12**

**3.12 Protection of Natural Resources: removed the term “Cultural Resources” from the title**

### **3.12B Protection of Farmland**

**item 4 added:** “Any subdivision or development which will result in development, buildings, and/or building impact zones located more than 350 feet from the centerline of a town highway and within primary or statewide agricultural soils shall be subject to conditional use review”

**Section C added:** “Protection of Wildlife Linkages. Development, subdivision boundaries, lot layout and building impact zones shall be located and configured to avoid adverse impacts to wildlife linkages identified on and/or found on the Calais Town Map. Methods for avoiding such adverse impacts include, but may not be limited to, the following:

- 1) Any development, buildings and/or building impact zones shall be located outside of any mapped wildlife linkage, unless the standards in 3.12(C)2 below are met.
- 2) Any development, buildings, and/or building impact zones located within a mapped wildlife linkage, shall be subject to conditional use review by the DRB under Section 5.3. In addition to the requirements in Section 5.2, the DRB may require an evaluation by a wildlife biologist which identifies those areas of the parcel that will have the least impact on the wildlife linkage, and/or measures that will mitigate adverse impacts on the wildlife linkage (ex. Providing additional appropriate vegetation). Development, buildings, building impact zones, utility lines, and access roads shall be located to minimize adverse impact on the wildlife linkage, based on the recommendations of the evaluation above. “

**Section 6.1, Purpose Statement changed:** “To guide the subdivision and development process in a way that is consistent with the purpose of each zoning district. Density averaging is encouraged as a means to protect the development rights of landowners while also facilitating the conservation of valued natural resources for future generations and to satisfy the goals of the Calais Town Plan. The use of the Natural Resources Overlay is encouraged as a means to help achieve density averaging”

**Section 6.12 Density Averaging moved from 6.12 to 6.10**

B. Maximum reduction in lot size to 20% of the district standards when using Density Averaging

**(G) Density Averaging involving multiple parcels added:** “Multiple parcels, whether contiguous or non-contiguous, may be combined into a single application for subdivision review. Total maximum overall density shall be based upon the cumulative acreage of all parcels, and shall be determined in accordance with the procedures in Section 6.9(D)(2) and 6.10(F) above. Density may be aggregated to allow for greater concentrations of development and corresponding land set aside permanently from development, provided the total overall density for the combined parcels does not exceed that which could be permitted in accordance with Section 6.9(D)(2) and 6.10(F) above.”