

CERTIFICATE OF MUNICIPAL BYLAW
__ADOPTION XAMENDMENT __REPEAL

I, Lisa M. O'Neil, Clerk of the Town/Village/City of
Hartford, in Windsor County, State of Vermont, do
hereby certify pursuant to 24 VSA, §§ 4441, 4442, 4444, and 4447 that the following actions were taken
by the designated parties with the respect to the adoption/amendment/repeal of the proposed municipal
bylaw for the Town of Hartford, of which the attached is a true copy.

Signed:

Date:

Lisa M. O'Neil
November 4, 2022

Attach herewith all documentation, tear sheets, notices, etc. resulting from and confirming this adoption process.

I PLANNING COMMISSION HEARING(S), SUBMITTALS

A) Transmittal of Proposed Bylaw/Amendment/Repeal

Deadline for action: 15 days prior to first hearing date

Mail by **certified mail, return receipt requested**, or **delivered with proof of receipt**, copies of each
of the following :

☒ proposed bylaw/amendment/repeal;

☒ hearing notice; and

☒ report;

To:

☒ Planning commission chairs, of adjoining municipalities (or municipal clerk if no
planning commission exists)

8/18/22 Norwich - Jaci Allen

Woodstock - Sally Miller 8/18/22

8/18/22 Sharon - Ira Clark

Hartland - Charles Jeffries 8/18/22

8/18/22 Pomfret - William Emmons

Lebanon - Bruce Garland 8/18/22

8/18/22 ☒ Executive Director, (Name and address of Regional Planning Commission)

8/19/22 ☒ DHCD, electronic submissions only. See instructions: <http://accd.vermont.gov/community-development/town-future/plans-bylaws>

Statutory reference(s): §4441

Mailing Date: 8/18/22 + 8/19/22

Initialed: MS

On file: copy of proposed bylaw/amendment/repeal, hearing notice and report as mailed

B) Hearing Notice

Deadline for action: 15 days prior to first hearing date

The planning commission shall hold at least one public hearing on the proposed
bylaw/amendment/repeal following 15 days notice. All hearings must be warned in accordance
with the notice requirements under §§4441(d) and 4444. *Note: In calculating the warning/notice
period, the first day shall not be counted, and the final day shall be counted.*

The planning commission has two options under §4444:

1. Publication in a newspaper of general circulation and posting a notice in three places in the
municipality one of which must be in or near the clerk's office including date, time, place
and purpose of the hearing, with either the full text of the material, **or** a summary,
including a statement of purpose, geographic areas affected, table of contents/listing of

section headings, and a description of the place within the municipality where the full text and/or maps may be examined; or

2. Publication in a newspaper of general circulation designated by the legislative body and posting a notice in three places in the municipality one of which must be in or near the clerk's office including date, time, place, and purpose of the hearing; and mailing or delivery of the hearing notice with copies of the full text or a summary (as noted above), to each voter on the voter checklist, and to each landowner on the grand list.

Statutory reference(s): §4444

Posting Dates:

Municipality (2 locations minimum)

Municipal Clerk's Office

Version Warned

Planning office

8/18/22

Quechee Library 8/19/22

Bugbee Senior Ctr 8/19/22

W. Hartford Library 8/19/22

Newspaper: Valley News

Publication Date 8/19/22

AND, either:

- 1) Post the full text or a summary including: ☒ a statement of purpose; ☒ geographic areas affected; ☒ table of contents/listing of section headings; and ☒ a description where the full text may be examined;

OR

- 2) mail/deliver to each voter on the voter checklist and each landowner on the grand list:
☐ the hearing notice; ☐ a copy of the full text; or ☐ summary

Initialed: _____

On file:

copies of posted and published notices, dated copy of proposed plan/amendment/repeal as warned, copies of voter checklist and grand list, if applicable

C) Planning Commission Hearing

Deadline for action: 15 days after notice publication

As noted, the planning commission must hold at least one public hearing, following public notice, on the proposed bylaw/amendment/repeal as warned. *Note: No changes may be made between the time the public notice is posted/published and the public hearing.*

Statutory reference(s): §§4441 (d), 4444

Hearing Date:

9/8/22

Location:

Hartford Town Hall

On file:

board minutes; comments submitted

D) Submittal of proposed bylaw/amendment/repeal to the legislative body and clerk.

Deadline for action: After planning commission's changes to the proposed bylaw/amendment/repeal and any written report unless supported by petition or requested by legislative body in which case the planning commission must promptly submit the amendment and only those changes necessary to correct any technical deficiencies along with any recommendations or opinions the planning commission considers appropriate.

The planning commission may make changes to the proposed bylaw/amendment/repeal and to any written report and thereafter submit them to the legislative body. Simultaneous with its submissions the planning commission shall file with the clerk of the municipality a copy of the proposed bylaw/amendment/repeal and written reports as submitted to the legislative body, for public review.

Statutory reference(s): §4441(g)

Filing Date: Selectboard 9/18/22
9/19/22 Town Clerk

Initialed: MFO

On file: dated copy of proposed bylaw/amendment/repeal with revisions, reports as submitted by the planning commission to the legislative body and clerk following final planning commission hearing

II. LEGISLATIVE HEARING(s)

A) Changes to proposed bylaw/amendment/repeal

Deadline for action: *15 days prior to final hearing date*

The legislative body may change the proposed bylaw/amendment/repeal, but shall not do so less than 14 days prior to the final public hearing. If substantial changes are made in the concept, meaning, or extent of the proposed bylaw/amendment/repeal, it shall warn a new public hearing(s). If any part of the proposal is changed, the change shall be filed at least 10 days prior to the public hearing with the municipal clerk and with the planning commission. The planning commission shall amend its report to reflect the changes made and submit it thereon to the legislative body prior to or at the public hearing.

Statutory reference(s): §§4442

Filing Date: _____ **Initialed:** _____

On file: copy of proposed changes as warned, and filed with clerk and planning commission. Planning commission report if submitted prior to hearing

B) Hearing Notice

Deadline for action: *15 days prior to the first hearing date*

Not less than 15 nor more than 120 days after a proposed bylaw/amendment/repeal is submitted to the legislative body of the municipality, the legislative body shall hold one or more public hearings, following 15 days public notice, on the proposed bylaw/amendment/repeal. All hearings must be warned in accordance with the notice requirements under §4444. The legislative body must make copies of proposal and written report by PC available to the public upon request. *Note: In calculating the warning/notice period, the first day shall not be counted, and the final day shall be counted.*

The legislative body has two options under §4444

- 1) Publication in a newspaper of general circulation and posting a notice in three places in the municipality one of which must be in or near the clerk's office including date, time, place and purpose of the hearing, with either the full text of the material, **or** a summary, including a statement of purpose, geographic areas affected, table of contents/listing of section headings, and a description of the place within the municipality where the full text and/or maps may be examined; *or*
- 2) Publication in a newspaper of general circulation designated by the legislative body and posting a notice in three places in the municipality one of which must be in or near the clerk's office including date, time, place, and purpose of the hearing; and mailing or delivery of the hearing notice with copies of the full text or a summary (as noted above), to each voter on the voter checklist, and to each landowner on the grand list.

Statutory reference(s): §§4442 and 4444

Posting Dates: 9/19/22
 Municipality (2 locations minimum)

Version Warned: MFO
Town Hall (Planning Office + Town Clerk)
Quebec Library, Hartford Library, West Hartford
Library, Buxton Senior Center

Municipal Clerk's Office 9/19/22
Newspaper: Valley News Publication Date 9/17/22

AND, either:

- 1) post the full text or a summary including: ☒ a statement of purpose; ☒ geographic areas affected; ☒ table of contents/listing of section headings; and ☒ a description where the full text may be examined;

OR

- 2) mail/deliver to each voter on the voter checklist and each landowner on the grand list:

☐ the hearing notice; ☐ a copy of the full text; or ☐ summary **Initialed:** NJO

On file: copies of posted and published notices, dates copy of proposed plan/amendment/repeal with planning commission report, as warned, copies of vote checklist and grand list, if applicable

C) Legislative Body Hearing(s).

Deadline for action: *not less than 15 nor more than 120 days following submission by the planning commission (for the first hearing); as warned*

As noted, not less than 15 nor more than 120 days after a proposed bylaw/amendment/repeal is submitted to the legislative body, it shall hold the first of one or more public hearings, after public notice on the proposed bylaw/amendment/repeal. Also as noted above, if the legislative body makes any substantial changes, it shall warn a new public hearing or hearings and file the proposed changes with the clerk and planning commission at least 10 days prior to the final public hearing as warned. *Note: Failure to hold a hearing within 120 day period does not invalidate the adoption of the bylaw/amendment/repeal.*

Statutory reference(s): §§4442 and 4444

Hearing Date(s): 10/4/22

Locations: Hartford Town Hall

Initialed: NJO

On file: record of proceedings, attendance, planning commission report as submitted

III. ADOPTION OF MUNICIPAL BYLAW/AMENDMENT/REPEAL

A) Legislative Body Adoption.

Deadline for action: *Within one year of date of final planning commission hearing*

Bylaws, amendments, and/or repeals, unless otherwise noted under subsection III. B and C (Australian ballot options and exceptions to routine adoptions) shall be adopted or rejected by a majority of the member of the legislative body at a meeting which is held after final public hearing, and shall be effective 21 days after adoption, unless petitioned for popular vote (see below).

Statutory reference(s): §4442(c)

Date of Meeting/Vote: 10/4/22

Action: Adopted ☒ Rejected ☐

Initialed: NJO

On file: meeting minutes, record of vote, dated copy of proposed bylaw/amendment/repeal as accepted or rejected by legislative body

- (1) Petition for Popular Vote. A vote by the legislative body on a bylaw, amendment, or repeal shall not take effect if five percent of the voters of the municipality petition for a meeting

of the municipality to consider the bylaw, amendment, or repeal, and the petition is filed within 20 days of the vote. In that case, a meeting of the municipality shall be duly warned for the purpose of acting by Australian ballot upon the bylaw, amendment, or repeal.

Statutory reference(s): 24 V.S.A., §4442(d)
Deadlines for action: petition filed within 20 days of vote

Date petition filed: _____

Within 20 days: Yes ☐ No ☐

Validity confirmed by: _____

Date: _____

Date of Meeting/Vote: _____

Posting Date: _____ NA ☐

Publication Date: _____ NA ☐

Procedures for adoption by Australian Ballot have been certified and are included under separate attachment.

Action: Adopted _____ Rejected _____ **Initialed:** _____

On file: copy of petition; certification of action by Australian Ballot with attached documentation; dated copy of bylaw as adopted/rejected by voters

B) Australian Ballot Options (*legislative body may put the bylaw before the voters for adoption via Australian Ballot, or a rural municipality with a population of less than 2,500 that has previously elected at a special or regular town meeting to require bylaws/ amendments/repeals be adopted by Australian ballot*)

A proposed bylaw, amendment or repeal for a municipality shall be adopted or rejected by the vote of the municipality by Australian Ballot (17 VSA, §2641) at the next regular or special town meeting duly warned and held after final public hearing. The adoption or rejection shall be effective immediately.

Vote by Australian Ballot. Questions voted on by Australian Ballot must be warned according to 17 VSA, §2641. The warning must be posted in **two** locations, and in or near the municipal clerk's office. The warning must also be distributed using one of the following methods:

- published in a newspaper designated by the legislative body; or
- published and distributed as a warned article in the municipal report; or
- otherwise distributed in written form to all town or city postal patrons at least 10 days before the meeting.

Note: A public informational hearing is not required for bylaws adopted via Australian ballot; however, if the town would like to hold a public informational hearing it may.

Statutory reference(s): Title 17 V.S.A., §§2641 and 2642
Deadlines for action: Posting: not less than 30 nor more than 40 days prior to vote; and
Publication, newspaper: at least 5 days prior to vote; or
Publication, report: distributed at least 10 days prior to meeting
Vote: within one year of date of final planning commission hearing.

Posting Dates:

Municipality (2 locations minimum) _____

Municipal Clerk's Office _____

Newspaper: _____

Publication Date _____

Meeting/Vote Date: _____

Action:

Adopted ☐

Rejected ☐

Initialed: _____

On file: copy of notice as posted, published, meeting minutes, record of vote; dated copy of proposed plan/amendment/repeal as accepted or rejected by voters

D. Exceptions to routine adoptions

Petition for action past one-year deadline

As noted, if a bylaw, amendment or repeal is not approved or rejected by the municipality within one year of the date of the final planning commission hearing, it shall be considered disapproved unless 5 percent of the voters of the municipality petition for a meeting of the municipality to consider the bylaw, amendment or repeal, and the petition is filed within 60 days of the end of that year. In that case, a meeting of the municipality shall be duly warned for the purpose of acting upon the bylaw or amendment by Australian Ballot.

Statutory reference(s): §4442(g)

Deadline for action: filing within 60 days of end of year as defined

Date petition filed: _____

Within 60 days: Yes ☐ No ☐

Validity confirmed by: _____

Date: _____

Date of Meeting/Vote: _____

Posting Date: _____ NA ☐

Publication Date: _____ NA ☐

Procedures for adoption by Australian Ballot have been certified and are included under separate attachment.

Action: Adopted ☐

Rejected ☐

Initialed: _____

On file: copy of petition; certification of action by Australian Ballot with attached documentation; dated copy of bylaw/amendment/repeal as adopted/rejected by voters

“GCR”**GENERAL COMMERCIAL/RESIDENTIAL ZONING DISTRICT****Objective**

To maintain its role and function as a local and regional service center along an important Town gateway while encouraging a transition towards more compact commercial, mixed-use and multi-unit residential development. New development and redevelopment shall focus on the following elements that create a sense of place including:

- Enhance the aesthetic character of this corridor with well-designed buildings, landscaping, signage and lighting.
- Recognize the visual importance of the mass and scale of buildings including elements such as clearly delineated doors and windows, roof lines, variations in building footprint, materials and architectural features.
- Ensure compatibility of different uses.
- Provide improved walkability with connections to existing sidewalks and adjacent properties.
- Provide parking on the sides and rear of the lot, while avoiding parking in the front of buildings.
- Use landscaped islands to break up expanses of pavement.
- Provide a suitable buffer from adjoining wetlands and streams.

Permitted Uses

Bakery
 Banking, Financial Institution
 Bar
 Farmstand
 Food Assembly/Catering
 Funeral Home
 Garden Center
 Hotel, Motel, Inn
 Medical Clinic (No Size Limit)
 Museum (No Size Limit)
 Nursing Care Facility
 Office (No Size Limit)
 Place of Worship
 Printing, Publishing
 Public Assembly Facility (No Size Limit)
 Public Information Facility
 Recreational Facility
 Research, Testing Laboratory
 Restaurant
 Retail ≤ 10,000 Sq. Ft.
 Veterinary Clinic

Permitted Upon Issuance of a Conditional Use Permit

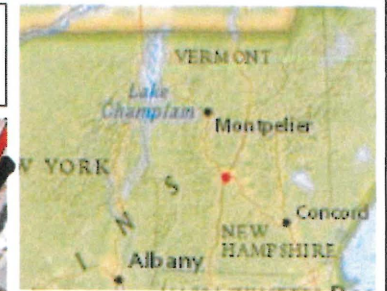
Contractor's Shop
 Daycare Facility
 Dwelling, Multi-Unit
 Home Business
 Hospital/Medical Center
 Kennel
 Light Manufacturing/Industry
 Light Manufacturing/Retail Sales
 Mixed-Use Building
 Motor Vehicle Fueling Facility
 Motor Vehicle Sales
 Motor Vehicle Car Wash
 Motor Vehicle Repair
 Open Air Market
 Parking Facility
 Passenger Terminal
 Public Facility
 Retail > 10,000 Sq. Ft.
 School
 Storage, Mini/Self
 Transportation Terminal
 Warehouse

Area and Dimensional Standards (in feet)

<u>Minimum Area</u>			<u>Minimum Dimensions</u>		<u>Minimum Setbacks</u> (From Property Lines)		
<u>Class</u>	<u>Dwelling</u> <u>Unit</u>	<u>Lot</u>	<u>Width</u>	<u>Depth</u>	<u>Front</u>	<u>Side</u>	<u>Rear</u>
1	1.0 FAR	10,000	70	80	10	10	20

Maximum Lot Coverage: 90%

Height: Structures up to a maximum of 60' are allowed as a permitted use provided the structures meet fire safety requirements established by the Hartford Fire Department.



LEGEND

Parcels (standardized)

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)

State Forest Trail

National Forest Trail

Legal Trail

Private Road/Driveway

Proposed Roads

Stream/River

Stream

Intermittent Stream

Zoning Boundary

1: 4,921

August 16, 2022



250.0 0 125.00 250.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Vermont Agency of Natural Resources

1" = 410 Ft. 1cm = 49 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

NOTES

Map created using ANR's Natural Resources Atlas

TOWN OF HARTFORD ZONING REGULATIONS

SUMMARY OF PERMITTED AND CONDITIONAL USES BY ZONING DISTRICT, OCTOBER 25, 2022

	COMMERCIAL/MIXED USE											RESIDENTIAL						RURAL					
	IC & IC2	HC	HCR	CB & CB2		GCR	QCR	QG	QII	RC2	VB	VRC	R1-M	R-1	R-2	R-3	VR-1	VR-2	RL-1	RL-3	RL-5	RL-10	FC
Adult-Oriented Business	P							P											P	P	P	P	P
Agriculture	P							P															
Bakery	P	P	P	P	P	P	P	P	P	P	P	C											
Banking, Financial Institution	P	P	P	P	P	P	P	C	C	C	C	C	C										
Bar	P	P	P	P	P	P	P	C	C	C	C	C											
Bed & Breakfast	C	C	C	P			C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	C	C
Campground								C	C														
Cemetery		C	C				C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Contractor's Yard	C	C	C	C			C			C													
Contractor's Shop	C	C	C	C	C	C	C		C	C	C	C											
Crematory	C	C	C				C																
Day-care Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Dwelling Unit, Single			P	C			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling Unit, Two			P	C			P	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Dwelling, Multi-Unit			C	P	C		C	C	P	P	C	C	C	C	C	C	C	C	C	C	C	C	C
Farmstand	P	P	P	C	P		P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Food Assembly/Catering	P	P	P	P	P		P	C	C	C	C	C	C										
Funeral Home	P	P	P	P	P		P	C	C	C	C	C	C										
Garden Center	P	P	P	C	P		P	C	C	C	C	C	C										
Home Business	C	C	C	C	C		C	C	C	C	C	C	C						C	C	C	C	C
Hospital/Medical Center	P	P	C	C	C				C														
Hotel, Motel, Inn	P	P	P	P	P		C	C	C	C	C	C											
Junkyard	C																						
Kennel	C	C	C	C	C		C		C	C				C	C				C	C	C	C	C
Light Manufacturing/Industry	P	C	C	C	C		C		C	C													
Lt. Manufacturing/Retail Sales	P	C	C	C	C		C	C	C	C	C	C											
Lodging House				C						C			C										
Manufacturing/Industry	C																						
Medical Clinic ≤ 10,000 Sq. Ft.	P	P	P	P	P		P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Medical Clinic 10,000+ Sq. Ft.	P	P	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Mixed-Use Building			C	P	C		C	C	C	C	P	C											
Motor Vehicle Car Wash	C	C	C	C	C		C																
Motor Vehicle Fueling Facility	P	C	C	C	C		C			C	C												
Motor Vehicle Repair	C	C	C	C	C		C			C													
Motor Vehicle Sales	P		C	C	C																		
Museum ≤ 10,000 Sq. Ft.	P	P	P	P	P		P	C	C	C	C	C											
Museum 10,000+ Sq. Ft.	P	P	P	C	P		C																
Nursing Care Facility	P	P	P	P	P		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Office < 2,500 Sq. Ft.	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Office 2,500 - 10,000 Sq. Ft.	P	P	P	P	P		P	C	P	C	C	C											
Office > 10,000 Sq. Ft.	P	C	C	C	P		C			C													
Open-Air Market	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Parking Facility	P	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Passenger Terminal	C	C	C	C	C		C	C	C	C	C	C											
Place of Worship	P	P	P	P	P		P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Printing, Publishing	P	P	P	P	P		P			C													
Public Assembly Facility <2,500 Sq. Ft.	P	P	P	P	P		P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Assembly Facility 2,500-10,000 Sq. Ft.	P	P	P	C	P		P	C	C	C	C	C											
Public Assembly Facility > 10,000 Sq. Ft.	P	P	P	C	P		C	C	C	C	C	C											
Public Facility	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Public Information Facility	P	P	P	P	P		P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Recreational Facility	P	C	C	C	P		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Research, Testing Lab	P	C	C	C	P		C			C	C												
Restaurant	P	P	P	P	P		P	C	C*	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Retail < 2,500 Sq. Ft.	P	P	P	P	P		P	P	P	P	P	P											
Retail 2,500 - 10,000 Sq. Ft.	P	P	P	P	P		P	C	C	C	C	C											
Retail 10,000+ Sq. Ft.	C	C	C	C	C		C																
School	C	C	C	C	C		C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Storage, Mini/Self	C	C	C	C	C		C			C													
Transportation Terminal	C				C																		
Veterinary Clinic	P	P	P	P	P		P	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Warehouse	C	C	C	C	C																		

* No drive through restaurants in QII
All districts: Accessory uses, PUD, home occupations.