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Department of Housing
and Community Development

MEMORANDUM

To: Town of Williston, Planning Commission Chair; Town of Huntington, Planning Commission Chair; Town of Hinesburg, Planning Commission Chair; Town of Jericho, Planning Commission Chair; Town of Bolton, Planning Commission Chair; Executive Director, Chittenden County Regional Planning Commission; Commissioner, Department of Economic, Housing and Community Development (DEHCD)

From: Richmond Planning Commission

Date: March 27, 2014

Re: Proposed Changes to Richmond Zoning Regulations

The Richmond Planning Commission will hold a public hearing at the Richmond Town Center on Wednesday April 16, 2014, at 7:00 p.m. to receive public comment on two proposed changes to the Richmond Zoning Regulations, adopted March 1969, as amended October 7, 2013

Pursuant to 24 VSA, Section 4441, sent by certified mail with return receipt requested, please find the following enclosed documents:

- Notice of Planning Commission Public Hearing for proposed changes to the Richmond Zoning Regulations
- Planning Commission Report for the proposed changes to the Richmond Zoning Regulations
- A copy of the track changes text for the proposed Richmond Zoning Regulations

Please forward any comments about the proposed amendments to the Richmond Zoning Regulations by 4:00 PM on Wednesday, April 16th. Comments may be presented at the public hearing (per attached notice) or sent to Geoff Urbanik, Richmond Town Manager, via email at townmanager@gmavt.net or US Postal mail to PO Box 285, Richmond, VT 05477.

Planning Commission Reporting Form for Municipal Bylaw Amendments

Proposed Revisions to Richmond, Vermont Zoning Regulations March 27, 2014

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 section §4444 of this title,

The Richmond Planning Commission proposes changes to the Richmond Zoning Regulations, approved in March 1969 and last amended on October 7, 2013. The purpose of these changes is to make specific modifications regarding the Flood Hazard Overlay District to satisfy FEMA mandated guidelines to maintain compliance and allow participation in the National Flood Insurance Program (NFIP).

Copies of the proposed changes may be viewed at www.richmondvt.com under the Documents Section and at the Planning and Zoning Office at 203 Bridge Street in Richmond, Vermont.

(B) 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 to the Zoning Regulations will further the goals of the Town Plan by assuring compliance with FEMA standards in regard to participation in the NFIP.

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

These changes are compatible with the future land uses and densities proposed for the Town Plan Future Land Use Map.

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

Not applicable. The proposed revisions have no bearing on any planned community facilities.

TOWN OF RICHMOND – PLANNING COMMISSION
NOTICE OF PUBLIC HEARING – April 16, 2014

Pursuant to 24 V.S.A. Section 4444, the Richmond Planning Commission will hold a public hearing on Wednesday April 16, 2014 at 7 PM in the Richmond Town Center, 203 Bridge Street, Richmond, Vermont, to hear public comment regarding proposed changes to the *Richmond Zoning Regulations*, approved in March 1969 and last amended on October 7, 2013.

The purpose of these changes is to make specific modifications regarding Section 6.8, the Flood Hazard Overlay District. These are minimal changes to two sections to ensure compliance with FEMA requirements for participation in the National Flood Insurance Program.

Copies of the proposed changes may be viewed at www.richmondvt.com under the Documents Section and at the Planning and Zoning Office at 203 Bridge Street in Richmond, Vermont. For more information about these changes, please contact the Planning and Zoning Office at 802-434-2430 during regular office hours.