



Shoreham Town Office

297 Main Street

Shoreham, Vermont 05770

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shorehamtown@shoreham.net



November 2, 2018

Department Of Housing and Community Development
One National Life Drive
Dean C. Davis Building, 6th Floor
Montpelier, VT 05620-0501

Attn: Ms. Katie Buckley, Commissioner

Re: Amendments to the Shoreham zoning regulations:

The Shoreham Planning Commission is proposing the following:

1. To make the Interim Village Commercial Design Overlay permanent.
2. To propose a new zoning district called The Village Park District.

The Village Commercial Overlay was written by the Shoreham Planning Commission (SPC) and the Shoreham Select Board (SSB) adopted the design overlay to be incorporated into the regulations effective November 29, 2017.

1. The purpose of the overlay is to protect the historic mixed commercial/residential character and resources within the Village Commercial District along the Route 22A corridor. This overlay was adopted as an interim regulation to be either adopted within 2 years or allowed to expire in 2019.
2. In 2018 the SPC received a request from the Farnham Task Force to create a new zoning district for a section of the Farnham Property, running north from Route 74 West and along the west side of Route 22A that is currently a part of the Village Commercial District. This new district will provide an area for Village residents to enjoy the pleasures of a woodland area with walking trails and to serve as a buffer between Route 22A traffic noise and future development of the Farnham Property.

Public comment on these amendments to the Shoreham Zoning Regulations-permanent adoption of the Village Commercial Overlay District and the creation of the new Village Park District- will be heard at the Planning Commission's Hearing set for December 6, 2018 at 7:00pm at the Town Office.

Sincerely,

Benjamin Trudo, Chair
Shoreham Planning Commission

Notice of Public Hearing
Town of Shoreham

The Shoreham Planning Commission will hold a Public Hearing on Thursday, December 6, 2018, at 7 pm, at the Shoreham Town Office, located at 297 Main Street in Shoreham, VT, to hear public comments on proposed amendments to the *Shoreham Zoning Regulations*.

Proposed Amendments:

1. Creation of a new town district, the Village Park District (VPD), to provide an area for walking, relaxation, and exercise for town residents and their dogs, as well as providing a buffer between the residential portion of the Farnham Property and the Village Commercial District. The VPD consists of municipally-owned land and will be protected from future development. The proposed area is bounded by Main Street to the south, the Wastewater facility to the north, open Village Residential District land on the west, and Rte. 22A and the Village Commercial District on the east.
2. To amend the Village Commercial District (VCD) by removing municipally-owned property from the west side of the VCD.
3. To make the Village Commercial Design Overlay District (VCDOD) a permanent part of the Zoning Regulations.

Documentation of the proposed new Village Park District, amended Village Commercial District, the Village Commercial Design Overlay District, and associated mapping are available to the public at the Shoreham Town Clerk's office, 297 Main Street, Shoreham, VT. You are encouraged to review the documentation for any additional information concerning these particular matters.

Persons wishing to be heard at this Hearing may do so in person, or by submitting written testimony, or by representation by a licensed Vermont Attorney or by an authorized agent. Please note that in accordance with Chapter 117, Section 4464, of the Vermont statutes, participation in the hearing described above is a prerequisite to the right to make subsequent appeal.

Benjamin Trudo, Chair
Shoreham Planning Commission

Current Village Commercial District description:

§2.9 VILLAGE COMMERCIAL DISTRICT (VC)

See Zoning Map, p. 59, Village Map, p 61

- (A) **Description & Purpose.** This district includes land lying predominantly along Rte. 22A near the historic village settlement, which has access to the municipal wastewater system, Tri-Town water, high-speed Internet, and three-phase power. This district is intended to accommodate higher density mixed use development near the existing village center, in which commercial uses predominate, while maintaining or extending historic patterns of development. Commercial strip development is specifically discouraged. The application of PUDs under Article VI is encouraged.

Proposed Amendment to Village Commercial District description:

§2.9 VILLAGE COMMERCIAL DISTRICT (VC)

See Zoning Map, p. 59, Village Map, p 61

- (A) **Description & Purpose.** This district includes land lying predominantly along the east side of Rte. 22A between Richville Road on the south and slightly north of Rte.74E to the north. On the west side of Rte. 22A the VCD runs from Cemetery Hill Road to Main Street/Rte.74W, then includes several parcels along Rte.22A between Rte. 74W and the Wastewater facility. This District is near the historic village settlement, and has access to the municipal wastewater system, Tri-Town water, high-speed Internet, and three-phase power. The VCD is intended to accommodate higher density mixed use development, near the existing village center, in which commercial uses predominate, while maintaining or extending historic patterns of development. Commercial strip development is specifically discouraged. The application of PUDs under Article VI is encouraged.

Village Commercial Design Overlay District (VCDOD)

A. Objectives and Guidelines

The purpose of the Village Commercial Design Overlay District ("VCDOD") is to protect the historic mixed commercial/residential character and resources within the existing Village Commercial District along the Route 22A corridor, by guiding new commercial construction or substantial alterations to existing commercial buildings to avoid creating or extending "strip development" as defined in 10 VSA §6086 (9L)(ii)(I, II). The overlay district requires commercial development in the Village Commercial District to incorporate characteristics that will strengthen and enhance the visual attributes and pedestrian connectivity of the existing village. The dimensions of the overlay district follow the dimensions of the underlying Village Commercial District. The overlay district contains special *Regulations* to be added to those of the underlying Village Commercial District and does not affect the uses allowed or the existing dimensional standards within the Village Commercial District.

B. Permitted Uses

The Design Standards contained in the Village Commercial Design Overlay District shall not apply to "permitted uses" in the Village Commercial District. The Zoning Administrator (ZA) shall regulate permitted uses pursuant to the standards in the underlying Village Commercial District.

C. Conditional Uses

"Conditional Uses" as defined in the underlying Village Commercial District are subject to the additional design standards contained in the VCDOD and must demonstrate that they comply with all standards in the underlying district and the additional standards contained in this VCDOD. The Zoning Board of Adjustment shall review all conditional uses and shall apply the additional criteria contained within the VCDOD. If the conditional use is granted/approved by the ZBA, the ZA issues the permit subject to any conditions placed on the proposed project by the ZBA.

D. Dimensional Standards

Dimensional Standards in the VCDOD shall remain the same as in the underlying district. Additionally, all proposed development within the VCDOD shall comply with the following dimensional standard governing the total Footprint of the building(s) proposed:

Footprint: The overall footprint of the building, or aggregate footprint of all buildings, shall not exceed 10,000 square feet. Buildings may incorporate both one and two-story sections pursuant to the design criteria listed below.

E. Design Standards

All development in the VCDOD shall meet the following design standards, which shall be incorporated into the Zoning Board of Adjustment's (ZBA) review of a project pursuant to Article 5 governing Conditional Uses. Specifically, these design standards shall constitute specific standards within the Village Commercial District.

Building Location and Orientation

- (a) **Orientation:** New buildings should be oriented toward, and related both functionally and visually to, public streets. The ZBA, taking the overall proposed project plan into consideration, may allow adjustment in situations where, for example, a building is set at an angle to the street. Front and entry areas of a building are to be articulated with design features that reduce the mass and scale of the building.

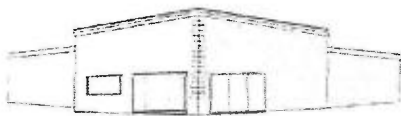


Fig. 4a. NO. Building design that does not include details to scale down entrances, roofs or wall size, and does not reflect Vermont's historic, rural architecture does little to complement a scenic rural landscape.



Fig. 4b YES. Building design that reduces the scale of a building and mimics Vermont historic, rural building characteristics can complement a scenic, rural landscape.

(b) Building Envelope and Placement

- 1) Buildings and other structures shall not generally be sited in the middle of open fields. Buildings and structures shall be located so as to preserve agricultural utilization, wildlife habitat, and scenic views and minimize the loss of open space and forests to the extent possible. Building envelopes shall be located, whenever possible, along the edge of existing natural or built features. The ZBA may allow other arrangements if the project is restricted by property lines and setback requirements.
- 2) Multiple buildings or structures on the same lot shall be clustered together in order to conserve views and open space and to mimic historical character of clustered village housing or farm buildings.
- 3) Loading docks and other utilitarian elements of a building shall be placed at the rear of a building and screened from surrounding roads.

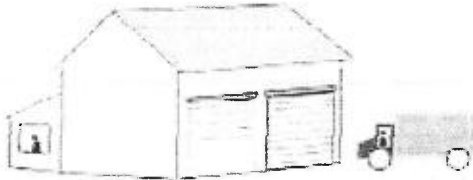


Fig. 4c. NO. Locating utility areas directly toward a right-of-way can create an unattractive edge to a scenic highway, and does not provide an entrance for customers/clients.



Fig. 4d. YES Back of building dedicated to utility needs and front of building provides a friendly face to the public right-of-way

- 4) **Parking**—see §6 below
- 5) A minimum of a 50-foot-wide landscaped area must be maintained immediately from the edge of any public right-of-way. Landscaped areas may include lawns, grass berms, grassy swales, trees, and/or clusters of herbaceous plantings. See illustrations 5a and 5b, below.
- 6) Where a proposed commercial project abuts a residential property, the applicant shall seek input from the abutting landowner and make reasonable accommodations in the fencing and/or plantings plans. The area shall be designed and planted to obscure the view of the building from the abutting property and shield the residential property from noise and exterior lighting as much as possible. A mix of non-deciduous trees, shrubbery, and fencing may be used. Fencing shall be between 6' and 8' high, and made of wood or a darker manufactured wood product that will blend in with the plantings, and shall have its supports or posts located on the applicant's side. See also *Lighting, Signs, Landscaping, Access and Parking (b) 3) and (b) 6) (v) below.*

Building Design

- (a) **Scale:** The scale and massing of new buildings shall be compatible and harmonious with surrounding structures. Buildings shall reflect the vernacular design of Vermont's historic, rural architecture such as seen in Addison County farm houses and barns, including such features as gable roofs, dormers, porches, ells, barns and sheds.
- (b) **Proportion:** The relationship between the width and height of the windows, doors, and facades of a new building shall be commensurate with the overall architectural style of the building, shall reflect the predominant style(s) found in Shoreham village.
- (c) **Architectural Features:** Architectural features including cornices, railings, windows, shutters, fanlights, door and window frames, porches, and other architectural details prevailing during the architectural period of the style chosen shall be used to break up any long expanse of wall. Barn-style building may incorporate cupolas of a size, proportion, and style commensurate with the size and style of the barn. The intent is that they appear to be a useful

and operational addition rather than an ornament tacked on to the ridge line. It is not intended that the details of old buildings be duplicated precisely, but they should be regarded as suggestive of the extent, nature, and scale of details that would be appropriate on new buildings or alterations.

- (d) **Building façade:** Structural shape, placement of openings and architectural features give a predominantly vertical, horizontal or angular character to a building's front façade, in particular, and shall be considered in the construction or alteration of a building. Windows and doors shall be proportionate to the architectural style and consistent with other openings in the building.
- (e) **Roof shape:** Roofs shall be gable-end, hip, or gambrel. Gambrel and hip roofs shall have slopes that are historically accurate, shall be proportional to the specific building.
 - 1) Sloped roof structures shall maintain a pitch of 4:12 or greater with the exception of dormers, entry, canopies or other similar elements.
 - 2) Sloped roof overhangs shall be 6"–24" deep.
 - 3) Flat roofs are not permitted.
 - 4) All roofs shall reflect the vernacular design of Vermont's historic, rural architecture (e.g. gabled, hip, gambrel).
- (f) **Materials:** Materials should be selected to enhance street-scape and pedestrian view. Materials that are durable and stay attractive over time shall have preference. Preferred sidings, depending on the building's style, should be, or mimic wood shingles, clapboards (exposure not to exceed 8"), field stone, vertical board or board and batten. Metal siding shall not be used. Walls may incorporate a field-stone skirting to a height of 3'. Roofing material may be asphalt shingles, wood shakes or shingles, metal, slate, imitation slate or other material that gives the feel of traditional Vermont architectural vernacular. A long building shall incorporate varying roof lines so as to break the visual expanse.
 - 1) **Cladding** shall be natural materials or mimic traditional Vermont materials such as wood, stone, or solid-color brick.
 - (i) Cladding may be shingle, clapboard (exposure no greater than 8"), vertical board or board-&-batten, or field stone, according to the architectural style and type of building. Metal siding will not be permitted. Walls may be skirted to a height of 3' with field-stone. At its discretion, the ZBA may allow the use of brick.
 - (ii) Any manufactured or engineered materials that mimic natural materials must be of similar or better durability to the natural alternative.
 - 2) **Roofing** (included in lot coverage percentage, along with parking lots, drives, etc.)
 - (i) Roofing may be shingles, shakes, slate, or metal and shall be of a dark color.
 - (ii) Any manufactured or engineered materials that mimic natural materials must be of equivalent or better durability to the natural alternative.
 - (iii) See also §§ f1–f4 below

Lighting, Signs, Landscaping and Parking

(a) Lighting, Signage, Utilities and Maintenance

- 1) **Lighting:** In addition to conforming with the zoning bylaws (*Article III §3.10*), lighting fixture design, should be compatible with and sensitive to the architectural style and period of the related buildings, when possible. All exterior lighting fixtures, including those in parking areas and driveways, shall utilize cutoff shields or other measures to conceal the light source from adjoining properties and rights-of-way.
 - (i) Exterior building lighting shall be compatible with the architecture of the project. and shall not detract from the visibility of surrounding buildings;
 - (ii) Landscape and architectural lighting used to illuminate building facades, building entrances, and feature or courtyard spaces shall be directed and sized to only illuminate the intended feature;
 - (iii) Brightness of night lighting must provide for pedestrian safety at all walkways, and where stairs, curbs, ramps, and crosswalks occur.
 - (iv) All project plans shall include adequate lighting that allows for safe access and egress at the public road curb cut(s).
- 2) **Signage:** All signs should conform to existing zoning regulations (*Article III §3.13*). In addition, while creative, vibrant and artistic signs are encouraged; the size, location, design, color, texture, lighting, and material of all exterior signs should be complimentary to buildings and structures on the site and surrounding properties. Proposed signs should not block existing signs on adjacent properties when viewed down the

sidewalk or from the street.

- 3) **Utilities:** Refuse containers and utility components (e.g. Central HVAC units, propane tanks, etc.) should be attractively screened, enclosed, buried, or housed within (or on) the proposed structure to block them from public view. Screening material should consist of plantings that will provide screening during all seasons, and structures should be made of materials (as described in "Building Design (f) Materials" above) that complement the general design of the structure. Any application which proposes new structures, additional lot coverage, or installation of machinery or equipment which emits heat, vapor, fumes, or noise shall include in the application descriptions of efforts to minimize, insofar as practical, any adverse impact on light, air, and water or on noise levels of the immediate surroundings.

(b) Landscaping and Screening

- 1) **Landscaping:** Landscape and buffering should contribute to visual quality and continuity within and between developments, provide screening and mitigation of potential conflicts between activity areas and site elements, enhance outdoor spaces and reduce erosion and storm water runoff. Landscaping shall be required within all setbacks fronting public streets. If natural features and existing landscaping are to be removed, there should be plans to replace and maintain such features and landscaping. The restoration or reestablishment of landscaping should consider similar features from the surrounding properties (e.g., plant types), although invasive species, as defined by the Vermont Noxious Weeds Rule, shall be prohibited. Open spaces should add to the visual amenities of the vicinity and surrounding properties. If open space is intended for active use, it should be designed so as to encourage social interaction and optimal accessibility for all.
- 2) **Continuity:** Physical elements such as yards, fences, evergreen masses, or building facades may combine to form lines of continuity along a street. These elements shall be considered in the construction or alteration of a building.
- 3) **Fences:** Fences in the VCDOD should be a maximum height of four (4) feet, except when required for abutters' visual screening, (see Building Location and Orientation (b) 6), above). Fences should be compatible with the architectural style/period of building. The structural supports of the fence shall face the interior of the lot and no chain link fences shall be allowed, unless other Town, State, or Federal regulations supersede.
- 4) **Hardscaping:** Materials should be chosen for their longevity and for their compatibility with the existing structure and adjacent properties. An appropriate mix of materials is preferred. Large areas of concrete or asphalt are discouraged. Hardscaping is included in lot coverage percentage.
- 5) **Less Visible Areas:** The design standards contained herein shall be applied to those portions of the property generally seen by the public.



Fig. 5a NO. No vegetated buffer between the road and the parking lot creates a large, unattractive expanse of impervious surface, and little distinction between moving cars and parked cars.

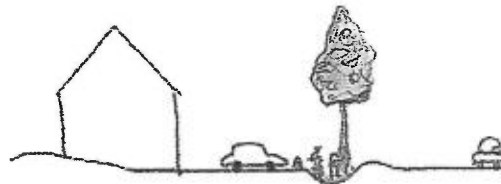


Fig. 5b YES. A landscaped buffer provides an attractive edge to a rural, scenic highway, a safety buffer between parked and moving cars, and can provide a place to infiltrate storm water.

6) Buffers:

- (i) Landscaping, screening and vegetated buffers are required and will be proportional to the size, scale, and use of the associated structure(s) and used to mitigate visual impacts.
- (ii) A minimum of a 50-foot-wide landscaped area must be maintained immediately from edge of any public right-of-way, and a 30-foot wide landscaped area from the property line of any abutting residential property. See Building Location and Orientation (b) 6), above.
- (iii) Existing vegetation and significant landscape features such as forest patches, hedgerows, streams, and rock

outcrops should be retained.

- (iv) Existing vegetation growth patterns (such hedgerows and clusters of trees) found in the landscape should be imitated when planting new vegetation.
- (v) Chain link fence in visible locations shall not be permitted except at the discretion of the ZBA to enforce safety or security, or if superseded by Town, State, or Federal regulations.

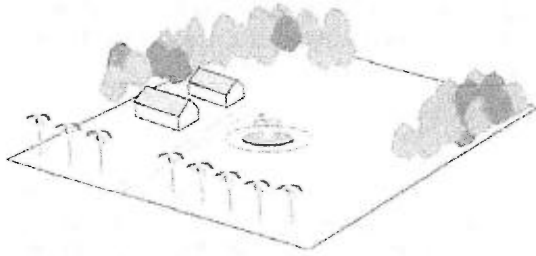


Fig. 5c. NO. Landscape treatment has removed existing natural features and added features out of context to the pastoral, rural character of the area.

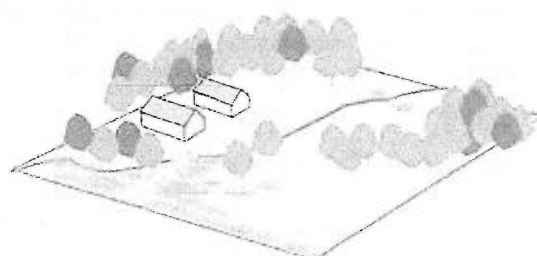
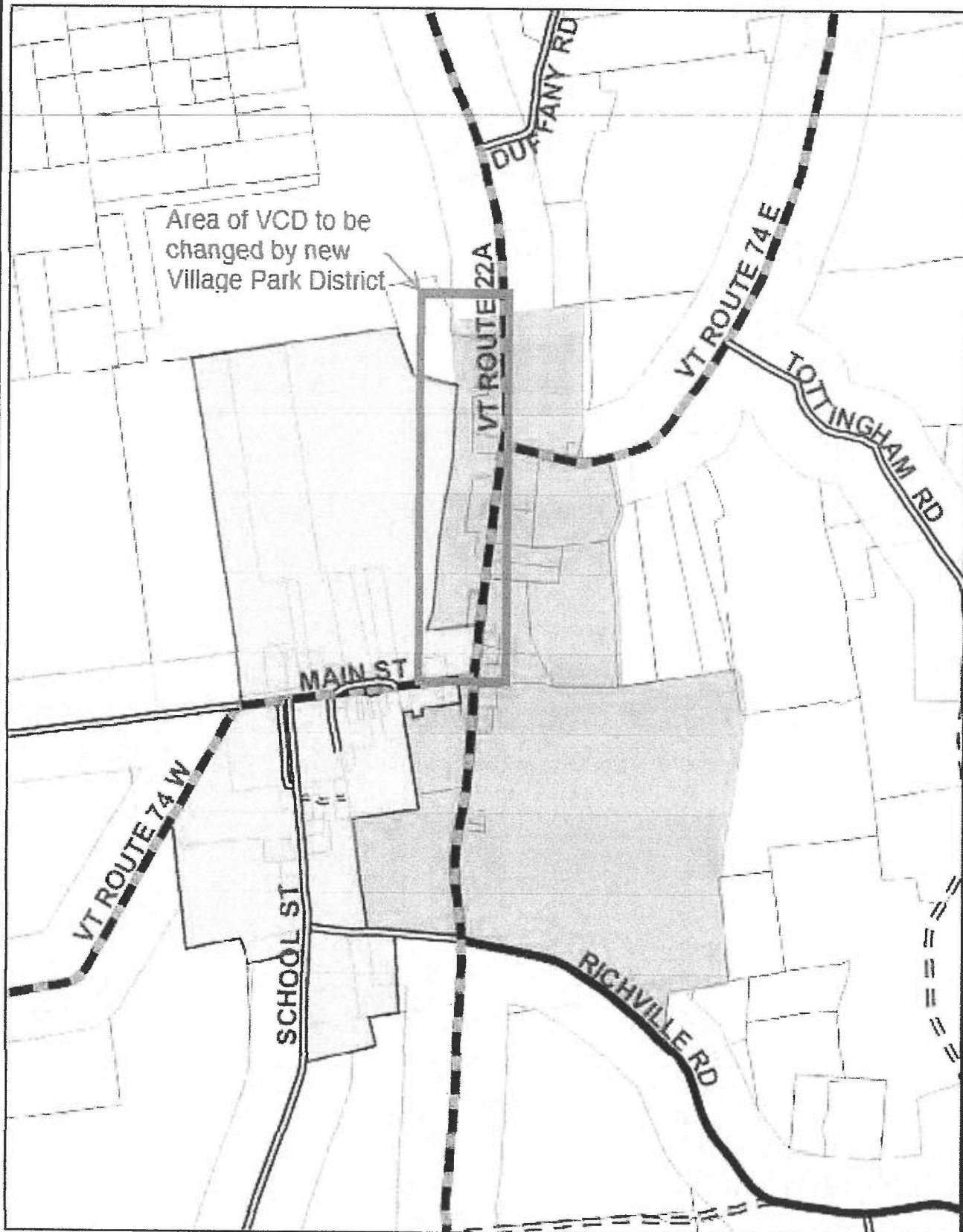


Fig. 5d. YES. Landscape treatment has maintained existing vegetation and natural features, and/or imitated natural features found in the landscape.

(c) Parking and Pedestrian Circulation

- 1). Applications shall address pedestrian and vehicular circulation. Special attention should be given to the arrangement of parking areas, or service/loading areas, and to safe separation of vehicles and pedestrians. Applications shall incorporate accessible routes and ramps for individuals with a disability.
- 2) Where complete separation of pedestrians and vehicles is not feasible, hazards shall be minimized by providing features separating vehicles and pedestrians such as changes in paving surface materials, the use of landscaping, bollards, lighting, signs, and other means to clearly delineate pedestrian and crossing areas.
- 3) Impervious surfaces shall be minimized and total amount of parking shall be limited to the minimum necessary to accommodate the planned use of the associated building. All such, whether paved or gravel, are considered "impervious" and are included in the lot coverage percentage.
- 4) **Parking.** See also Shoreham Zoning Bylaws (dated August 26, 2014), Article III, §3.11
 - (i) Parking lots with more than 10 spaces shall include vegetated islands or edges to minimize the impacts of storm water run-off.
 - (ii) Parking lots shall include designated walk ways connecting directly to the main entrance of the building.

Town of Shoreham - Zoning Map - Village Area



Zoning Districts

-  Village Commercial (VC)
-  Village Residential (VR)
-  Medium Density Residential (MDR)

-  Low Density Residential (LDR)
(usually 500 ft from rd centerline)
-  Agricultural District (AG)

Zoning Districts: Adopted August 26, 2014

Selectboard Signature: _____

Date: _____



§2.12 VILLAGE PARK DISTRICT (VPD)

- (A) **Description & Purpose.** The Village Park District (“VPD”) constitutes an unimproved parcel of land that the Town of Shoreham has reserved for the use and enjoyment of the residents and guests of the Town of Shoreham for recreational purposes. The VPD lies adjacent to, and within easy walking distance of, most of the Village. This district consists of municipally-owned land with severe physical limitations for development. It is located parallel to the west side of VT Rte. 22A, between the Rte22A/Rte. 74W and slightly north of the Rte. 22A/Rte. 74E junctions. This narrow strip of wooded ledge is bound by the Wastewater plant to the north, Rte. 74 W to the south, the Farnham Property’s Village Residential area to the west, and Route 22A and small existing portions of the Village Commercial District to the parcel’s East. The VPD is specifically depicted on the Town of Shoreham Zoning Map.

The purposes of this District include:

- (1) Enhancing the attractiveness of Shoreham Village by adding additional public space for the community to gather and recreate.
- (2) Defining the limits of Commercial Development along Rte. 22A within Shoreham Village.
- (3) Providing town residents and their dogs —particularly those in the Village—with paths for enjoyment of the outdoors, exercise, and a place for quiet contemplation and relaxation.
- (4) To provide an undisturbed woodland area for study of local wildlife and plants by the town school’s classes or other groups;.
- (5) To serve as a buffer between Rte. 22A traffic noise and the interior residential portions of the Farnham Property.

(B) **Permitted Uses.**

- (1) Natural Resources Educational uses
- (2) Non-motorized outdoor Recreation

Please note that the Selectboard requires groups using the VPD for specific events to secure a permit prior to the event. Specific rules for the use of the VPD are available at the Town Clerk’s office.

Town of Shoreham - Zoning Map - Village Area - Village Park District (proposed)



Zoning Districts: Adopted August 26, 2014

Zoning Districts	
	Village Commercial (VC)
	Village Residential (VR)
	Medium Density Residential (MDR)
	Low Density Residential (LDR) (usually 500 ft. from rd centerline)
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	Village Park District (proposed)

0 0.25 Miles

