

SWANTON PLANNING COMMISSION

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PUBLIC HEARING

SWANTON PLANNING COMMISSION

The Swanton Planning Commission will hold a public hearing on September 21, 2022 at the Swanton Town Hall at 6:30 P.M. to receive public comment and to consider for approval, proposed changes to the Swanton Zoning Bylaws and Subdivision Regulations pursuant to Chapter 117 of Title 24, Section 4441 and 4442, Vermont Statutes Annotated:

The Swanton Planning Commission has proposed the update and revision of the "*Land Use & Development Regulations for the Town & Village of Swanton, Zoning Bylaws & Subdivision Regulations*" which were first adopted on July 18, 2001 and last amended on October 13, 2021. The Swanton Planning Commission proposes changes to the following:

- Section 2.4.2: Shoreland Recreation (SR) District
- Section 2.4.5: Moderate Density Residential (R3) District & Section 2.4.2: Shoreland Recreation (SR) District.

Copies of the proposed bylaw amendments are available for public review at the Swanton Zoning Administrator's office during regular business hours as well as on the town's website on the Planning and Zoning page.

Following this scheduled hearing, the proposed amendments and any proposed changes approved by the Planning Commission will be forwarded to the Swanton Selectboard for its consideration and adoption at a duly noticed public hearing in the near future.

**PUBLIC HEARING
SWANTON PLANNING COMMISSION
ZONING PROPOSALS
September 21, 2022**

SECTION 2.4.2: SHORELAND RECREATION (SR) DISTRICT (Page 2-7)

PROPOSED CHANGE:

Maximum Building Coverage: 15%

Maximum Building Coverage: 20%

PROPOSED CHANGE:

**CHANGE FROM R3 / MODERATE DENSITY RESIDENTIAL DISTRICT TO SR
/ SHORELAND RECREATION DISTRICT:**

Entirety of Hog Island Road
Entirety of Homestead Road
Entirety of Turkey Terrace
Entirety of Jayview Road
Entirety of Tilley Drive
Entirety of Maple Street
Entirety of Nokes Road
Entirety of Arrowhead Drive

SWANTON BYLAW AMENDMENT REPORT

EXPLANATION: The Swanton Planning Commission has prepared updates to the Zoning Bylaws and Subdivision Regulations to address matters of concern developed by the Planning Commission and members of the Swanton community during public meetings conducted by the Planning Commission this past year. *This report has been prepared in conformance with 24 V.S.A. Section 4441.*

The Swanton Planning Commission is proposing the following minor changes to the *Land Use & Development Regulations for the Town & Village of Swanton, Zoning Bylaws & Subdivision Regulations,* which were first adopted on July 18, 2001 and last amended on October 13, 2021:

1. *Changed Maximum Building Coverage in the Shoreland Recreation District (SR) from 15% to 20%.*
2. *Changed from Moderate Density Residential District (R3) to Shoreland Recreation District (SR):*
Entirety of Hog Island Road
Entirety of Homestead Road
Entirety of Turkey Terrace
Entirety of Jayview Road
Entirety of Tilley Drive
Entirety of Maple Street
Entirety of Nokes Road
Entirety of Arrowhead Drive

PURPOSE:

The purpose of the Swanton Land Use and Development Regulations is to implement the "*Swanton Town and Village Municipal Plan*" as most recently amended; to further the purposes of the Act; to promote the public health, safety, comfort, convenience, economy and general welfare of the community, all as set forth in "**Section 1.2 Purpose**" in the Bylaws at Pages 1-2 therein.

The land use and development regulations classify and guide the uses of land, buildings, and structures in the Town and Village of Swanton in accordance with the Municipal Plan and the Vermont Planning and Development Act, Title 24 V.S.A. Chapter 117, herein referred to as the "Act". The regulations are designed to implement the purposes and policies set forth in the Municipal Plan and the Act

CONFORMANCE AND IMPLEMENTATION: The Swanton Zoning Bylaws conform with and further the goals and policies contained in the Swanton Municipal Plan, including the effects on the availability of safe and affordable housing.

LAND USE COMPATIBILITY:

The land use districts in the Municipal Plan are compatible with the land uses in the Zoning Regulations and are compatible with proposed future land uses and densities of development as set forth in the Municipal Plan.

PROPOSALS FOR PLANNED COMMUNITY FACILITIES:

The proposed Bylaw Amendments do not affect any specific proposals for planned community facilities.