

Zoning Amendments - 2021 Proposed for Discussion

July 12, 2021 PC Meeting

" No changes ' = may be revisited in a future set of amendments

Section	Topic	Description	
5.10 No changes	Flood Hazard Area Overlay	Review for statutory changes and compliance to insure maximum ERAF grant funds at 17.5% - refer to ANR Flood Manager	ANR
5.12 No changes	Forest and Wildlife Habitat	Review for statutory changes in past 5 years & compliance with Hyde Park Municipal Plan (Act 171)	Defer
5.11 Sept Meeting	Overlay District	Green River Reservoir Viewshed Overlay - Review standards and update overlay map for 3 levels of impact	Milford
6.6 ✓	Table of Uses	Adult Use Establishment - Review for impact on community & currnt prohibiting (Schad v. Borough of Mount Ephraim) & discuss allowing Adult Use in VFW Business Park only which is 100% non-residential - refer to Town Attorney	VLCT
6.6 ✓	Table of Uses	Small Scale Firewood - less than 100 cords per calendar year with limited hours - processing & delivery-Districts? RR2 only?	EW & Bob
6.6 No changes	Table of Uses	Hyde Park has good housing provisions but the PC should still review the State's 2020 Housing Report (zoning concepts)	Defer
6.6 No changes	Table of Uses	Aviation facilities can be reviewed only by the State or through a local zoning process, if in the local bylaw (not in HP's)	Defer
8.5 No changes	Signs	Review for compliance with recent Supreme Court content-neutral standard (Reed v. Town of Gilbert) refer to Town Attorney	VLCT
9.4 ✓	Zoning Permit	Include inspection requirement for conditional uses or land designer staking out building locations prior to construction	RR -Cost/what?
11.13 ✓	Recreation	Add how to count lots - i.e. created within 5 years prior to from the same parcel & including the current application	RR - period?
12.9 ✓	Signing of Plats	Clarify order for signing and recording survey plats - submit within 180 days from approval	RR - clarify steps
14.0 ✓	Definitions	Recreational Vehicle uses "temporary...or seasonal use" but the Bylaw does not define "seasonal" or "temporary"	RR - less than 12 mos.
14.0 ✓	Definitions	Add - Wetland boundaries shall be delineated by a qualified environmental professional listed on VT ANR consultant list	RR
12.9 f ✓	Recording Plats	Define Signature Box - "Approved by the Town of Hyde Park on the ___day of ____, 20, subject to the requirements ...	RR
ALL ✓	Check Grammar/Spelling	Check header location - bottom of Page 80	RR

Note: The planning commission would like to identify the landowner costs for compliance with regulation changes

✓

VLCT - Abby contacted in March 2021 - no time for major projects so can we distill to a specific question on signs and adult use. Will refine question to VLCT or use town attorney.

Section 8.8 - above ground pools exempt