

SHREWSBURY PLANNING COMMISSION REPORT
ON
MUNICIPAL BYLAW AMMENDMENT
APRIL 16, 2008

The Shrewsbury Zoning Regulations were amended for the following purposes:

- To bring them into compliance with Chapter 117, Title 24 of the Vermont State Statutes.
- To bring them into compliance with Vermont State wastewater and potable water regulations.
- To make them consistent with the Town Plan and its policies.
- To provide more specific, explicit, valid, precise, unambiguous language to define the regulations.
- To incorporate recommendations made by the Development Review Board to facilitate their task in reviewing applications for development.
- To incorporate recommendations made by the Zoning Administrator to facilitate her task in applying the zoning regulations.
- To provide for regulation that meets the Town Plan's, the Selectboard's and the Townspeople's requirement for protection of land for its natural and agricultural uses.

Significant changes made to the document including the following:

1. Complete re-organization and re-formatting of the document in MS Word. The intent of this task is to make the regulations easier to negotiate, to find specific section and references. We now have hyper-linked Table of Contents in our electronic version of the zoning regulations. We set all of the administrative and description of approval processes in the front sections of the document (Articles II and III). We added a Table describing Dimensional Requirements (Setbacks) and a Table describing the permitted and conditional uses in each of the Town zoning districts.
2. New and Updated Maps describe – Natural resources now displayed on one map, including water resources (ponds, streams, wetlands); Wildlife habitat and corridors (as defined by Vermont State F&W data); Town development (buildings) shown on all maps.
3. Expansion of the Special Features Overlay to provide for Wild Life Corridor. Notably, we have heard from The VT Dept of F&W that we are the first town in the state to have language in our zoning regulations to identify and protect wildlife corridors from development.
4. Open Space Development – Article VIII was developed to provide more flexible zoning to enable development to occur while preserving open areas of land for natural and agricultural uses as well as to provide for affordable housing.

Other minor changes include, but are not limited to:

1. Expanded and reworded Article IX, Definitions to clarify several items and/or to bring items into agreement with State of Vermont definitions.
2. Change, rewording of the regulations regarding Wastewater and Potable Water Systems to bring them into agreement with State law.
3. Provision of measurable “Noise Standards” and “Lighting Standards”.