



## Town of Monkton

### Town of Monkton Notice of Public Hearing

#### On the Proposed Amendments to the Unified Planning Document

The Monkton Selectboard will hold a public Hearing at 8:00 PM, Tuesday August 30th, 2022 at Monkton Town Offices (92 Monkton Ridge), to take public testimony on the proposed Amendments to the Unified Planning Document.

The Selectboard will discuss and vote on any proposed changes after this Public Hearing.

#### Statement of Purpose

Monkton's Unified Planning Document exists to provide process and procedure to guide orderly development within the town. It is comprised of two parts, Section I that contains the town's Zoning Regulations and Section II that addresses the Subdivision Regulations. All development regulations take their guidance from the Town Plan, but unlike the Town Plan do not expire. Once adopted these regulations remain in effect until amended by the voters. The amendments proposed here, are intended to streamline the Zoning and Subdivision process and to make the process more open to the community.

All of the proposed amendments support the goals of the Town Plan and provide clarity and greater community input in the development process. They are compatible with proposed future land uses and densities of the municipal plan and planned community facilities.

The most substantial change to the Unified Planning Document is on Planned United Developments (PUDs) sections 830 and 905. Section 905 was completely rewritten to modernize it to promote affordable housing, lessen impacts on farmers, and better conserve open space. Section 830 makes it clear that PUDs may be a normal part of the subdivision process. Specifically, we:

1. Revised the purpose and added Village and Rural districts
2. Revised use of open space
3. Addressed non-contiguous parcels for open space
4. Created new thresholds for PUDs
5. Rewrote common land requirements
6. Addresses density bonuses, affordable housing, elderly housing
7. Changes to Section 830 Preliminary Plat Application and Review

Other changes include:

8. Added Section 594 on Trees in the Municipal Right of Way
9. Added Section 595 on Erosion Control
10. Added Section 596 on Stormwater Management

11. Added Section 597 on Riparian Buffers
12. Added Section 598 on Wetlands
13. Added Section 599 on Steep Slopes
14. Added decibel levels to Section 584 General Performance Standards
15. Article VI Flood Hazard Area Regulations was rewritten.

**The areas of the town affected the proposed Amendments are:**

Changes to the Ridgeline district impact that district.

Changes to the Flood Hazard Area Regulations impact that district.

All other proposed amendments affect all districts of the town.

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Copies of the Unified Planning Document and copies of the proposed amendments are available for review or obtained at the Town Offices, 92 Monkton Ridge during normal business hours.

For more information please contact: Stephen Pilcher Selectboard Chair at [spilcher@monktonvt.com](mailto:spilcher@monktonvt.com) 425-2178, or Sharon Gomez, the Town Clerk at (802) 453-3800.

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Please note:

There will be an informational session from 7:00 to 8:00 PM on August 30, 2022 at the Monkton Town Hall prior to the public hearing.