

NOTICE OF PUBLIC HEARING

The Waterford Planning Commission will hold a public hearing on proposed amendments to the
Waterford Unified Development Bylaw and Zoning Map
at **7:00 PM on Wednesday, June 20, 2018** at the
Waterford Fire House, 2661 Duck Pond Rd, Waterford, Vermont

The Waterford Planning Commission is proposing amendments to the Unified Development Bylaw for the purpose of furthering the goals of Waterford Town Plan.

The Town is currently divided into 3 zoning districts: Rural Residential, Village, and Industrial Commercial. As recommended in the Waterford Town Plan, the following changes are proposed:

- An area on Route 5 in the western corner of town that is currently zoned Industrial Commercial is proposed to be changed to Rural Residential 5. The area is currently in residential use, which is found to be the most appropriate future use.
- An area on Route 18 near the intersection of Duck Pond Road has been in continuous industrial and commercial use for about 50 years. The area is currently zoned Rural Residential, and is proposed to be rezoned to Industrial Commercial, to more accurately reflect the site's appropriate current and future use. The expansion of the existing uses or the addition of commercial uses in this location would be subject to the conditional use review and performance standards currently contained in Waterford's Unified Development Bylaw, and the additional standards in the newly proposed Source Protection Overlay District. It is not expected that the change in zoning category will have a negative impact on surrounding area and will not increase traffic since the property is currently being used for industrial and commercial uses.

The Waterford Town Plan also recommends an overall reduction in the permitted residential density in Town. The current zoning regulations permit 1 house per 2 acres Town-wide. In order to more effectively protect Waterford's water resources and retain Waterford's working land resources and rural setting, new zoning districts and residential densities are proposed which will affect all areas of Town. The permitted uses in the existing zoning districts are also proposed to be changed.

Sections of the Waterford Unified Development Bylaw proposed to be substantively changed, and new sections proposed to be added include the following:

- §201 Zoning Map and Districts
- Table 204.1: "IND-COM" Industrial Commercial District
- Table 204.2: "VIL" Village District
- Table 204.3: "RR" Rural Residential District
- New Table 204.4: "RR-25" Rural Residential 25 District
- New Table 204.5: "VC" Village Commercial District
- New Table 204.6: "FRO" Forest Resource Overlay District
- New Table 204.7: "AGO" Agricultural Overlay District

- New Table 204.8: “SPO” Source Protection Overlay District
- New §204.9 Supplemental Administrative Review Procedures
- §316.02 (special standards for auto service station)
- New §333 Steep Slopes
- New §334 Required Buildable Area for All Lots
- §502.4 Suitability Restrictions
- §503.1 Lot Layout/Siting
- New §503.11 Conservation Subdivision Design

The purposes of the new zoning districts are as follows:

Rural Residential 5 acre – This district has the same purpose as the existing Rural Residential District, with a clarification that uses are to be appropriate to a rural context. Some changes to conditional uses in this district are proposed, and the residential density is set at one dwelling unit per 5 acres. Yard setbacks and frontage requirements are as currently required in the Rural Residential district. This district is delineated as all lands with access to and within 1000 feet of State and Town Highways Class 1-3, that are not zoned “Village,” “Village Commercial,” or “Industrial Commercial.”

Rural Residential 25 acre – This district is delineated as all lands further than 1000 feet from existing State and Town Highways Class 1-3 that are not zoned “Industrial Commercial” or “Village Commercial.” These lands include areas of steep slopes, poorly drained soils, significant blocks of forest and wildlife habitat, and agricultural land. The purpose of this new district is to maintain Waterford’s rural setting, maintain the existing low residential density of these lands, and support the existing and/or future use of these lands for agriculture, forestry, low density residential use, and forest-based recreational and educational uses. Residential density is set at one dwelling per 25 acres.

Agricultural Overlay – This overlay district comprises all lands that contain Prime Agricultural or Statewide Important Soils, and/or lands historically used for agriculture. The purposes of this overlay are to promote the continuation of agriculture, to retain and avoid the fragmentation of agricultural lands which also provide important scenic views, and to preserve Waterford’s rural character. In general, the permitted uses and dimensional requirements of the underlying district apply; however, the use of earth resources extraction is prohibited, and all subdivisions resulting in three (3) or more lots shall be done in accordance with the new Conservation Subdivision Design procedures, as outlined in the proposed new section 503.11. After subdivision, the remaining parcel shall be eligible for enrollment in the Vermont Use Value Appraisal program if the original parcel’s size and characteristics permit. Supplemental standards for administrative permits for structures such as single-family dwellings also apply, as outlined in a new section 204.9.

Forest Resource Overlay District – This overlay coincides with the boundaries of the Priority Forest Blocks identified by the Vermont Agency of Natural Resources. The purposes of this overlay are to protect important blocks of forest and wildlife habitat from fragmentation, to conserve forested lands as a valuable renewable fuel source and recreational resource, and to support agricultural and forest-based industry as a prime economic base in town. The permitted

uses and dimensional requirements of the underlying district apply, although additional standards apply to subdivisions of land, including the requirement that all subdivisions resulting in three (3) or more lots shall be done in accordance with the new Conservation Subdivision Design procedures. After subdivision, the remaining parcel shall be eligible for enrollment in the Vermont Use Value Appraisal program if the original parcel's size and characteristics permit. Supplemental standards for administrative permits also apply, as outlined in a new section 204.9.

Source Protection Overlay – This overlay coincides with the delineation of the Groundwater and Surface Water Protection areas delineated on the Town of Waterford's Base Map. The purpose of this overlay is to protect public drinking water sources. In general, the permitted uses and dimensional requirements of the underlying district apply, although specified non-compatible uses are expressly prohibited.

Village Commercial – The purpose of this new district is to provide for retail, services, and higher-density residential uses at a scale and pattern of development that is appropriate to the rural context of Waterford, and which provides for safe access by pedestrians. This new district is proposed to be located in an area on Higgins Hill Road near the intersection of Route 18 that is currently zoned Industrial Commercial.

Village District. The delineation of this existing district in its location at the intersection of Lower Waterford Road and Route 18 is proposed to be changed to take existing roads as reference points, and to take into consideration the presence of very steep slopes on the north side of Lower Waterford Road. Currently the Village zoning district is delineated as a circle with a radius of 0.5 mile, the center being the intersection of Maple Street and Lower Waterford Road. The new proposed configuration of this district is more compact, and extends 500 feet on the north side of Lower Waterford Road, 1000 feet to the south of Lower Waterford Road and 1000 feet on either side of Route 18, as delineated on the zoning district map. An additional area of Town is proposed to be placed in this zoning category, the land extending 1000 feet on either side of Higgins Hill Road from the St. Johnsbury boundary to the boundary of the newly proposed Village Commercial District (currently zoned Industrial Commercial). Proposed changes to the Village District standards include the addition of the conditional uses of multi-family dwellings, restaurants, and schools, the elimination of wholesale sales as a conditional use, the reduction in required lot area and density to one unit per acre, and a new lot coverage restriction of 25% of lot area.

In addition to the above described additions and changes, new definitions have been added to Article VII of the Unified Development Bylaw to clarify terms used, and to be compliant with the National Flood Insurance Program.

The full text of the proposed amendments and the full-sized zoning map can be viewed at the Waterford Town Clerk's Office, 532 Maple Street, Waterford.
Call the Town Clerk for hours: (802)748-2122.