

## **NOTICE OF PUBLIC HEARING**

The Waterford Planning Commission will hold a public hearing on the proposed amended **Waterford Municipal Plan** at **7:00 PM on Wednesday, March 30, 2016** at the **Waterford Fire House, 2661 Duck Pond Rd, Waterford, Vermont**

The proposed amendments include the addition of a Flood Resilience element, an Economic Development element and updates to all sections of the plan, including goals and action steps.

The Plan contemplates the amendment of the town's flood hazard regulations to include restriction of development activities on lands adjacent to streams and within "River Corridors," as mapped by the Vermont Agency of Natural Resources. The Plan also contemplates rezoning two areas of Town, as identified on the zoning map accompanying the Plan. 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. The area is currently in residential use, which is found to be the most appropriate use for the area in the future. The second area is located on Route 18 near the intersection of Duck Pond Road, and is an area that has been in continuous industrial and commercial use for nearly 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 Plan also contemplates a net reduction in permitted residential density throughout town, in order to retain the town's rural character, through the selective rezoning of areas based on the presence of natural resources and other considerations.

The Plan includes the following sections and maps:

- I. Introduction
- II. Housing
- III. Community Facilities and Services
- IV. Education
- V. Transportation
- VI. Energy
- VII. Economic Development
- VIII. Flood Resilience
- IX. Land Use
- X. Conformance of Plan with Adjacent Town and Region
- XI. Plan Implementation

Maps: Parcel Size Distribution, Base Map, Land Cover, Natural Resources Constraints, River Corridor, Soils Constraints, Zoning

The full text of the proposed amended Town Plan can be viewed at the Waterford Town Clerk's Office, 532 Maple Street, Waterford, on Monday, Thursday, and Friday from 8:30 AM to 3:30 PM; or Tuesday from 12:00 PM to 6:00 PM.