

TOWN OF UNDERHILL PLANNING COMMISSION

P.O. Box 32, Underhill Center, VT 05490
www.underhillvt.gov

Phone: (802) 899-4434
Fax: (802) 899-2137

NOTICE OF PUBLIC HEARINGS

The Underhill Planning Commission hereby provides notice of public hearings to be held pursuant to 24 VSA §§ 4441, 4442 for the purpose of receiving public comment on proposed **Amendments to the Town of Underhill Unified Land Use and Development Regulations and Zoning Map** dated December 2012. Public hearings are scheduled for Wednesday, December 5, 2012 and Tuesday, December 11, 2012, 7:00 PM, Underhill Town Hall, 12 Pleasant Valley Road, Underhill, VT.

Purpose: Map and bylaw amendments are proposed as recommended in the Underhill Town Plan to: 1) redistrict Underhill Flats and Underhill Center to better reflect traditional village settlement patterns (lot sizes, densities) and to reduce the number of nonconforming lots, and to 2) eliminate three small “outlier” Soil and Water Conservation District zones. Requested Soil & Water Conservation District boundary adjustments along the northern boundary of the Ethan Allen Firing Range are also proposed, to include affected properties in single zoning districts.

Geographic Areas Affected: As proposed, zoning district amendments will affect the Underhill Flats and Underhill Center areas, the northwestern portion of town between North Underhill Station Road and Hill Crest Lane, and those properties abutting the Ethan Allen Firing Range.

Proposed Zoning Map Amendments: 1) Amend existing Underhill Flats Village Center District boundary, 2) create new “Underhill Flats Village Residential District,” 3) create new “Underhill Center Village District,” 3) eliminate three “outlier” Soil & Water Conservation Zoning Districts, 4) adjust Soil and Water Conservation District boundaries to accommodate parcels bordering the Ethan Allen Firing Range.

Proposed Bylaw Amendments: 1) Amend Underhill Flats Village Center District Table (2.2) to incorporate new uses, dimensional and supplemental standards, 2) add new Underhill Flats Village Residential District Table (new 2.3), 3) Add new Underhill Center Village District Table (new 2.4), 5) add definitions for bakery, car wash, story, half-story 6) administrative amendments necessary to incorporate new tables (table of contents, cross-references, renumbering).

Copies of proposed amendments and the Planning Commission’s amendment report are available at the Underhill Town Office, 12 Pleasant Valley Road, Underhill, VT and on the town website www.underhillvt.gov.