

TOWN OF UNDERHILL SELECTBOARD

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NOTICE OF PUBLIC HEARING

The Underhill Select Board hereby provides notice of a public hearing 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 January 2012. A public hearing is scheduled for January 17, 2013, 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 reflect historic village development patterns (smaller lots, setbacks), to reduce the number of nonconforming small lots, and to allow for compatible village development across town boundaries; and to 2) eliminate three small "outlier" Soil and Water Conservation District zones that have no functional boundaries or purpose. 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).

Proposed amendments, supporting information and the Planning Commission's amendment and hearing report are available at the Underhill Town Office, 12 Pleasant Valley Road, Underhill, VT and on the town website www.underhillvt.gov.