

UNDERHILL PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
PROPOSED CHANGES TO ZONING REGULATIONS
THURSDAY, NOVEMBER 14, 2019 @ 5:30 PM

Pursuant to 24 V.S.A. Chapter 117, Section 4441(c), the residents of the Town of Underhill and all interested persons are hereby notified that the Underhill Planning Commission will hold a public hearing at 5:30 PM on Thursday, November 14, 2019, at Underhill Town Hall, 12 Pleasant Valley Road, Underhill, Vermont, to receive input on proposed amendments to the *Underhill Unified Land Use and Development Regulations*.

Statement of Purpose:

The primary purposes of the proposed amendments are to clarify issues that have emerged during the road, driveway and trail permitting and development review processes, to meet the requirements of State planning laws (24 V.S.A., Chapter 117), and to comply with the 2015 Underhill Town Plan. Changes have been made throughout the entire document, and these amendments affect all geographical areas of the Town of Underhill.

Synopsis of Revisions:

These proposed amendments were originally entertained by Underhill residents in the summer of 2018, and subsequently approved by voters on Tuesday, November 6, 2018. However, due to a missed deadline pertaining to warning a Special Town Meeting in accordance with 17 V.S.A. § 2641, the amendments were never formally adopted, and therefore, the amendment process needs to be repeated.

The Underhill Planning Commission is proposing organizational edits to address inconsistencies between the 2015 *Underhill Road, Driveway and Trail Ordinance* and the *Underhill Unified Land Use & Development Regulations*, as amended through March 6, 2018. Various sections of the two documents are either inconsistent with one another or duplicate each other. By reorganizing both the *Road, Driveway and Trail Ordinance* and *Unified Land Use & Development Regulations* will make the access permitting process and the development review process more clear, efficient and user-friendly.

Geographic Area Affected:

These amendments affect all geographical areas of the Town of Underhill.

Place to View Proposed Amendments:

The complete text of the proposed amendments may be found at www.underhillvt.gov. A link to the amended document can be found on the homepage; or upon viewing the website, click "Board, Commissions, Committees and Task Forces" on the left, then clicking "Planning Commission." Then, click "Proposed 2020 Unified Land Use & Development Regulations Amendments." Alternatively, a full-text copy may be examined at the Town Offices located at Underhill Town Hall, 12 Pleasant Valley Road, Underhill, Vermont.

When viewing the proposed revisions, please be advised that Underlined Font (regardless of color) indicates additions while ~~Strikethrough Font~~ (regardless of color) indicates deletions. Explanations of the proposed revision can be found in comment boxes located on the right side of the page.

Person to Contact for More Information:

Additional information may be obtained from the Planning Director & Zoning Administrator (see contact information below) or by visiting Underhill Town Hall. The hearings are open to the public. You are encouraged to attend hearings; however, if you cannot attend, comments may be made in writing prior to the hearings and mailed to: Andrew Strniste, Planning Director & Zoning Administrator, P.O. Box 120 Underhill, VT 05489 or to astrniste@underhillvt.gov.