UNDERHILL SELECTBOARD
NOTICE OF PUBLIC HEARING
PROPOSED CHANGES TO ZONING REGULATIONS

TUESDAY, DECEMBER 5, 2017 @ 5:30 PM
TUESDAY, DECEMBER 12, 2017 @ 6:00 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 Selectboard will hold public hearings at 5:30 PM on Tuesday, December 5, 2017, at Underhill Town Hall, 12 Pleasant Valley Road, Underhill, Vermont;; and at 6:00 PM on Tuesday, December 12, 2017 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 purpose of the proposed amendments are to clarify issues that have emerged during the development review process, 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:

1. Technical corrections to address incorrect cross-references throughout the entire document;
2. The creation of a new zoning district (the Underhill Center Village District), which includes corresponding changes throughout the entire document;
3. The creation of the Tiny House section (Section 3.22, Tiny Houses) under Article III, General Regulations;
4. The deletion of Section 4.2, Accessory Dwellings, and the creation of the Multi-Dwelling Structures section (Section 4.15), which pertains to Accessory Dwellings, Two-Family Dwellings and Multi-Family Dwellings under Article IV, Specific Regulations;
5. The creation of a new administrative amendment under Section 7.8, Revisions to an Approved Subdivision;
6. The elimination of Section 9.6, which pertains to density bonuses for Planned Unit Developments and Planned Residential Developments;
7. The clarification of deadline requirements for effective dates and permits renewals under Section 10.3.D;
8. The creation of the Tiny House definition under Article XI; and
9. Amendment to Official Underhill Zoning Map to incorporate the boundaries of the new Underhill Center Village District.

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 2018 Unified Land Use & Development Regulations." 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. If you cannot attend the hearings, 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.