

**PLANNING COMMISSION ZONING PROPOSALS
AT-A-GLANCE**

1. The proposals are **in compliance with the Town Plan** and are following the Town Plan explicitly.
2. The proposals will allow many property owners within the proposed village centers **the regular permitting process** instead of the present variance/waiver process, which requires a hearing before the Development Review Board.
3. The proposed Underhill Flats Village Center District will allow for **some commercial development**. The Flats has historically been an area of higher density of development and has been identified in our Town Plan as the area where more dense development is most likely to occur and, due to the availability of services, where it can best be supported.
4. The proposals include **clarification of district boundaries** in the proposed areas by establishing property boundaries as the district boundaries whereas the existing district boundaries “split” many properties and presently require property owners to comply with the requirements of two districts.
5. **None** of the proposed zoning district changes will remove the requirements for riparian and wetland setbacks and buffers; floodplain

development, steep slopes, and elevation restrictions; water and wastewater, stormwater, stream crossings, Act 250, and other State permits; and other applicable regulations.

6. Existing neighborhoods were used to define new zoning standards. The proposed zoning is specifically intended to **replicate and promote the existing character** of Underhill's historic villages, while current zoning mandates a more suburban form of development.
7. The proposed redistricting is specifically intended to **benefit property owners** by removing some of the requirements for Development Review Board hearings for owners of nonconforming lots who wish to add small sheds, decks, porches, and similar developments on their properties by reducing the property line setback requirements in the area. It also recognizes the historic settlement patterns in the area and brings many nonconforming properties into a conforming district.
8. Allowing development that conforms to the historic settlement patterns in the area and promotes a vibrant community is a benefit to the town.