

TOWN OF CORNWALL NOTICE OF PUBLIC HEARING ZONING AND SUBDIVISION REGULATIONS

The Cornwall Planning Commission will hold a public hearing on Wednesday, January 16, 2019, at 7pm, at the Cornwall Town Hall to consider the adoption of a substantive revision of the 2008 Zoning Bylaw and the 2008 Subdivision Regulations. This hearing is held pursuant to 24 V.S.A. 4441. This notice is issued pursuant to 24 V.S.A. 4444(b).

The revision of the Town's zoning bylaw and subdivision regulations has been in progress since 2017. The general purposes of the revision, as described in the VT Agency of Commerce and Community Development Municipal Planning Grant application (which provided partial funding for the update), are to:

- Create a unified zoning and subdivision bylaw that recognizes the responsibilities of the Planning Commission and the newly created Development Review Board and incorporates any required statutory updates;
- Find creative solutions to guide new development in the Rural District;
- Protect and promote agricultural operations, natural and historical resources;
- Thoroughly review land use planning districts, standards and definitions;
- Update energy siting requirements;
- Address recent development trends and their impacts on the town including major subdivisions and new uses;
- Promote affordability and its impact on the town's population;
- Enhance the Town's Village Centers, bolster the Town's identity and establish a more connected community throughout all planning projects.

The proposed regulations include the following new provisions which the Planning Commission feels are noteworthy:

- Creating a unified bylaw with consistent processes, regulatory updates and updated definitions;
- Combining the Cornwall and West Cornwall village zoning districts into one Village zoning district that supports traditional uses and settlement pattern; clarifying village specific standards to promote identity and sense of place;
- Maintaining the rural character of the town by revising major subdivision standards to allow for flexibility of development and siting to best suit the topography and character of the surrounding area;
- Establishing new overlay districts, to allow for consistent development regulations town wide under certain criteria and to protect notable natural resources. These districts include a Special Features Overlay and Wellhead Protection Overlay, and replacement of the Conservation District with the Flood Hazard Overlay District;
- Clearly delineating the statutorily defined application and review process and allowing for Combined Review;
- Clarifying the Allowed Uses within the town and also the standards for Conditional Use;
- Encouraging accessory apartments, adaptive reuse and density bonuses to promote affordability in housing.

The above is a summary of the principal change provisions. The proposed regulations affect all of the Town of Cornwall. Copies of the unified planning document, entitled Town of Cornwall Land Use and Development Regulations may be obtained or viewed at the Cornwall Town Offices, 2629 Route 30, Cornwall, VT during regular business hours and on the town web site <http://cornwallvt.com>.

Following is the Table of Contents:

ZONING

Article I - Authority and Purpose

Article II –Zoning Districts Regulations

Article III – General Requirements Applicable to all Land Development

Article IV – Requirements Applicable to Specific Land Uses

Article V – Requirements Applicable to Subdivisions

Article VI – Administration and Enforcement

Article VII - Zoning Permits and Land Development Review

Article VIII - Subdivision Review

Article IX – Definitions

Article X - Appendices

For further information please call Sue Johnson, the Town Clerk at (802) 462-2775.
Holly Noordsy, Chair Cornwall Planning Commission