

OFFICE OF THE PLANNING COMMISSION
TOWN OF HALIFAX, VERMONT

NOTICE OF PUBLIC HEARING

In accordance with the provisions of Title 24, Sections 4441(d) and 4444, of the Vermont Statutes Annotated, the Planning Commission for the Town of Halifax, Vermont, will hold a public hearing on Tuesday, May 12, 2015, at 7:00 P.M., at the Halifax Town Offices, 246 Branch Road, Halifax, Vermont, to hear public comments on proposed amendments to the town's zoning bylaws as described in the reporting form below:

**Planning Commission Reporting Form
For Municipal Bylaw Amendments**

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments. The report shall provide:

(A) brief explanation of the proposed bylaw, amendment, or repeal and include a statement of purpose as required for notice under §4444 of this title.

Changes are shown in bold type to indicate additions or are crossed out to indicate deletions. Reasons for changes are noted in bulleted paragraphs in bold after each change.

This proposal to amend the Town of Halifax Zoning Bylaw is to make the following changes.

Amend Article 7 Definitions to add one new definition and modify one existing definition to clarify activities that may be permitted as conditional uses in all districts; the proposed language to read as follows:

NEW DEFINITION:

Earth and Mineral Extraction A use involving the removal of surface and subsurface materials, including soil, sand, gravel, stone, rock or organic substances other than vegetation, from a parcel of land. Customary extraction operations include sand and gravel pits, rock quarries, and accessory operations such as the crushing, screening, and temporary storage of materials excavated on the parcel.

- **Purpose: To create a new and separate definition of Earth and Mineral Extraction, independent of the Resource Industry definition, and to thereby clarify the Conditional Use activities allowed in Village, Rural Residential, and Conservation Districts.**

MODIFIED DEFINITION:

Resource Industry An activity involved in the primary processing of agricultural and forestry products sourced on the parcel, excluding earth and mineral extraction. Examples of

resource industries are, including saw mills; firewood processing; and production of pellets, shavings, and compost. but excluding those activities identified in the definition of Agricultural Use. Includes earth and mineral extraction.

- **Purpose:** To clearly identify those activities which are and are not considered to be resource industries, and to thereby clarify the Conditional Use activities allowed in Village, Rural Residential, and Conservation Districts. The phrase “includes earth and mineral extraction” was, in the past, incorporated in the definition of Resource Industry for unknown reasons, and has been deleted as it is incompatible with the purpose of the Conservation District as stated in the town plan. The words “sourced on-site” have been included to allow the establishment of small agricultural or forestry production facilities as described, while preventing the possibility of large-scale commercial operations importing raw product from off-site for processing.

(A)nd shall include findings regarding how the proposal:

1) Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:

The proposed amendments clarify intended protection of resources and values in the Conservation District as described in the Halifax Town Plan. They have no effect on the availability of safe and affordable housing.

2) Is compatible with the proposed future land uses and densities of the municipal plan:

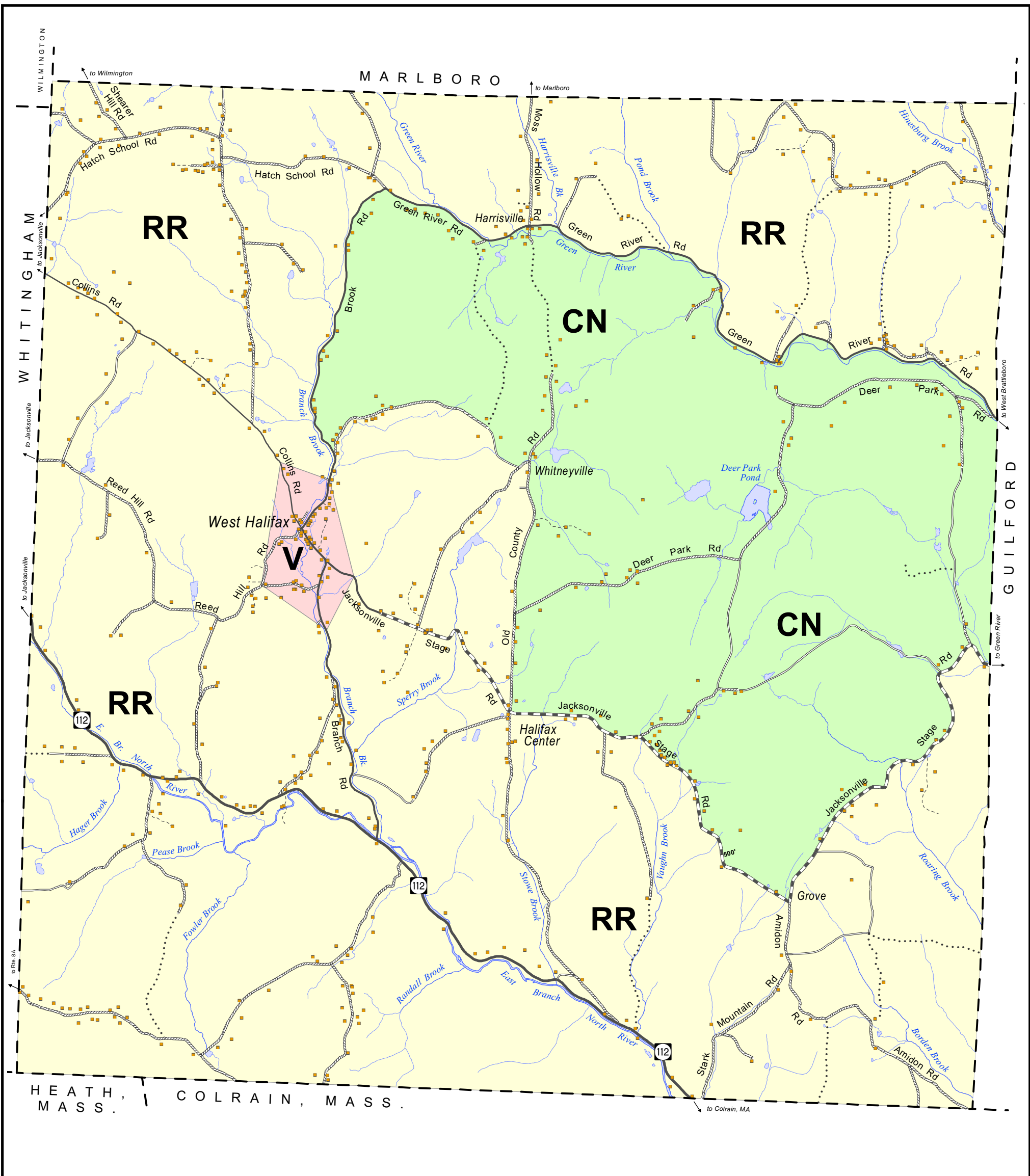
The proposed amendments are compatible with the protection of resources and values in the Conservation District as described in the Halifax Town Plan.

3) Carries out, as applicable, any specific proposals for any planned community facilities.”

Not applicable.

A map of the Town of Halifax, which represents the geographical area affected by these proposed amendments, is attached.

The full text is available for examination in the Halifax Town Clerk’s office, 246 Branch Road, West Halifax, Vermont.




Proposed Land Use

Town of Halifax, Vt.
February 2014

- RR** Rural Residential
- V** Village
- CN** Conservation

■ Primary structure

~ Stream
 River or pond

Data sources:

- Proposed land use district boundaries were initially digitized in 1993 by WRC based upon the then-current Town of Halifax Zoning Regulations (March 2, 1993). The conservation district boundary was updated in 2013.



GIS
 Vermont Geographic Information System
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