

**OFFICE OF THE SELECTBOARD
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 Selectboard for the Town of Halifax, Vermont, will hold a public hearing on Wednesday, January 13, 2015, at 7:00 P.M., at the Halifax Town Offices, 246 Branch Road, Halifax, Vermont, to hear public comment on proposed amendments to the town's zoning bylaws. The purpose of the proposed changes is to improve the quality of the collaborative process between property owners, the Zoning Administrator, and Zoning Board of Adjustment; increase understanding and simplicity of administration of the Halifax Zoning Ordinance in accordance with the duly adopted Town Plan, and clarify processes, procedures, and the roles and responsibilities of town governing bodies. The entire geographical area of the Town is affected by the proposed amendments.

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Article 6 Wireless Telecommunications Facilities

Article 7 Definitions (General)

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The full text of the amendments, and a map of the geographical area, is available for public viewing at the Halifax Town Offices, 246 Branch Road, Halifax, Vermont, or online at <http://halifaxvermont.com/wp-content/uploads/2013/11/Halifax-Zoning-Regulations-2015-Revision-track-changes-122715.pdf> (revised text) and http://halifaxvermont.com/wp-content/uploads/2013/11/Halifax-Zoning-Map_2012-03-06.pdf (zoning district map).

OFFICE OF THE PLANNING COMMISSION
TOWN OF HALIFAX, VERMONT

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.

The proposed amendments update the zoning bylaw to better implement the purposes of the most recent update of the town plan, adopted March 2014, and attempt to resolve or clarify issues related to such specific topics as providing for dimensional waivers, amending flood regulations to effect river corridor protection, and clarifying allowed conditional uses in the conservation district.

The purpose of the proposed changes is to improve the quality of the collaborative process between property owners, the Zoning Administrator, and Zoning Board of Adjustment; increase understanding and simplicity of administration of the Halifax Zoning Ordinance in accordance with the duly adopted Town Plan, and clarify processes, procedures, and the roles and responsibilities of town governing bodies.

(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 Village, Rural Residential, and Conservation Districts 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:

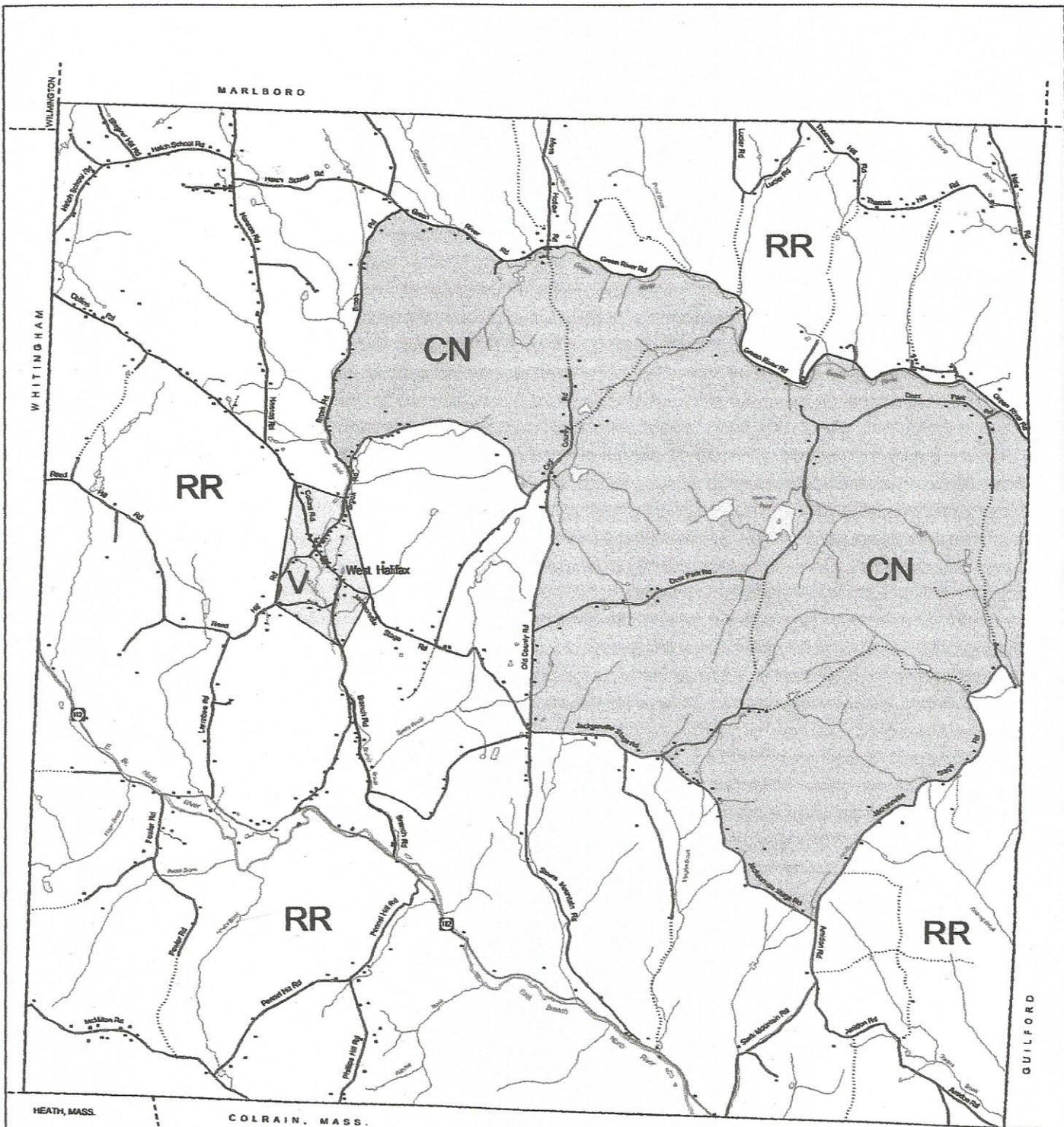
The proposed amendments are compatible with proposed future land uses and densities, and with the protection of resources and values in all districts as described in the Halifax Town Plan.

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, or online at <http://halifaxvermont.com/wp-content/uploads/2013/11/Halifax-Zoning-Regulations-2015-Revision-track-changes.pdf> (revised text) and http://halifaxvermont.com/wp-content/uploads/2013/11/Halifax-Zoning-Map_2012-03-06.pdf (zoning district map).



Zoning Districts Town of Halifax, Vermont

as adopted March 6, 2007

- CN Conservation
- RR Rural Residential
- V Village



Sources

- Building locations were captured using Global Positioning System technology by municipal GIS staff in 2006. Land use data were captured by WRC GIS staff using 1:5000 digital orthophotography. Data are current as of 2006.

- Stream locations are from the Vermont Hydrography Dataset (GIS data layer SW00000000). The dataset was generated at a scale of 1:5000 and was developed using digital orthophotography, topographic maps, color infrared aerial photography and other auxiliary data sources.

- Town highway locations were digitized from 1989 1:5000 orthophotography by Geospatial & Online Inc. and combined with GIS. Road locations were updated by microDATA using GPS during data collection for the fiscal year 2006.

