



NOTICE OF PUBLIC HEARING WATERBURY PLANNING COMMISSION

Tuesday, February 20, 2024

Thursday, March 14, 2024

Town of Waterbury's Planning Commission will convene a public hearing to obtain public feedback regarding proposed updated zoning bylaws (Uniform Development Bylaws – Phase 1) on Tuesday, February 20th, 2024 at 6:00 p.m. and a second public hearing on Thursday, March 14th, 2024 at 6:00p.m. in the Steele Community Room in the Municipal Center, 28 North Main Street, Waterbury, Vermont.

Statement of Purpose: The purpose of these Bylaws is to implement the Waterbury Municipal Plan and the Vermont Municipal and Regional Planning and Development Act by regulating the use and development of land within the Town of Waterbury. These Bylaws are intended to:

- (1) Provide for orderly and coordinated development;
- (2) Ensure that land use and development will not adversely impact public health, safety and welfare;
- (3) Guide land use and development in a manner that is consistent with smart growth principles as defined in 24 V.S.A § 4302;
- (4) Promote land use and development that maintains or enhances quality of life and community character;
- (5) Protect natural, cultural and historic resources;
- (6) Allow for residential land uses and development as necessary to meet the housing needs of residents;
- (7) Allow for a diverse mix of uses, including combined uses on the same parcel and in the same building, and a diversity of higher density housing in the downtown.

This Bylaw furthers the purposes of the Vermont Municipal Planning and Regional Planning and Development Act, Title 24 V.S.A. Chapter 117 (the Act) to promote the health, safety and general welfare of the inhabitants of Waterbury, Vermont. Per 24 V.S.A. Chapter 117, §4442, Adoption of bylaws and related regulatory tools; amendment or repeal.

Geographic areas affected: APPLICABILITY

These Bylaws supersede the Town and Village of Waterbury Zoning Regulations as Amended through May 16, 2016, (the "2016 Zoning Regulations") only in the Downtown, Mixed Use, Neighborhood, Campus, Commercial-Industrial, Residential 1, and Conservation Floodplain Zoning Districts depicted on the Zoning District Map, attached at Section 1611. The Zoning Districts in Phase 1 (UDB-P1) are bound to the south of I-89, north of the Winooski River and the east/west by the town boundaries of Bolton and Middlesex.

All other requirements of the 2016 Zoning Regulations with respect to application processing, review procedures, including but not limited to zoning permit issuance and design, conditional use, site plan and subdivision review, continue to apply in the UDB-P1 Zoning Districts. Any development, including that requiring Site Plan Review, shall meet in addition to Section 301, the Standards and Requirements of these Bylaws. These Bylaws supersede the Interim Bylaws for the Downtown Zoning District adopted April 26, 2021.

In the event of a conflict between the 2016 Zoning Regulations and the UDB-P1 Bylaws the provisions of the Bylaws shall apply.

Copies of the proposed Uniform Development Bylaws – Phase 1 are available for inspection at the Waterbury Municipal Center, 28 N. Main Street, Waterbury, VT 05676 8:00am – 4:30p.m. Monday to Friday, except holidays, and on the Town's website at: https://www.waterburyvt.com/fileadmin/files/Town_clerk_files/Waterbury_Draft_Uniform_Development_Bylaws_-_Phase_1.pdf

The hearings are open to the public. If you cannot attend the hearing, comments may be made in writing prior to the hearing and mailed to: Planning and Zoning Department, 28 N. Main Street, Waterbury, VT 05676, or via email to: nleitner@waterburyvt.com