

**TOWN OF WAITSFIELD PLANNING COMMISSION
NOTICE OF PUBLIC HEARING TO CONSIDER
PROPOSED REVISIONS TO THE WAITSFIELD ZONING BYLAW**

In accordance with state statute [24 V.S.A. Chapter 117 §4441], the Waitsfield Planning Commission will hold a public hearing on Tuesday, April 21, at 7:00 p.m. at the Waitsfield Town Offices to receive comments on proposed corrective amendments to the Waitsfield Zoning Bylaw.

The purpose of this proposed zoning bylaw amendment is to correct unintended changes and omissions that were erroneously included in the bylaw revisions adopted January 26, 2009.

One intent of the January 26, 2009 revisions was to make the setback language consistent across all districts, by referencing "the centerline of the road." The setback distances themselves were not meant to be changed, but in the course of changing the language, errors occurred that resulted in effectively changing some of the setbacks. The amendment now proposed will correct those setback distances to what they were in the May 2005 bylaws, adjusted to reflect the ROW by adding 25 feet where the language was changed from "from the road" or "from the streetline" to "from the centerline of the road."

In addition, this amendment corrects three other errors, one in the Table of Contents, one in the sign regulations, and a formatting error.

The corrective revisions proposed in this amendment are:

1. Table of Contents: Change page number for Access Management to 23.
2. Page 11, Table 2.03 Irasville Village District: Add rear yard setback of 25 feet, as per the May 2005 bylaws. It was omitted in the January 26, 2009 amendments in error.
3. Page 11, Table 2.03 Irasville Village District: Correct front setback from 35 to 40 feet. (Setback in May 2005 bylaws was 15 feet from the streetline.)
4. Page 11, Table 2.03 Irasville Village District: Correct wording for Maximum Building Height to "2 stories above grade (excluding accessory structure not greater than 600 square feet)." The words "600 square feet" disappeared during formatting.
5. Page 13, Table 2.04 Commercial Lodging District: Correct front setback for Hotels, etc. to 225 feet from Rt. 100 centerline, and for All Other Uses to 100 feet from the centerline of all roads. (Setbacks in May

2005 bylaws were 200 feet “from Rt. 100” for Hotels and 75 feet “from all roads” for All Other Uses.)

6. Page 17, Table 2.07 Agricultural-Residential District: Change front setback to 75 feet from the centerline of the road. This setback was erroneously changed to 100 feet from the centerline.
7. Page 36, Table 3.3 Exempt and Prohibited Signs: The allowed size of a flag or banner indicating a business is open or holding a sale is corrected from 8 square feet to 12 square feet, and this exemption is removed from item #16 and renamed item #17.

Copies of the full text of the proposed amendments to the zoning bylaws and a report prepared in accordance with §4441 of the Act are available at the Waitsfield Town Offices during regular business hours. All interested persons are requested to attend and provide comments during the public hearing. Written comments may also be submitted to the Waitsfield Planning Commission, 9 Bridge Street, Waitsfield, VT 05673.