

Warren Planning Commission Report: Proposed Telecommunication Facilities Bylaw Amendment

This report is presented for public review in accordance with 24 V.S.A. §4441 (c).

Description & purpose of the proposed bylaw amendment.

The purpose of this amendment is to revise the provisions of Warren's Land Use and Development Regulations related to telecommunication facilities and to approve a minor modification of the boundary of the Sugarbush Village Residential district. The objective is to promote co-location of new telecommunications antennas on existing towers, or on/within existing structures by streamlining the review process for such applications. The revisions also bring Warren's regulations into compliance with state requirements for de minimus review of minor changes to existing telecommunications facilities.

The Warren Planning Commission has determined that the proposed amendment:

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 amendment furthers the goals and policies contained in the town plan including the following:

- [Page 3-20] Carefully review the need for the placement of structures, including solar energy equipment, wind energy equipment and telecommunications towers, on ridgelines or prominent hilltops.
- [Page 9-10] Promote the continued upgrade and expansion of the telecommunications infrastructure in Town to support the ability of local residents to work at home and telecommute to other locations.

2. 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 amendment has no effect on the availability of safe and affordable housing.

3. Is compatible with the proposed future land uses and densities of the municipal plan:

The proposed amendment does not substantially alter the allowed uses and densities of development as set forth in the currently adopted regulations, which are compatible with the proposed future land uses and densities of the town plan.

4. Carries out, as applicable, any specific proposals for any planned community facilities."

The proposed amendment does not carry out any specific proposal for planned community facilities.