

## **Warren Planning Commission Report**

### **Proposed Bylaw Amendments: Chapter 117 Bylaw Update**

The Warren Planning Commission has prepared the attached proposed amendments to the Town of Warren Land Use and Development Regulations, adopted on March 6, 2001 and as most recently amended on March 5, 2002. In accordance with state law (24 V.S.A. §4441) the Planning Commission is required to prepare a written report documenting whether the proposed amendment conforms to the Warren Town Plan currently in effect.

**Purpose.** The purpose of proposed amendments is to bring the Town of Warren Land Use and Development Regulations into compliance with recent changes in the Vermont Planning & Development Act (24 V.S.A. Chapter 117), the mandatory provisions of which went into effect in September 2005 and are binding on the town. These include new statutory limitations on the local regulation of certain uses, such as accessory apartments, mobile home parks and public facilities, and new procedural requirements for the issuance of permits, development review board hearings and decisions, and appeals to Environmental Court. They do not include any changes to existing zoning district dimensional requirements, district boundaries, or development review criteria under subdivision, conditional use, planned unit and planned residential development, or flood hazard review, except as required under state law.

Given that these amendments are largely administrative rather than substantive in nature, and are required by law, the Warren Planning Commission has determined that the proposed amendments are in conformance with the Warren Town Plan (as conformance is defined in 24 V.S.A. §4303) in that:

1. They do not interfere with the goals and policies of the Warren Town Plan.
2. The proposed amendments are compatible with proposed densities and land uses in the municipal plan. No changes are proposed to the land uses, densities and intensities of development specified in the current regulations or the municipal plan, except as required by state law for the protection of certain uses (e.g., public facilities, generating plants) and the provision of affordable housing (e.g., accessory dwellings, group homes, mobile home parks).
3. The proposed bylaw amendments do not include any new or revised standards for community facilities or infrastructure, and therefore will not affect any specific proposals for community facilities or other proposed actions contained in the municipal plan.

We therefore approve the proposed amendments to the Town of Warren Land Use Regulations to be warned for Planning Commission public hearing to be held on December 5<sup>th</sup> 2005 at 7:00PM at the Warren Town Hall and for subsequent transmittal to the Warren Select Board.

Dated this 21<sup>st</sup> day of November 2005.

By the Warren Planning Commission:

John Donaldson, Chair,

JB Donaldson

Laura Crandall, Vice Chair

John Goss

John Goss

Don LaHaye

Don LaHaye

Michael Ketchel

Michael Ketchel

Lisa Miserendino

Lisa Miserendino

James Sanford

James Sanford