

**Material reviewed at this meeting:** Part 1 (follow-up) and Part 4 (through Chapter 430)

**Material to be reviewed at the next meeting:** Part 4 (starting at Chapter 440) and Part 2 (as time allows)

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## **NOTES BY SECTION**

### CHAPTER 110. EXEMPTIONS

**Section 1101. General Exemptions.** Reworded (2) for clarity. Increased the exempt fence height from 5 to 6 feet in (9)(a). Reworded (9)(b) to focus on “obstruction” within the right-of-way. There was general discussion of measuring setbacks from the road and the location of the front property line. Will add clarifying provision elsewhere in the regulations that the edge of the right-of-way will be assumed to be 25 feet from the centerline of the road if its precise location is not known or documented (by a survey, for example). Added demolition as an exempt activity.

**Section 1102. Agriculture and Forestry.** Revised this section to more closely match current administrative practice.

### CHAPTER 120. VESTED RIGHTS AND PRE-EXISTING CONDITIONS

**Section 1204. Nonconforming Structures.** Reworded for greater clarity.

**Section 1205. Nonconforming Uses.** No changes made at this time. PC wants to give Subsections B & C further consideration. How much flexibility should the DRB have to allow for expansion, extension, intensification, or replacement of nonconforming uses? Should there be more specific standards or limits?

**Section 1209. Demolition.** Deleted section – no permit will be required for demolition. Added demolition to the exempt activities listed in Section 1101.

### CHAPTER 400. ROLES AND RESPONSIBILITIES

**Section 4001. Zoning Administrator.** No changes made.

**Section 4002. Planning Commission.** No changes made.

**Section 4003. Development Review Board.** No changes made.

### CHAPTER 410. FEES AND FILING REQUIREMENTS

**Section 4101. Permit Fees.** No changes made.

**Section 4102. Impact Fees.** No changes made.

**Section 4103. Technical Review Costs.** Technical review and legal costs separated into two sections.

**Section 4104. Legal Costs.** Added this section, which includes language moved from Section 4103 and a new provision to allow town to charge for legal costs to support applicants whose approvals have been appealed by a third party.

**Section 4105. Cost of Monitoring or Inspection.** No changes made.

**Section 4106. Performance Bonds.** No changes made.

**Section 4107. As-Built Drawings.** No changes made.

CHAPTER 420. ZONING PERMIT PROCEDURES

**Section 4201. Applying for a Zoning Permit.** No changes made.

**Section 4202. Reviewing and Referring a Zoning Permit Application.** No changes made.

**Section 4203. Approving or Denying a Zoning Permit Application.** No changes made.

**Section 4204. Zoning Permit Effect, Expiration and Extension.** No changes made.

**Section 4205. Amending a Zoning Permit or Site Plan.** Added a cross reference to the special flood hazard area provisions.

**Section 4206. Revoking a Zoning Permit.** No changes made.

**Section 4207. Inspections During Construction.** No changes made.

**Section 4208. Certificate of Compliance.** Revised Subsection 4208.A to specify that certificates of compliance will only be required for land development that required DRB approval. Revised Subsection 4208.C to allow the ZA to request that the applicant provide certification of compliance from a professional engineer. Re-ordered the subsections.

**Figure 4-01.** Remove the 5-day requirement for the ZA to determine completeness of an application to match text.

CHAPTER 430. DEVELOPMENT REVIEW PROCEDURES

**Section 4301. Pre-Application Conference.** Eliminated reference to DRB. ZA will conduct any pre-application conferences.

**Section 4302. Site Plan Review.** Added headings to and re-ordered the subsections.

**Figure 4-02.** Updated to match the text with major and minor applications distinguished.

**Section 4303. Conditional Use Review.** No changes made.

**Figure 4-03.** No changes made.

**Section 4304. Combined Review.** No changes made.

**Section 4305. Modification of Approved Plans.** No changes made.

**Figure 4-04.** Added cross reference to flood hazard provisions.