

# TOWN OF LINCOLN PUBLIC NOTICE

## Hearing for the Consideration of Adoption of Interim Zoning Regulations

**Monday, November 21, 6:30 p.m.**  
**Lincoln Town Office**

On the above time and date, the Lincoln Selectboard will hold a public hearing for review of the proposed Interim Zoning Regulations, which can be reviewed in their entirety at [www.lincolnvermont.org](http://www.lincolnvermont.org) and at the Lincoln Town Office, 62 Quaker Street, Lincoln, VT 05443.

The proposed Interim Zoning Regulations, if enacted, will affect the entire Town of Lincoln. They include the following Background and Purpose statement:

### I. Background and Purpose

The Town of Lincoln, through its Planning Commission, is currently conducting studies for the purpose of considering amendments to the Lincoln Zoning Regulations (hereinafter the "Regulations"). The Selectboard fully supports the work of the Planning Commission, but notes that a considerable period of time will be required to complete the process of developing and enacting a comprehensive set of revisions to the Regulations.

In the interim, the Selectboard has become aware of several issues with the current Regulations which have created a substantial risk of uncertainty and unintended consequences. These issues include the following:

- a. The Regulations do not make clear whether uses not specifically listed as a permitted or conditional use in a given zoning district are allowable in that district.
- b. Portions of the Regulations listing allowable permitted and conditional uses are worded unclearly, creating uncertainty as to which categories certain uses fall into.
- c. The Regulations do not give effect to the provisions in the Town Plan calling for land development above 1,800 feet in elevation to be submitted to conditional use review.

A table of contents of the proposed Interim Zoning Regulations follows:

### I. Background and Purpose

### II. Interim Regulations

Additions to the Lincoln Zoning Regulations are proposed as follows:

Section 114, Prohibited Uses

Section 115, Special Conditional Use Classifications

Section 116, Materially Similar Uses

Revisions are proposed to Sections 312, 313, 322, 323, 332, and 333 of the Lincoln Zoning Regulations by deleting the existing text of such sections and replacing it with revised language.

### III. Legal Effect

- A. Effect on Existing Regulations.
- B. Severability
- C. Enactment and Duration.
- D. Repeal, Replacement, or Amendment.

Lincoln Selectboard  
November 1, 2022