

**TOWN OF MONKTON  
Notice of Public Hearing**

**On the Proposed Amendments to the Unified Planning Document**

The Monkton Selectboard will hold a Public Hearing at 6:45 PM, Tuesday, January 24, 2023 at Monkton Town Offices (92 Monkton Ridge), to take public testimony on the proposed Amendments to the Unified Planning Document.

The Selectboard will discuss and vote on any proposed changes after this Public Hearing.

**Statement of Purpose**

Monkton's Unified Planning Document exists to provide process and procedure to guide orderly development within the town. It is comprised of two parts, Section I that contains the town's Zoning Regulations and Section II that addresses the Subdivision Regulations. All development regulations take their guidance from the Town Plan, but unlike the Town Plan do not expire. Once adopted these regulations remain in effect until amended by the voters. The amendments proposed here, are intended to streamline the Zoning and Subdivision process and to make the process more open to the community.

All of the proposed amendments support the goals of the Town Plan and provide clarity and greater community input in the development process. They are compatible with proposed future land uses and densities of the municipal plan and planned community facilities.

The most substantial change to the Unified Planning Document is on Planned United Developments (PUDs) sections 830 and 905. Section 905 was completely rewritten to modernize it to promote affordable housing, lessen impacts on farmers, and better conserve open space. Section 830 makes it clear that PUDs may be a normal part of the subdivision process. Specifically, we:

1. Revised the purpose and added Village and Rural districts.
2. Revised use of open space.
3. Addressed non-contiguous parcels for open space.
4. Created new thresholds for PUDs.
5. Rewrote common land requirements.
6. Addresses density bonuses, affordable housing, elderly housing.
7. Changes to Section 830 Preliminary Plat Application and Review.

**Other changes include:**

8. Added Section 594 on Trees in the Municipal Right of Way.
9. Added Section 595 on Erosion Control.
10. Added Section 596 on Stormwater Management.
11. Added Section 597 on Riparian Buffers.
12. Added Section 598 on Wetlands.
13. Added Section 599 on Steep Slopes.
14. Added decibel levels to Section 584 General Performance Standards.
15. Article VI Flood Hazard Area Regulations was rewritten.
16. Removed Conditional Use for Accessory Dwelling Units.
17. Added Conditional Use for land development on steep slopes as indicated in Section 595 Erosion Control and Section 599 Steep Slopes.
18. Added Wildlife Corridors to Section 900 – General Planning and Design Standards for Subdivisions.

**The areas of the town affected the proposed Amendments are:**

Changes to the Ridgeline district impact that district.

Changes to the Flood Hazard Area Regulations impact that district.

All other proposed amendments affect all districts of the town.

**Table of Contents**

DEFINITIONS	7
TOWN OF MONKTON ZONING REGULATIONS	19
ARTICLE I	19
ENACTMENT AND INTENT	19
ARTICLE II	21
ESTABLISHMENT OF ZONING DISTRICTS AND ZONING MAP	21
ARTICLE III	31
ADMINISTRATION AND ENFORCEMENT	31
ARTICLE IV	47
ARTICLE V	59
MISCELLANEOUS REQUIREMENTS OF THE ACT	59
ARTICLE VI	74
FLOOD HAZARD AREA REGULATIONS	74
TOWN OF MONKTON SUBDIVISION REGULATIONS	79
ARTICLE VII	80
ENACTMENT, PURPOSE, AUTHORIZATION, AND WAIVERS	80
ARTICLE VIII	82
SUBDIVISION APPLICATION AND REVIEW PROCEDURE	82
ARTICLE IX	93
DESIGN DEVELOPMENT STANDARDS	93

Copies of the Unified Planning Document and copies of the proposed amendments are available for review or obtained at the Town Offices, 92 Monkton Ridge during normal business hours.

For more information please contact: Stephen Pilcher Selectboard Chair at [spilcher@monktonvt.com](mailto:spilcher@monktonvt.com) (802) 598-1931, or Sharon Gomez, the Town Clerk at (802) 453-3800.

\*\*\*\*\*

**Please note:**

There will be an informational session from 6:30 to 6:45 PM on January 24, 2023 at the Monkton Town Hall prior to the public hearing. If necessary both the informational session and the hearing will be extended to ensure all members of the public that wish to speak will be heard.