

Planning Commission Reporting Form for Municipal Bylaw Amendments

This report is in accordance with 24 V.S.A. §4441(c) which states:

“When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments.

The report shall provide a brief explanation of the proposed bylaw, amendment, or repeal and shall include a statement of purpose as required for notice under section 4444 of this title....

The proposed amendments to Chelsea’s Zoning Bylaws will modernize the ordinance to comply with statutory updates, while promoting more housing and community development in the town, particularly within the village. This will be implemented by reducing setback requirements and minimum lot sizes in all districts, but to the greatest extent in the village areas served by municipal water and sewer. The amended Bylaws will also allow for mixed use development and allow for two principal buildings on the same lot. The amended Bylaws further clarify which land uses are permitted, prohibited, or conditional by district. And the amended Bylaws also provide more detailed regulations on short-term rentals and abandoned structures. Lastly, the amended Bylaws will also update the land use definitions, add site plan review standards, and clarify the process for applying for and receiving a zoning permit. The intent of all these amendments is to promote more housing and community development in all districts, but primarily in the village areas served by water and sewer.

and shall include findings regarding how the proposal

- 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, and sections 4412, 4413, and 4414 of this 24 V.S.A. Chapter 117:*

The amended Zoning Bylaw establishes purpose statements and residential densities for zoning districts that align with the goals and policies for the future land use areas established in the Chelsea Town Plan. The amended Zoning Bylaw supports the creation of a variety of safe and affordable housing options by increasing residential densities in all districts, by permitting accessory dwelling units on duplex lots, by allowing mixed use development, by allowing two principal structures on the same lot, and by allowing multiple-unit dwellings in all districts. These amendments will have the effect of promoting new safe and affordable housing development in accordance with the statutory regulations specified in 24 V.S.A. § 4412, 4413, and 4414.

- 2. is compatible with the proposed future land uses and densities of the municipal plan; and*

The amended Zoning Bylaw is compatible with the Chelsea Town Plan as zoning districts are based on the Town Plan’s future land use element and map. The densities

established in the amended Bylaws' zoning districts are compatible with the Chelsea Town Plan.

3. *carries out, as applicable, any specific proposals for any planned community facilities."*

There are no planned community facilities identified in the Chelsea Town Plan. The Town Plan only recommends that the Selectboard identify future sites for wells for the village water system. However, there is currently no known capacity issue with the village water system. The amended Zoning Bylaw therefore does not conflict with any planned community facilities.