

New Planning and Zoning Regulation Questions:

1. How can we define all the potential permitted uses for the agricultural and rural zones. Is there a way for new uses to be added? By committee or Selectboard? Can we add a list of characteristics that define the use rather than name the use?
2. Define what the permitting process would be for some of these new uses. Clearly define when you need a permit and when you need to go through the DRB. What is the process for PUD. **Actually, as I continue through the regs, this is much clearer**
3. Determination of the cost of road maintenance will be difficult. Can this be based on actual traffic numbers? Do we take into account the existing condition of roads even if they are the same class (some roads can take more traffic while others will always be “sinkholes”). Do we take into account how far down the road the impact is or how steep the road is?
4. Primary and Secondary delineations will be done by existing GIS maps. Can we define for each delineation, where the maps or data comes from and how are they maintained? If they change, how does it get incorporated into our town maps? If another “expert” is brought in and we adjust the permit process do we then change the delineation, does the map get updated? What if the town disagrees with the map or the expert?
5. Add to Rural Standards #6 of General Standards “.... and allow the use of *active solar photovoltaic and thermal panels* now or” Just want to note solar thermals get their due.
6. Explain the core wildlife habitat regulation
7. Will the additional cost of a PUD (any estimate?) be covered by the potential increased density?
8. Maybe an obvious question but the changes to the PUD process will not only bring in the Rural zoning changes but affect village PUD process [4.5.5. (3)]. True?