

Stratton Planning Commission Report for Municipal Bylaw Amendments

Stratton Subdivision Regulations (2017)

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 andinclude a statement of purpose as required for notice under § 4444 of this title,

The Stratton Planning Commission, under the guidance of the Windham Regional Commission, has completed a revision of the Town of Stratton Subdivision Regulations. The purpose of this revision is to bring the Subdivision Regulations into compliance with current State Statutes, the Town of Stratton Zoning Ordinance (2016), as well as to meet the goals of the Stratton Town Plan adopted in 2014. Additionally, this revision streamlines the previous regulations and provides better clarification of subdivision requirements, and better direction in regard to the hearing process, compliance and enforcement.

Specific changes to the regulations include:

- 1) Procedural revisions for the Review process that meet the requirements set forth in Chapter 117.
- 2) Procedural revisions that better clarify the job descriptions of the Zoning Administrator, the Planning Commission Chair, the Planning Commission and the Town Clerk during the consideration and eventual approvals or denials of subdivision applications.
- 3) Details concerning the possible determination of the need for independent technical reviews
- 4) Removal of an administrative subdivision procedure, so to comply with State Statute; thereby ensuring interested parties the ability to participate if they so desire.
- 5) The inclusion of an administrative process to allow for lot line adjustments, with the option for the Zoning Administrator or Planning Commission Chair to determine the need for a public hearing.
- 6) A detailed procedure to amend approved subdivision applications.
- 7) Creation of Article IV, *Required Data*, which provides specific details and instructions concerning necessary information in regard to various types of proposed subdivision and how those data are to be presented to the Town.

- 8) Better instructions regarding the implementation of Construction Sureties if such surety has been determined necessary to ensure that projects are completed as approved.
- 9) The creation of *Design Standards*, which help to ensure that the land is suitable for the intended purpose without danger to public health or safety, the environment, neighboring property or the character of the area within which it is located.
- 10) The creation and implementation of a *Physical and Topographic Limitations to Development Map* – detailing area of Critical, or Serious limitations within the Town, as well as showing Wetlands and areas of Hydric Soils.
- 11) The creation of Article VI, *Improvements for Subdivision of Land*. This section details required infrastructure for a given subdivision, such as monuments, water and sewer, stormwater runoff, fire protection, utilities and roads – these requirements are implemented, in some instances, by requiring “Ability to Serve Letters” from various entities, such as the local fire department, as appropriate.
- 12) The creation of Article VII, *Development Road Planning & Design Standards*, which provides guidance regarding the construction and naming of new roads within a given subdivision, allowing for reduced standards, in some cases, for private roads. This section also provides instructions for driveway construction.
- 13) The creation of Article VIII *Enforcement*, directs applicants to the Town of Stratton Zoning Ordinance as the controlling document for the enforcement of the Subdivision Regulations.

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:*
2. *Is compatible with the proposed future land uses and densities of the municipal plan:*
3. *Carries out, as applicable, any specific proposals for any planned community facilities.”*

The revised Stratton Subdivision Regulations conform to all Goals and Policies of the current Stratton Town Plan of 2014, including stated densities and land uses of said plan.

The Stratton Subdivision Regulations, in conjunction with the existing Town of Stratton Zoning Ordinance (2016) continue to offer Affordable Housing and PUD development opportunities.

The Stratton Town Plan of 2014 contains no specific proposals for planned community facilities.

David Kent Young, Stratton Planning Commission Chairman