

Town of Marshfield Planning Commission Report on Proposed Amendments to Zoning Bylaw

October 2015

I. Introduction

The Town of Marshfield Planning Commission has prepared proposed amendments to the Town's zoning bylaws. 24 V.S.A. § 4441 requires that a Planning Commission prepare a report regarding any proposed bylaw amendments. Specifically, Vermont law requires:

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 department of housing and community affairs shall provide all municipalities with a form for this report. 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, 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.

24 V.S.A. § 4441.

II. Statement of Purpose/Brief Explanation

The purpose of the proposed bylaw amendments is to address issues that the Marshfield Zoning Administrator has identified in order to clarify ambiguous provisions of the bylaws, or address specific problems that have arisen in the procession of applications.

III. *The Proposal 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*

As noted above, the proposed bylaw amendments consist of a series of clarifications to the existing bylaws. There is no significant changes in policy included in the bylaws. The changes are designed to improve administration of the bylaws. Accordingly, the proposal conforms with the Marshfield Town Plan and has no

adverse effect on the availability of safe and affordable housing. In fact, to the extent that the bylaw changes will improve the administration of the bylaws, it will improve the availability of safe and affordable housing.

IV. Is Compatible with the Proposed Future Land Uses and Densities of the Municipal Plan

As noted above, the proposed bylaw amendments consist of a series of clarifications to the existing bylaws. There is no significant changes in policy included in the bylaws. The changes are designed to improve administration of the bylaws. Accordingly, the proposed bylaws are compatible with the proposed future land uses and densities of the municipal plan.

V. Carries Out, as Applicable, any Specific Proposals for any Planned Community Facilities

As noted above, the proposed bylaw amendments consist of a series of clarifications to the existing bylaws. There is no significant changes in policy included in the bylaws. The changes are designed to improve administration of the bylaws. Accordingly, the proposed bylaws have no effect on any specific proposals for any planned community facilities, except to the extent that the bylaw changes will improve the administration of the bylaws, it will facilitate the permitting for any planned community facilities.