

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

Zoning Map Amendment: to extend the Residential Neighborhood District to parcel 30-112 for the purpose of providing the lot with the conditional use of Planned Unit Development (3.2.2.3)

(A)nd 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:*

Yes. The Residential Neighborhood District is amenable to housing, including Planned Unit Developments, which can provide for housing in greater densities.

Envision Lyndon Municipal Plan (2020) Action 1.6, notes that zoning district boundaries that support appropriate development in the town should be aligned with the municipal water and sewer service areas. Parcel 30-112 is served by both municipal water and wastewater, providing the site with key infrastructure needed for housing development.

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

Yes. The parcel is connected to municipal water and sewer. The parcel is well serviced by electricity. The parcel is on a well-maintained roadway (Route 122).

- 3. Carries out, as applicable, any specific proposals for any planned community facilities.”*

NA

Dated in Lyndon, Vermont
November 10, 2022
Town of Lyndon Planning Commission