**VILLAGE OF OLD BENNINGTON**

**PUBLIC HEARING**

**The Village of Old Bennington will hold a public hearing on April 7, 2020, at 6:30 pm at the Old First Church Barn, 1 Monument Circle, Old Bennington, Vermont, 05201 to receive public comment on proposed amendments to the Village of Old Bennington Zoning Bylaw and the Subdivision Bylaw. If you are unable to attend the hearing and have comments on the changes noted, please forward your comments to Robert Bullington at the email address shown below.**

The purpose of the proposed amendments is to update the 1999 Subdivision Bylaw and to add terminology to the Zoning Bylaw to reflect the proposed amendments to the 1999 Subdivision Bylaw.

1999 Subdivision Bylaw amendment purpose, It is the purpose of these subdivision regulations to encourage the most appropriate development of land, to secure safety against flood and other dangers, to facilitate the adequate and efficient provision for transportation, water, sewage, and other public requirements, to encourage economy in the process of land development, to encourage the use of desirable newer techniques in land development, and to regulate the approval and filing of subdivision plats, and boundary line adjustments in accordance with the Village Plan and other Village requirements, and to assure the Village of the completion of public improvements without cost to the Village, and within a reasonable period of time. The Subdivision process is generally a two-step process including Preliminary Plat and the Final Plat.

The following is a list of the Subdivision Bylaw headings:

PROPOSED SUBDIVISION REGULATIONS OF THE VILLAGE OF OLD BENNINGTON

**PURPOSE**

**SECTION 1 – DEFINITIONS**

**SECTION 2 – GENERAL REQUIREMENTS**

**SECTION 3 – PRELIMINARY PLAT INFORMATIONAL GUIDELINES**

3.01 Preliminary Plat Request

3.02 Preliminary Plat Details

3.03 Preliminary Plat Information

**SECTION 4 SUBDIVISION FINAL PLAT REQUIREMENTS**

 4.01 Final Subdivision Plat Procedures

4.02 Final Subdivision Plat

4.03 Legal Data Required

4.04 Performance Bond

4.05 Public Hearing

# 4.06 Action of the Planning Commission

# 4.07 Filing with the Town Clerk

4.08 Recording of Plats

4.09 Official Map

**SECTION 5 GUIDELINES**

5.01 Character of Land for Subdivision

5.02 Disclosure of Subsequent Development Plans

5.03 Development Envelope

5.04 Density and Lot Layout

5.05 Pedestrian Walks

5.06 Reserved Strips

5.07 Open Land

5.08 Trees and Planting

5.09 Street Design

5.10 Classification of Streets

5.11 Street Improvements

5.12 Utilities, Drainage

**SECTION 6 BOUNDARY LINE ADJUSTMENT**

6.01 Purpose

6.02 Applicability

6.03 Application Requirements

6.04 Administrative Officer Duties

**SECTION 7 ADMINISTRATION AND ENFORCEMENT**

7.01 Modifications

7.02 Acceptance of Streets

7.03 Enforcement

7.04 Penalties

7.05 Appeals

7.06 Validity

The changes to the Zoning Bylaw are as follows:

Section 85 – B: add building envelope as point 21.

Section Definitions: a) add definition of Building Envelope from proposed Subdivision Bylaw amendment. b) remove 1.06 Open Space definition from Zoning Bylaw.

Section 96 – A: at end of paragraph add “and guidelines included in Subdivision Bylaw”.

The full text of the proposed amendments to the Zoning Bylaw and the Subdivision Bylaw can be obtained by contacting the Planning Commission Chair Robert Bullington or on [www.oldbennington.org](http://www.oldbennington.org).

Contact information:

Robert Bullington, Chair Village of Old Bennington Planning Commission 4 Fairview Street Old Bennington, Vermont 05201 802 442-3023 dewaters27@comcast.net

Bennington Banner 3/20/2020