TOWN OF HIGHGATE
Planning Commission
February 20, 2024 @ 6pm
APPROVED MINUTES

NOTE: All actions taken are unanimous unless otherwise stated.

Join Zoom Meeting: https://us02web.zoom.us/j/89760488171

I. CALL TO ORDER

Luc Dupuis called the meeting to order @ 6:03pm. This meeting was a hybrid of in-person and Zoom. Those participating were in-person, unless otherwise noted.
Planning Commission Board Members: Luc Dupuis, Chair; Scott Bessette, Vice-Chair (arrived @ 6:05pm); Tom Conley; Robyn Klein; Jack Pelkey
Town of Highgate Staff: Sharon Bousquet, Town Administrator
Absent – Wendi Dusablon, Town Clerk & Public Meetings Clerk
Public / Other: Greta Brunswick, NRPC

II. GRETA BRUNSWICK -NORTHWEST REGIONAL PLANNING

Greta was present for this discussion on the Neighborhood Designation Program / Neighborhood Designation Areas (NDA). The intent of this new program is to relax permitting requirements in these areas. Documents were shared, and they are attached to the end of these minutes. Sharon noted that Cathedral Square would benefit from this program, which would save them both time and money if an NDA is adopted in Highgate. Sharon gave more information on how this discussion came about and asking Greta to be here to share information. Scott shared comments and concerns about tax rates (education) as we add more and more housing in town. He is against lots of growth and more housing for this reason. Sharon noted that Cathedral Square is senior housing and will not be adding children to the educational system who are expensive to educate. Scott feels that housing is being shoved down our throats from the state level. It was stated that the NDA program would benefit the entire VCMP property, regardless of whatever else is developed there in the future. The bylaw modernization continues to be worked on and will be further discussed during this meeting. Greta provided a brief overview of the NDA application process and shared the benefits to property owners. A draft map of the proposed area was shared with lots of comments and suggestions for what would work best in Highgate. Cutting up parcels as part of the NDA, vs. leaving parcels whole generated a lot of questions and comments, particularly on St. Armand Road. Active farmland was discussed. As part of the application process, we would need to explain any active farms and why they are or are not included. How this would affect property values was of concern, or if it would affect them at all. Mapping requirements were discussed, as part of the application process. Next steps on the NDA process were shared, followed by questions and comments. Greta switched gears to discuss the zoning bylaw modernization project. We have not discussed this for several months. Greta will be working on finalization of this document to be sent in for approval. A draft excerpt of this document is attached to the end of these minutes. Sharon inquired about flood hazard maps. Greta did not have an exact timeline when those would be ready and finalized. She can share more information next month and a "to-do list" was discussed, which included: updating the draft maps / natural resources maps; connect with Sharon as necessary and based on the bylaws draft and discussion tonight we may have what we need to get started; finalize the full bylaw document; provide more info on flood / river corridor. It was noted that the NDA program may not be utilized for many years, except for if Cathedral Square would use it sooner. Greta will plan to be back at the March PC meeting.

III. MISC. UPDATES

- There are cups on the table for everyone, courtesy of Highgate Library and Community Center. They are pursuing a capital project as part of a possible new library, but this is several years into the future.

- Sharon went over some information with regard to Town Meeting Day on March 5th. We had two informational sessions already and those minutes and videos are available to review on our website www.highgatevt.org.
- Motion by Robyn Klein to table the remaining agenda items until next month. The motion was seconded by Tom Conley – **APPROVED.**

IV. APPROVAL OF MINUTES

Motion by Tom Conley to approve the minutes from *January 16, 2024*, as written. The motion was seconded by Scott Bessette – **APPROVED.**

V. ADJOURNMENT

Motion by Robyn Klein to adjourn the meeting @ 7:40pm. The motion was seconded by Jack Pelkey – **APPROVED.**

Minutes respectfully submitted by:

Wendi Dusablon, Town Clerk & Public Meetings Clerk — Date 3/19/24

(these minutes were transcribed from the Zoom video, as I was not physically present on 2/20/24)

Minutes approved by:

Luc Dupuis, Planning Commission Chair — Date 3/19/2024

Overview

Designating a neighborhood development area helps reduce the time and cost of state permitting in areas within easy walking distance of state designated centers — whether converting a barn or wing of a house into an apartment or developing an entirely new neighborhood. Municipalities or developers may use this designation to encourage the creation of new homes in development-ready locations near shops and services and to reduce pressure to develop on farm and forest land. Neighborhood development area designation goes to municipalities with an existing designation and with adopted plans, policies and regulations that support housing and compact development.

Eligibility and Benefits

Areas eligible for designation must be within a neighborhood planning area defined as an area surrounding an existing designated area, extending a ¼ mile from village centers and new town centers, a ½ mile from downtowns and encompassing the areas contained within a designated growth centers). Extensions beyond the planning area boundary that meet certain criteria may be approved by the Downtown Board. Mapped neighborhood planning areas may be viewed on the Vermont Planning Atlas.

Within the neighborhood planning areas, applicants may use these application guidelines to help identify areas most suitable for residential development (infill, redevelopment and new) –where approved areas will receive the following benefits:

- Qualified "mixed income" projects are exempt from Act 250 regulations.
- On properties with an existing Act 250 permit, no permit or amendment is required for a mixed income housing project that meets underlying permit conditions and jurisdictional thresholds.
- Act 250 projects not qualifying for the exemption receive a 50% discount on application fees.
- Agency of Natural Resources fees for wastewater review are capped at $50.00 for projects that have received sewer allocation from an approved municipal system.
- Exemption from the land gains tax.
- A local conditional use decision that a housing project meets the "character of the area" criteria cannot be appealed.
- Pilot funding for downtown & village center tax credits in FY24, including for flood mitigation upgrades.
- Municipalities receive priority consideration for state grants.
- Helps meet the location requirement for tax increment finance (TIF) districts.

Overview

Neighborhood planning areas encircle state designated centers depicted on the Vermont Planning Atlas and described below. This is generally intended to represent land within walking distance from commercial cores. Within these areas, using the guidance of this document, communities identify places most suitable for infill and new housing development.

Downtowns

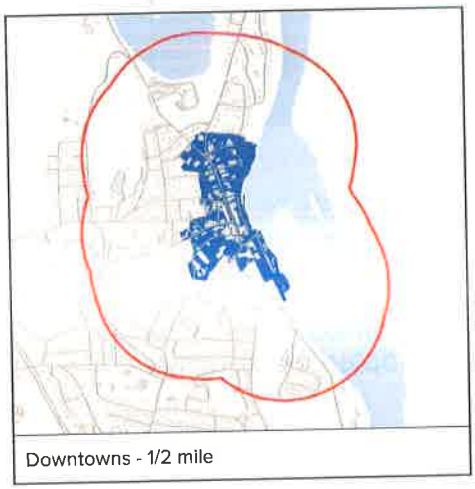
½ mile from designated boundary

Village Centers and New Town Centers

¼ mile from designated boundary

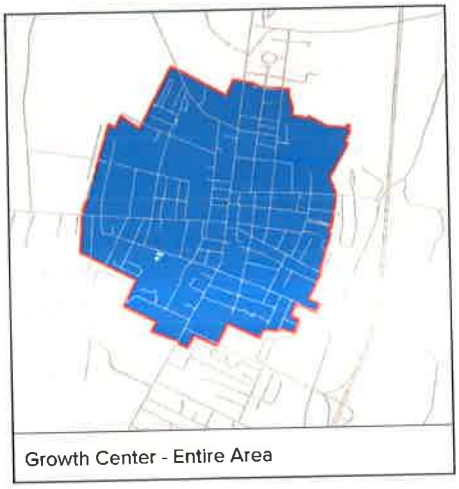
Growth Centers

The Neighborhood Planning Area encompasses the areas contained within the growth center.



Downtowns - 1/2 mile

Village Center/New Town Center - 1/4 mile



Growth Center - Entire Area

Extending the Eligibility Area

In certain circumstances, due to existing development and physical constraints, the availability of land for future development within the existing neighborhood planning area may be constrained. A neighborhood development area may include one or more areas of land extending beyond the delineated neighborhood planning area if the following conditions are met:

A. Including the extended area beyond the neighborhood planning area is consistent with the statewide planning goals (24 V.S.A. § 4302).

B. Residential development opportunities within the neighborhood planning area are limited due to natural constraints and existing development.

C. The extended area represents a logical extension of an existing compact settlement pattern and is consistent with smart growth principles; and

D. The extended area is adjacent to existing development.

In order to have a neighborhood development area designated beyond the delineated planning area, at least 80 percent but no fewer than seven of the members of the Downtown Board present find that all four of the above conditions are met.

Residential Lot Patterns

The type, design, and layout of structures within a neighborhood define its character. Lot sizes, building and lot dimensions, architectural details, and the form and type of buildings themselves can give dimensional form to a walkable neighborhood.

To be a "walkable" neighborhood, buildings should be reasonably close together, enclosing the street and making it comfortable to walk along. Large gaps between buildings can make streets less appealing to pedestrians. Lot frontages should be minimal, allowing for a narrow, visually rich and interesting neighborhood. At the same time, there should be diversity within the neighborhood. Duplexes, townhouses, accessory dwellings and apartments add variety and offer greater choice for those seeking to live in a walkable neighborhood. Designed to a similar scale, and using the same architectural features as surrounding structures, they can fit easily and comfortably into the mix of housing offered.

Building Patterns

In the walkable neighborhoods the pattern of buildings and orientation is set primarily by the historic grid of streets as well relationship of residential units within the existing neighborhood. The orientation and placement of buildings along the street help to reinforce the public realm by enhancing the pedestrian environment through creating a sense of enclosure. New or redeveloped and renovated homes should reflect the siting and character of a neighbourhood and follow a consistent setback and pattern. In addition, the mass and scale of new buildings should maintain the scale of the surrounding homes, while providing an architectural diversity that makes our neighborhoods unique and interesting.

The following check list will help you review existing bylaws and policies to see if the requirements for the design and layout of residential lot and building patterns are appropriate for walkable neighborhoods.

Checklist for Bylaws

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Min 8/10

Do the bylaws in the NDA:

- Allow for a mix of housing opportunities (multi-family, duplex, and single-family, etc.) throughout the NDA? ✓
- Allow for small minimum lot sizes, similar to existing small lot sizes in the area? ✓
- Have dimensional requirements or form based code standards, that make it possible to convert existing single family dwellings into multi-family dwellings? ✓
- Minimize dimensional requirements (whether traditional: lot size, frontage, lot coverage, etc. or form based: building form standards, frontage type standards, etc.) allowing for infill development? ✓
- Allow for building heights that are sufficiently high enough to allow for diverse housing options (at least 3 story building)? ✓
- Reduce front setbacks to conform to existing building lines or add a maximum requirement to prevent new development from being set back "too far" from the street? ● Good but would benefit from some ground truthing.
- Include provisions that ensure garage doors are not the dominant element of a front façade? An example of this would be prohibiting the garage door from facing the street or requiring it to be setback from the front wall of the building. ●
- Require that new developments be designed to accommodate safe and convenient pedestrian circulation. ✓
- Include provisions that encourage primary building facades to be oriented to the street (such as requiring front doors to face the street)? ✓
- Have provisions that minimize curb cuts and reduce their frequency, or other access management provisions? ✓

Complete Streets

Complete Streets is an approach to planning, design, construction and maintenance of our roadway network to consider all users, including pedestrians, bicyclists and transit riders. Context and current or potential travel patterns need to be considered in determining the appropriate way to meet the needs of all modes of transportation. Complete Streets projects can provide diverse and widespread benefits, including the following:

- Streets that accommodate all users are safer for everyone, including automobile drivers and passengers.
- Complete streets can provide greater mobility and accessibility to those without a car. This can be particularly important to the quality of life for seniors and young people, allowing for greater opportunities to participate in constructive social and educational activities.
- Complete streets can offer a choice for less costly modes of transportation, which has economic benefit to individuals or families.
- Active travel (walking and bicycling) can improve health and provide needed daily exercise.

The Complete Streets Guide for Vermont Communities is available for download at: https://www.healthvermont.gov/sites/default/files/documents/pdf/HPDP_PA%26N%20Complete_streets_guide_for_VT_communities.pdf

The following checklist will help you review existing bylaws and policies to see if the requirements for the design of streets and bike/pedestrian facilities are appropriate for walkable neighborhoods.

Checklist for Bylaws

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Do the bylaws in the NDA:

- Require that provisions be made for the extension of the street and pedestrian network into existing streets and adjacent, undeveloped land? ✓
- Have existing or planned pedestrian facilities (such as sidewalks/paths) servicing the proposed NDA? Need to confirm what level of plans are needed.
- Require sidewalks or pedestrian facilities for new development? ✓
- Have plans or regulations in place that include bike facilities (such as paths/lanes) where appropriate? ●
- Require street trees, lighting and appropriate landscaping for new developments? ● Street trees all set. Need to check on lighting and landscaping
- Require new streets to be as narrow as possible (such as having specifications for travel lanes that are eleven feet wide or narrower?) ●
- Require utilities to be placed underground in new developments? ●
- Prohibit cul de sacs/dead end streets and oversize block lengths? If not, is the length of cul-de- sacs regulated and minimized? ● Does not regulate block length. Confirm if required.
- Allow for on-street parking? ●
- Minimize any required off-street parking? (Requiring two or more off street parking spaces per residential unit is excessive.) ●

Draft Excerpt 2/20/24

The Zoning Districts in the Town of Highgate are:

Table 2.1 Zoning Districts in Highgate	
District Name	Abbreviation
Agricultural District	AD
Village District	VD
Medium Density Residential District	MD
Protected Area District	PA
Industrial Commercial District	I/C
Shoreline District	SL
Forest Reserve District	FR
Airport Overlay District	AO
Flood Hazard Overlay District	FH

F. The boundaries of the zoning districts established in this Article are as shown upon the Official Zoning Map. The Town of Highgate's Official Zoning Map shall be the final authority as to the current zoning status of the land and water areas, buildings and other structures in the Town.
   1. The signatures of the Board of Selectmen, attested by the Town Clerk, shall identify the Official Zoning Map, and it shall be located in the Town Clerk's Office. No changes of any nature shall be made on the Official Zoning Map except in conformance with the zoning amendment procedures of the Act.

G. The Flood Hazard Overlay District and Airport Overlay District are superimposed on the other districts and uses are as allowed in the underlying district unless explicitly noted.
   1. The location of the Flood Hazard Overlay District is identified as special flood hazard areas or 100-year flood zone on the latest National Flood Insurance Program Insurance Rate Maps (FIRM) which are hereby adopted by reference and are on file in the Town Clerk's office. The location and boundaries of the Flood Hazard Overlay District are shown on the Flood Zone Map; however the FIRM maps are the final authority as to boundary locations.

Section 2.2: Interpretation of Zoning District Boundaries

A. Where uncertainty exists as to the boundaries of districts as shown on the Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the lines of the road, streams, transportation and utility rights of ways shall be deemed to follow the centerlines of aforesaid.
2. Boundaries indicated as approximately following lot lines shall be construed to follow such lot line.
3. Boundaries indicated as parallel to or extensions of features in one (1) and two (2) above shall be so construed.
4. Boundaries indicated as following shorelines shall be construed as the normal mean water level.
5. When the Zoning Administrator cannot definitely determine the location of a district boundary by centerlines, by the scale or dimensions stated on the zoning map, or by the fact that it clearly coincides with a property line, the applicant shall be referred to the Development Review Board before taking any action. The DRB shall interpret the location of the district boundary with reference to the scale of the zoning map and the purposes set forth in all relevant provisions of these Regulations.

Section 2.3 Intent of Zoning Districts

A. **The (AD) Agricultural District** is designated for land best suited for and primarily used for agricultural purposes. This zone includes the prime tillage areas, pasture land and farm wood lots. Due to the soil conditions and this zone's location with respect to existing and anticipated land use patterns, much of this zone remains economically viable for agriculture and should to the extent possible be preserved for agricultural use. Agricultural businesses (agribusiness) and limited residential uses are permitted so as not to interfere with or materially alter the primary character and designated land use of the Agricultural District.

B. **The (TC) Town Center District** consists of the historic village center of Highgate Center and surrounding neighborhoods and land intended to accommodate future growth. Highgate Center is the village hub of commerce and civic life in the town with the school, municipal offices, arena, post offices, many businesses and adjacent residential neighborhoods. The Town Center District is the intended to allow for a greater density of mixed uses and residential neighborhoods to afford the best opportunity for the existing and future provision of economically feasible public facilities and services and to support concentrated growth of this vibrant village hub.

C. **The (VD) Village District** consists of the historic village areas at Highgate Springs, Highgate Falls and East Highgate, where it is desired that commercial, public and residential development is concentrated at a greater density than in the surrounding rural areas. Allowing for mixed uses and denser development in and around these historic villages affords the best opportunity for the existing and future provision of economically feasible public

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facilities and services while providing an orderly separation of these uses from the working landscape.

Deleted: other legitimate land uses within the Town

Deleted: Higher densities of residential, commercial development and many public and quasi-public facilities and services are intended to develop in this district.

D. **The (MD) Medium Density District** is intended as a medium density residential area to accommodate traditional country living characteristics. Due to the soil characteristics, terrain and highway access, the land in this zone must be put to a lower intensity of use than the Village District. A medium density of development will preserve the environment and character of this zone.

E. **The (PA) Protected Area District** represents the unique and irreplaceable areas of natural beauty, which, for the public good, should remain in their natural state for the generations to come. This area contains steep slopes, fragile soils and vegetation, headwaters of the Rock River, wetlands and similar features. It is the intent of these Bylaws, through the designation of this district, to preserve these areas from medium to high density and intensive development, therefore limited uses are allowed in the district. To conserve large tracts of land any major subdivision in this district must be designated as a PUD.

F. **The (I/C) Industrial/Commercial District** provides for industrial enterprises which are consistent with the general well-being of the town. This district contains the native site characteristics desired by industry and has the potential of being serviced by all essential public services. This district is intended to afford the opportunities of increased municipal tax base and employment for the citizens of Highgate and the entire region. Because of the unique favorable physical features of this district, it shall be protected from residential and other uses that would reduce its desirability as an industrial site.

G. **The (SL) Shoreline District** includes land adjacent to those bodies of water within the Town of Highgate with a total impoundment area of twenty (20) acres or more. The Shoreline District includes the shores of Lake Champlain and Cutler Pond. Pursuant to Section 4411 of the Act, this district is established to control and prevent water pollution, to protect spawning grounds, fish and aquatic life and to control building sites along the waters in the best interest of the citizens of Highgate.

H. **The (FR) Forest Reserve District** is to protect the natural resource value of lands which are essentially undeveloped, lack direct access to public roads, are important for wildlife and wildlife habitat, have potential for commercial forestry use or have one or more physical limitations to development. Residential and recreational development which is compatible with the district purposes and does not require additional facilities and services beyond what is being planned will be encouraged; other limited uses are allowed in the district.

Section 2.4 Intent of Overlay Districts

A. **The (AO) Airport Overlay District** is to limit the height of objects in the vicinity of the **Franklin County Airport** to prevent their interference with the safe and efficient operations of the airport. In addition, the District is created to encourage and enhance the ability to establish

associated industry and commercial uses as appropriate, and in conformance with the Airport Master Plan completed by the State of Vermont. Uses allowed in the District will be the same as the underlying District uses listed in the **Use Table** in **Section 2.5**. Modified height requirements are contained in **Article 5** and modified dimensional requirements are contained in **Section 2.6.**

B. **The (FH) Flood Hazard Overlay District** is the area delineated on the **Flood Insurance Rate Map** for the Town of Highgate by the **Federal Emergency Management Agency** as the Special Flood Hazard Area (SFHA) or 100-year floodplain. The requirements of this district are promulgated to minimize and prevent the loss of life and property, the disruption of commerce, the impairment of the tax base and all extraordinary public expenditures required following flood disasters. Establishment of this zone is also meant to ensure that the design and construction of development in special flood hazard areas is accomplished in a manner that minimizes or eliminates the potential for flood damage. This district is to be administered according to the **National Flood Insurance Program (NFIP)**, which is required for community eligibility in the NFIP and thereby ensures availability of flood insurance to property owners. Therefore, a **conditional use review** shall be required for all development in this district.

C. **The (NASO) Native American Sites Overlay District** is an area that includes all parcels along Monument Road in the Town of Highgate. Allowed uses and permit requirements are contained in **Section 5.8**.

Section 2.5 Zoning District Uses

Table 2.2 Land Uses Districts: Agricultural (AD), Medium Density Residential (MD), Village District (VD), Shoreline (SL), Protected Area (PA), Forest Reserve (FR), Industrial/Commercial (I/C) P (Permitted Use), C (Conditional Use), E (Exempt from Permits), S (Site Plan Review)								
	AD	MD	VD	TC	SL	PA	FR	I/C
Primary Residential Uses								
Dwelling, Single Family	P	P	P	P	P	P	P	C
Dwelling, Two Family	P	P	P	P	P	C	P	C
Dwelling, Multi-Family	C/S	C/S	P/S	P/S				
Dwelling, Seasonal	P	P	P	P	P	P	P	
Conversion of a Seasonal Dwelling to a Single Family Dwelling	C	C	C	C	C	C	C	
Accessory Residential Uses								
Home Business	E	E	E	E	E	E	E	E
Home Occupation	P	P	P	P	P	P	C	P
Home Industry	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Commercial Uses								
Agribusiness	P/S	C/S	C/S	C/S			C/S	C/S
Boat Sales/Repair		C/S		C/S				P/S
Commercial Storage Bldgs	C/S	C/S					C/S	P/S
Lodging								
Lodging Establishment		C/S	C/S	P/S	C/S			C/S
Boarding House/Bed and Breakfast	C	C	C	P/S	C		C	
Marina					C			
Mixed Use	S	S	S	S	S	S	S	S
Mobile Home Sales/Repair	C/S	C/S						C/S
Night Club/Bar/Lounge			C/S	C/S				C/S
Vehicle Services								
Motor Vehicle Body and Repair Shop	C/S	C/S	C/S	C/S				C/S
Motor Vehicle Sales		C/S	C/S	C/S				C/S
Motor Vehicle Service Station		C/S	C/S	C/S				C/S
Office/Office Building		C/S	C/S	P/S	C/S		C/S	C/S
Personal/Professional Services	C/S	C/S	C/S	P/S				C/S
Restaurant	C/S	C/S	C/S	P/S	C/S		C(2)	C/S
Research or Testing								P/S
Retail Sales	C/S	C/S	C/S	P/S	C/S			C

Table 2.2 Land Uses

Districts: Agricultural **(AD)**, Medium Density Residential **(MD)**, Village District **(VD)**, Shoreline **(SL)**, Protected Area **(PA)**, Forest Reserve **(FR)**, Industrial/Commercial **(I/C)**

P (Permitted Use), C (Conditional Use), E (Exempt from Permits), S (Site Plan Review)

	AD	MD	VD	TC	SL	PA	FR	I/C
Manufacturing & Processing of Goods, Merchandise and Equipment								
Contractor Yards	C/S	C/S					C/S	P/S
Manufacturing								C/S
Slaughter House	C/S							C/S
Public Uses								
Public Facilities	C/S	C/S	C/S	P/S	C/S	C/S	C/S	P/S
Transfer/Recycling Station								C/S
Recreation Uses								
Campground	C/S	C/S			C/S		C/S	
Recreation, Indoor Facility	C/S	C/S	C/S	P/S	C/S			P/S
Recreation, Outdoor	C/S	C/S	C/S	P/S	C/S	C/S	C/S	C/S
Other Uses								
Aircraft Hanger								P/S
Accessory (1)	P	P	P	P	P	P	P	P
Boarding School	C/S	C/S	C/S	C/S	C/S	C/S	C/S	
Club, Non-Profit	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Excavation of Sand and Gravel	C/S	C/S						C/S
Fences Over 6 Feet (See Section 5.13)	C	C	C	C	C	C	C	C
Junkyard								C/S
Renewable Energy Facilities (See Section 6.6)	P/C/S	P/C/S	P/C/S	P/C/S	P/C/S	P/C/S	P/C/S	P/C/S
Swimming Pool	P	P	P	P	P	P	P	P
Trucking Terminal	C/S	C/S	C/S	C/S		C/S	C/S	C/S
Warehouse	C/S	C/S						P/S
Wireless Telecommunication Facility	C/S	C/S	C/S	C/S	C/S	C/S	C/S	C/S
Youth Camp	C/S	C/S	C/S	C/S	C/S	C/S	C/S	

Notes:

(1) Except for accessory structures on conditional uses (Article 3)

(2) As accessory to outdoor recreation

- The Flood Hazard Overlay and Airport Overlay districts are superimposed on the other districts and uses are as allowed in the underlying district unless explicitly noted. All uses in the Flood Hazard Overlay are conditional.

- Certain uses have limited review or are exempt from review (See Section 1.3).

Section 2.6 Dimensional Requirements

A. All structures and lots must meet the dimensional standards listed in Table 2.3. Exceptions to this may only be granted by the DRB as a waiver of setback distances, variance or a PUD as contained in Article 3.

Table 2.3 Dimensional Standards by Zoning District

Districts: Agricultural **(AD)**, Medium Density Residential **(MD)**, Village District **(VD)**, Shoreline **(SL)**, Protected Area **(PA)**, Forest Reserve **(FR)**, Industrial/Commercial **(I/C)**

	AD	MD	VD	TC	SL	PA	FR	I/C
Lot size, minimum	1 acre	1 acre	1/2 acre	¼ acre	1 acre	1 acre	1 acre	
Lot width, minimum	200 ft	200 ft	100 ft	70 ft	1 ac or more: 150 ft <1ac: 125 ft	200 ft	200 ft	
Minimum Setbacks								
Front	65 ft	65 ft	40 ft	40 ft	40 ft	65 ft *	65 ft *	45 ft**
Side & Rear								
Principal Structures	30 ft	30 ft	10 ft	10 ft	10 ft	30 ft *	30 ft *	
Structures 200 square feet or less	10 ft	10 ft	5 ft	5 ft	5 ft	10 ft	10 ft	30 ft

Notes:

- *For the Flood Hazard Overlay district the area and dimensional requirements are as set by the underlying zoning district unless superseded by other requirements of these bylaws.*
- *For the Airport Overlay district specific lot sizes and width requirements may be established during site plan and/or conditional use review. Setback requirements apply only to the periphery of overlay district.*
- *The PC may modify dimensional requirements during review of a PUD, in accordance with **Sections 6.10 (PUD)** and **6.1 (Mixed Uses)** of these bylaws.*

* Required 85 ft from setback distance from the centerline of state highways.
**Required 45 ft Front setback distance from the centerline of Town roads and private roads.

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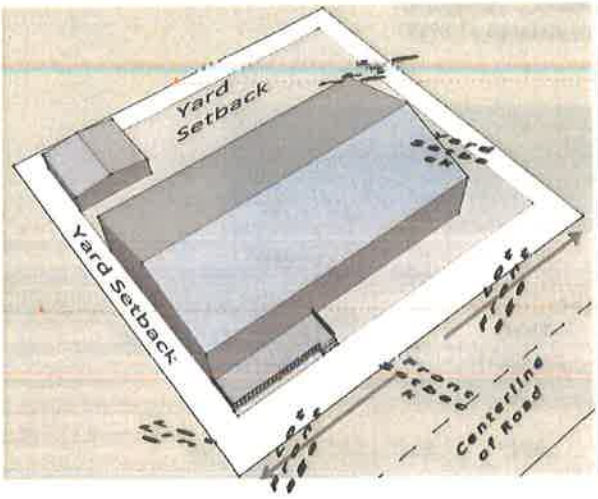
Figure 2.1 Lot Dimensions and Terminology.



Front Yard Setback: The required minimum horizontal distance between a structure and the centerline of the road.

Rear Yard Setback: The required minimum horizontal distance between a *structure* and the rear property line.

Side Yard Setback: The required minimum horizontal distance between a *structure* and the related side property line.

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B. **Reduction of Lot Area.** No lot shall be so reduced in area that the lot does not meet the minimum dimensional requirements of the district in which it is located, except as provided in Sections **6.10 (PUD)** and **6.1 (Mixed Uses)**. These provisions shall not apply when part of the lot is taken for a public use or purpose.