

HIGHGATE PLANNING COMMISSION
HIGHGATE TOWN OFFICE
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PUBLIC HEARING
ZONING BYLAW REVISION

The Highgate Planning Commission will hold a public hearing on **Tuesday, May 16, 2023 at 6pm** at the Town Office to receive public comment and to consider for approval, proposed changes to the Highgate Development Regulations pursuant to Chapter 117 of Title 24, Section 4441 and 4442, Vermont Statutes Annotated. The Highgate Development Regulations will modify and replace the current zoning bylaws, subdivision regulations and flood hazard regulations. The purpose of these regulations is to provide for orderly community growth, to further the purposes established in §4302 of Title 24 V.S.A. Chapter 117, and to implement the Highgate Town Plan.

The Highgate Planning Commission proposes the update and revision of the Development Regulations for the Town of Highgate which were first adopted on March 21, 1971, and last adopted on March 5, 2015.

The Highgate Planning Commission proposes changes to the following:

- Extending the Commercial/Industrial District boundary from 820 Waugh Farm Road to Therrien Road

The Highgate Development Regulations includes ten sections: Authority and Purpose, Zoning Districts, Land Uses and Dimensional Standards, Permit Review Procedures and Standards, Subdivision Review, General Regulations and Review Standards Applicable to All Development, Specific Use Standards, Planning and Design Standards, Flood Hazard Area Regulations, Administration and Enforcement, and Definitions.

Copies of the proposed bylaws amendment and a report outlining proposed changes to the regulation are available for public review at the Highgate Zoning Administrator's Office during regular business hours-Monday & Tuesdays 9am to 2pm or at the Town's website on the Planning Commission page.

Following this scheduled hearing, the proposed amendment and any proposed changes approved by the Planning Commission will be forwarded to the Highgate Selectboard for its consideration and adoption at a duly noticed public hearing soon.

HIGHGATE BYLAW AMENDMENT REPORT

EXPLANATION: The Highgate Planning Commission has prepared an update to the Development Regulations to address matters of concern developed by the Planning Commission and member of the community during public meetings conducted by the Planning Commission. This report has been prepared in conformance with 24 V.S.A. Section 4441.

The Highgate Planning Commission is proposing the following minor changes to the Development Regulations for the Town of Highgate which were first adopted on March 21, 1971 and last amended on March 5, 2015.

1. Changed from Agricultural District (AD) to Industrial/Commercial District (I/C):

The property southeast of the Lamoille Valley Rail Trail (LVRT) commencing at o Waugh Farm Road (formerly known as the Vermont Brick Factory extraction pit) and extending to the Industrial/Commercial Zone boundary located at 1438 VT 78 and Therrien Road.

PURPOSE:

The purpose of the Highgate Development Regulations is to implement the “Highgate Town Plan” as most recently amended; to further the purposes of the Act; to promote the public health, safety, comfort, convenience, economy, and general welfare of the community, all as set forth in “Section 1.2 Purpose” in the Bylaws at page 1 therein.

The intent of this change is to foster industrial commercial development in the desired area surrounding the Franklin County State Airport. This area was identified as a potential Phase II of the water and sewer extension in the Highgate Airport Infrastructure Feasibility Study May 2020. The shift to Industrial Commercial Zone will facilitate the desired development in the area.

The land use and development regulations classify and guide the uses of land, buildings, and structure in the Town of Highgate in accordance with the Town Plan and the Vermont Planning and Development Act, Title 24 V.S.A. Chapter 117, herein referred to as the “Act”. The regulations are designed to implement the purposes and policies set forth in the Highgate Town Plan and the Act,

CONFORMANCE AND IMPLEMENTATION: The Highgate Development Regulations conform with and further the goals and policies contained in the Highgate Town Plan, including the effects on the availability of safe and affordable housing.

LAND USE COMPATIBILITY: The land use districts in the Town Plan are compatible with the land uses in the Development Regulations and are compatible with proposed future land uses and densities of development as set forth in the Town Plan.

The Town of Highgate performed an economic feasibility study that indicated that the extension of water and sewer lines to the Industrial Commercial District surrounding the Franklin County State Airport (FCSA) would be extremely beneficial to encouraging the commercial growth the area currently lacks. The extension to the FCSA is scheduled for completion in 2023 and the phase II of this project would extend the water and sewer further east to the proposed area for conversion from Agricultural zoning to Industrial/Commercial zone.

PROPOSALS FOR PLANNED COMMUNITY FACILITIES: The proposed Bylaws Amendments do not affect any specific proposals for planned community facilities.

PUBLIC HEARING
HIGHGATE PLANNING COMMISSION
ZONING PROPOSALS
May 16, 2023 @ 6pm

CHANGE FROM AGRICULTURAL DISTRICT (AD) TO INDUSTRIAL/ COMMERCIAL DISTRICT (I/C):

Properties on south side of the Lamoille Valley Rail Trail between o Waugh Farm Road and 442 Transfer Station Road

PUBLIC NOTICE

TOWN OF HIGHGATE
PLANNING COMMISSION MTG.

Tuesday, May 16, 2023

@ 6:00pm

- **PUBLIC HEARING
ZONING DISTRICT CHANGE PROPOSAL
AGRICULTURAL TO INDUSTRIAL - COMMERCIAL
24 VSA, 4441, 4442, 4444
1 VSA, 312**
- **BYLAW MODERNIZATION GRANT**