

TOWN OF FRANKLIN BYLAW AMENDMENT REPORT

December 9, 2011

EXPLANATION: The Franklin Planning Commission has combined and revised the Franklin Zoning Bylaws and the Franklin Subdivision Regulations in order to address growth and development, and to bring the regulations in conformance with 24 V.S.A. Chapter 117. The proposed unified development regulations are titled the ***Franklin Development Regulations***. *This report has been prepared in conformance with 24 V.S.A. Section 4441.*

The Town of Franklin revised the following provisions of the Franklin Zoning Bylaws and Franklin Subdivision Regulations:

- *Combined into unified development regulations*
- *Technical changes to conform with Title 24 Chapter 117 V.S.A.*
- *Clarifications on land development requiring a zoning permit and the zoning permit process*
- *Updated language relating to wastewater permitting to reflect state's authority over wastewater permitting.*
- *Incorporated allowed uses into a table and made revisions for consistency from district to district.*
- *Incorporated dimensional standards into a table and made minor revisions.*
- *Clarifications on purpose of conditional use review and what requires a conditional use permit.*
- *Updated Planned Unit Development Regulations for consistency and to reduce redundancy.*
- *Added administrative review process for 2 lot subdivisions.*
- *Clarifications on subdivision review process.*
- *Updated review process for access by right-of-way to lots without frontage.*
- *Updated flood hazard regulations to conform to National Flood Insurance Program requirements.*

PURPOSE:

The purpose of Franklin Development Regulations is to implement the Franklin Municipal Plan; to further the purposes of Title 24, Chapter 117, V.S.A.; to promote health, safety and general welfare of the inhabitants of the Town; to provide for orderly community growth; and to maintain and enhance the natural beauty and environment of the Town.

The Development Regulations classify and guide the uses of land, buildings, and structures and the subdivision of land in the Town of Franklin in accordance with the Town Plan and the Vermont Planning and Development Act, Title 24 V.S.A. Chapter 117, hereinafter referred as the "Act". The regulations are designed to implement the purposes and policies set forth in the Town Plan and the Act.

CONFORMANCE AND IMPLEMENTATION: The Franklin Development Regulations conform with and further the goals and policies contained in the Franklin Town Plan. This change has no detrimental effect upon, and is entirely compatible with, the proposed future land uses and densities of the Municipal Plan. The proposed land use districts in the Municipal Plan are identical and therefore compatible with the land uses in the Zoning Regulations. The change neither inhibits nor carries out any specific proposals for any planned community facilities.