

NOTICE OF PUBLIC HEARING

The Troy Planning Commission will hold a public hearing on
proposed amendments to the

Troy Zoning Bylaw and Zoning Map
at **6:00 PM, Monday, May 9th, 2022** at the
Troy Town Offices, 142 Main Street
North Troy, VT 05859

The Troy Planning Commission is proposing amendments to the Troy Zoning Bylaw and Zoning Map for the purpose of furthering the goals of Troy Town Plan.

The Town is currently divided into four (4) zoning districts: Rural District, Village District, Commercial-Residential District, and Industrial District. Three new districts are proposed: the Village Center District, the Central Business District, and the River Corridor Overlay District. The new Village Center and Central Business Districts are proposed in North Troy in an area currently zoned Village Center and served by public water and sewer, and their boundaries can be viewed on the Town of Troy website at troyvt.org.

The proposed Central Business District encompasses properties on both sides of South Street from Pleasant Street to Railroad Street; properties on both sides of Main Street from South Street to Robinson Avenue (excluding the Troy School property); properties on both sides of School Street from Main Street to Railroad Street, including just the portion of the Troy School property fronting on School Street; and properties on both sides of Railroad Street from School Street to Elm Street, including the lot on the southwest corner of Railroad and Elm Streets.

The proposed Village Center District encompasses properties on both sides of Elm Street (SR 105) from the new Central Business District boundary on the north to an unnamed perennial stream on the south; properties to the north of the said unnamed stream, to the west of the Missisquoi River, and to the south of the Central Maine Quebec Railroad, excluding the property proposed to be included in the Central Business District; and properties lying to the south of the Central Maine Quebec Railroad on both sides of East Main Street (SR 105), from the Missisquoi River on the west to the Town garage property on the east.

The purpose of the new Village Center and Central Business Districts is to facilitate infill development with pedestrian-oriented, high-density residential and commercial uses. Permitted lot sizes are smaller than required in the existing Village District, and required setbacks are reduced to reflect existing development.

The proposed River Corridor Overlay District is concurrent with the State River Corridor Map, and some of the areas coincide with the Flood Hazard Area which is regulated under Section 320 of the Troy Zoning Bylaw. The purpose of this new overlay district is to minimize potential damage to development from flood-related erosion.

In addition to the above-described new zoning districts, the proposed amendments include a change of the minimum required lot area in the Rural District from one (1) acre to five (5) acres. The purpose of this proposed change is to provide for low-density development while better

maintaining the natural qualities and rural character of the Town, including the presence of significant forest blocks. As a result of this proposed change, existing lots that are under five (5) acres in the Rural District may merge with an adjacent lot if that lot is under common ownership, unless the conditions in Section 307 “Existing Small Lots” apply. Proposed changes to the Planned Unit Development provisions in Section 321 of the Zoning Bylaw will provide an increased density bonus for developments that preserve open space.

The proposed amendments also include the creation of a Development Review Board, which will take on the review and approval functions currently undertaken by the Planning Commission and the Zoning Board of Adjustment. Additional proposed amendments include changes to be consistent with State Statute, and to better clarify the treatment of certain uses. Sections of the Troy Zoning Bylaw which are proposed for amendment, along with a brief description of proposed changes, are listed below:

Section 201. Zoning Map & Districts – change to add three new districts.

Section 203. Interpretation of District Boundaries – add Development Review Board as the appropriate municipal panel (AMP).

Section 204. District Objectives & Land Use Control – fix typographical error and clarify that only one principal use is permitted per lot, unless otherwise indicated.

Table 204.1. Rural District – Change minimum lot area from 1 acre to 5 acres.

Table 204.3 – Add new Village Center District

Table 204.4 – Add new Central Business District

Table 204.5 and Table 204.6 – renumber existing Commercial-Residential and Industrial Districts

Section 204.7 – add new River Corridor Overlay District

Section 205. Permitted & Conditional Uses – add Development Review Board as the AMP.

Section 302. Uses Exempt from Zoning – change to reflect current State Statute.

Section 306. Residential Care and Group Homes - change to reflect current State Statute.

Section 313. Frontage on, or Access to Public Roads or Waters – add clause regarding access easement.

Section 314. Location of Driveways – move reference to temporary permits to Section 504

Section 315. Collapsed or Burned Buildings & Structures – add “or condemned” and add Development Review Board as the AMP.

Section 316. Off Street Parking – add “detached single-family” and clarify location and size of parking spaces.

Section 317. Signs – reference two new districts and provide for larger signs that are affixed or painted on buildings, and reference lighting standard.

Section 319. Extraction of Soil, Sand, or Gravel – add Development Review Board as the AMP.

Section 320. Flood Hazard Area Regulations – add Development Review Board as the AMP.

Section 321. Planned Unit Development – add Development Review Board as the AMP, and increase density bonus to twice the number that would be permitted under a conventional subdivision.

Section 322. Travel Trailers & Travel Trailer Camps – specify conditions under which a temporary or permanent zoning permit is required, and add Development Review Board as the AMP.

Section 326. Outdoor Wood Boilers – correct typographical error.

Section 327. Performance Standards - add Development Review Board as the AMP

Section 330. Landscaping & Screening Requirements – clarify that the landscaping required under site plan and conditional use review also applies to ground-mounted solar plants regulated by the Public Utility Commission, and add Development Review Board as the AMP

Section 331. Mobile Home Parks – add Development Review Board as the AMP

Section 402. Non-Conforming Uses – add Development Review Board as the AMP

Section 403. Non-conforming Structures - add Development Review Board as the AMP

Section 501. Zoning Administrator – add Development Review Board as the AMP

Section 502. Planning Commission – correct number of Planning Commission members and delete functions that will be given to Development Review Board.

Section 503. -- add Development Review Board as the AMP

Section 504. Administrative Review – add provisions for Special Events and temporary permits and renumber subsequent sections. Add Development Review Board as the AMP

Section 505. Site Plan Review -- add Development Review Board as the AMP

Section 506. Subdivision of Land -- add Development Review Board as the AMP, and specify road requirements.

Section 507. Conditional Use Review -- add Development Review Board as the AMP

Section 508. Combined Review - add Development Review Board as the AMP

Section 509. Appeals of Zoning Administrator Decisions -- add Development Review Board as the AMP

Section 510. Appeals to Environmental Court -- add Development Review Board as the AMP

Section 511. Public Notice - add Development Review Board as the AMP

Section 512. Variances - add Development Review Board as the AMP

Section 513. Waivers -- add Development Review Board as the AMP

Section 702. Term Definitions – create definitions for “Boundary Line Adjustment” and “Storage or Shipping Container”, and revise definitions for “Dwelling, Multi-family” and “Lodging Facility.”

The full text of the proposed amendments and the zoning map can be viewed at the Troy Town Clerk’s Office at the above address, or online at troyvt.org.