

Alburgh Land Use and Development Regulations - Town of Alburgh, Vermont Planning Commission Report in accordance with VSA Title 24, Chapter 117, Subchapter 9, §4441(c).

PURPOSE:

The purpose of the regulations is to implement the Alburgh Town Plan and to carry out the overall goals and vision of that plan. These regulations also further the purposes of the Vermont Planning and Development Act, Title 24 V.S.A Chapter 117 (the "Act") to promote the health, safety and general welfare of the inhabitants of Alburgh, Vermont.

EXPLANATION:

The proposed Land Use and Development Regulations are intended to provide for orderly community growth in a manner that serves to implement the Town Plan; to further the purposes and goals of the Act; and to promote the public health, safety, comfort, convenience, economy and general welfare of the Alburgh community.

The Land Use and Development Regulations classify and guide the uses of land and structures in the Town of Alburgh in accordance with the Town Plan and the Vermont Planning and Development Act. The regulations are designed to implement the purposes and policies set forth in the Town Plan and the Act.

CONFORMANCE AND IMPLEMENTATION:

The Alburgh Land Use and Development Regulations conform with and further the goals and policies contained in the Alburgh Town Plan. Following are some examples of how the regulations implement the goals of the Plan:

- Encourage the development of a mixed-use Village district in Alburgh that includes a diversity of businesses and residential uses, particularly residential units for elderly residents.
- To ensure that development in Alburgh is compatible with existing land uses.
- Develop setback standards for distances from roadways, property lines, and lakeshore.

LAND USE COMPATIBILITY:

The three zoning districts currently proposed in the Land Use and Development Regulations are intended to move the Town of Alburgh toward the vision described in the Alburgh Town Plan. Of the seven land use districts proposed in the Town Plan, two of the districts, High Density District and Industrial District, have been implemented through the Land Use and Development Regulations via the creation of a Village District and an Industrial District. The other five future land use districts identified in the Town Plan, at this time, will be regulated as the Rural District in the Land Use and Development Regulations. The regulations for the Rural District are not in conflict with the purposes of the proposed land use districts, but do not implement the specifics of each district as described in the Town Plan. The Alburgh Planning Commission will work to bring any differences into accordance with the Town Plan over time.

The Alburgh Land Use and Development Regulations alter the designation of land area in Alburgh by regulating the use of land. The Land Use and Development Regulations affect the entire Town and are intended to have the effect of preserving existing patterns of growth in Alburgh. The proposed change in the designation of land will likely not increase traffic with the possible exceptions of the Village District and the Industrial District where future growth may occur. The proposed change in the designation of land will have positive long-term benefits to the municipality. This is based on the focusing growth in particular areas of Alburgh, the Village District and Industrial District, which will generate additional municipal tax base. The limited geographic scope of these districts should not increase the need for public facilities and should allow Alburgh to properly plan for any increased need in the demand for public facilities. The amount of land which is subject to the change in the designation of land includes the entire municipality since the Land Use and Development Regulations will have jurisdiction over the whole town. This is regardless of whether or

not the land is currently considered vacant (or not vacant). The suitability of the areas that have been designated is based on the proposed land use map in the Town Plan and takes into consideration appropriate alternative locations, alternatives uses for the area under consideration, and the probable impact of the proposed change on other areas similarly designated. The proposed size and boundaries of the areas designated are appropriate with respect to the capability of land served, access to municipal infrastructure, and the existing development in the area.

CONFORMANCE AND IMPLEMENTATION:

The proposed Alburgh Land Use and Development Regulations conform with and further the goals and policies contained in the Alburgh Town Plan including all goals and policies pertaining to the availability of safe and affordable housing. This proposal has no detrimental effect upon, and is entirely compatible with, the proposed future land uses and densities of the Alburgh Town Plan. The proposed changes do not inhibit nor carry out any specific proposals for any planned community facilities.

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