



PLANNING COMMISSION
DEVELOPMENT REGULATION REVIEW

October 13, 2026

PAGE/SECTION	EXPLANATION
Page 3-3	Single Household in the VC- need commercial added
Page 3-4	Footnote 5 can be removed
Section 4.2	Nonconformities- Adding a section that indicates the Town will not make “non-conforming” lots “more nonconforming”
Section 4?	Regulation needed for road frontage and land-locked lots, state requires a 60 ft right-of-way in lieu of road frontage, where can this be added?
Page 6-19 Sections 2.10.3 & 5.6.1	PUD Setbacks discrepancy – require sidewalks on both sides of the state highway, but State won’t allow in certain circumstances (ex. 104-A, cannot cross an impaired waterway). Only option would be to bridge it, as VTrans was not allowed to culvert.
Page 7-10 Section 7.3.2	Add Vermont State Statute language, 24 VSA 4418 to the section
Page 7-11	Clarify C. 2. Minor Subdivision Application
Page 7-13	Change “minor sub” to “major sub” in the first paragraph
Section 10	• Add definition for Hunting Camp • Explain “Seasonal” for Seasonal Dwellings • Open Space/Common Land- read through the entire document to see if the definitions are used consistently throughout
	Any other suggestions for changes/clarifications, etc.