

**WESTFORD PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

The Westford Planning Commission hereby provides notice of a public hearing pursuant to Title 24, Section 4441 of the Vermont State Statutes for the purpose of hearing public comments concerning: **Proposed amendments to the Westford Land Use & Development Regulations.**

The public hearing has been scheduled for: **Monday, October 5, 2026 at 6:30 p.m.**
The public hearing will take place in person at the Westford Town Office and via Zoom.

Join Zoom Meeting: <https://zoom.us/j/97262238054?pwd=ZRI7BQxdhMRjpV7ctH0aDuDzQWQ26Y.1>
Meeting ID: 972 6223 8054 - Passcode: 8JFtDu

Purpose: The Planning Commission is proposing to amend the Westford Land Use & Development Regulations for the following purposes:

- 1) To revise the regulations based on feedback from the Planning Commission, Development Review Board, Administrative Officer, and members of the public.
- 2) To ensure compliance with current Vermont legislation.
- 3) To correct and clarify certain spelling, grammatical, punctuation, and reference errors that appeared in the regulations.

Geographic Area Affected: Entire Town.

Table of Contents & Summary of Changes to the Westford Land Use & Development Regulations:

Table of Contents:

- Adds “List of Figures”

Part 1. General:

- Section 114: Adds two types of public facilities pursuant to the HOME Act

Part 2. Zoning Districts & Standards:

- Section 244.C: makes permanent the interim amendment to the R5 Scoring System;
- Section 263.C: specifies onsite parking for T4 & T5 FBC transects;
- Section 263.J: adds nonconforming parking language pursuant to the HOME Act.

Part 3. Development Standards:

- Section 302: deletes owner-occupancy requirement for ADUs;
- Section 308: adds campground standards;
- Section 314.F: corrects energy efficiency certification language;
- Section 321.D: amends required culvert diameter;
- Section 322.B: adds nonconforming parking language pursuant to the HOME Act;
- Section 322.E: corrects standard parking space size language;
- Section 327.B: corrects recommended disturbance date.

Part 4. Administrative Procedures:

- Section 409.A: corrects VT permitting requirement language;
- Section 421.A: amends accessory structure size requirements for DRB review;
- Section 432: adds administrative approval of minor subdivision;
- Section 439: adds language for administrative approval of minor subdivision plat;
- Section 454.E: corrects violation timeline language.

Part 5. Definitions; Chapter 510. Defined Terms:

- Section 511.C: amends/clarifies definition of campground and camp site;
- Section 511.D: specifies number of animals constituting domestic animal kennel;
- Section 511.I: corrects number of people constituting an interested party;
- Section 511.P and 511.R: corrects number of dwellings to establish private road;
- Section 511.S: corrects square footage required for permit, refines definition of principal structure.

Entire Document:

- Amends residential structure language to change the word “family” to “unit;” adds page numbers to figure references; corrects minor grammatical, spelling, and reference errors.

Location Where Full Text May be examined: The full text of the proposed amendments may be examined at the Westford Town Office, 1713 VT Route 128, Westford, Vermont, or viewed on the Town of Westford website at <https://westfordvt.us/documents/planning-zoning/>

Interested persons may appear and be heard at the public hearing. Written comments may be submitted to the Westford Planning Commission before the hearing at planningcommission@westfordvt.us.

Dated at Westford, Vermont this 14th day of September, 2026.