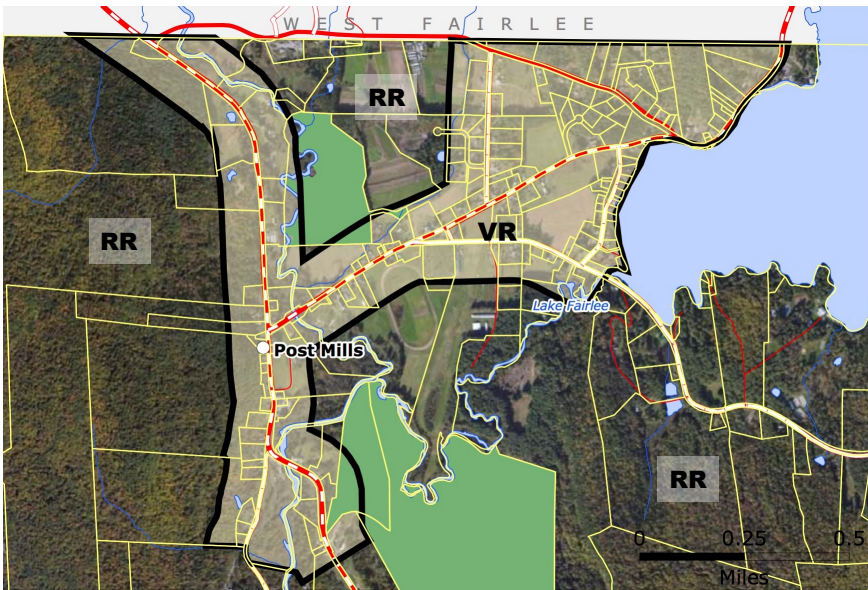


Proposed Changes To Post Mills Village Residential Zoning District

Current Zoning District



Key:


VR = Village Residential


RR = Rural Residential


NR = Neighborhood Residential


 Town/Conserved land


 Current boundary lines

 Area within VR district

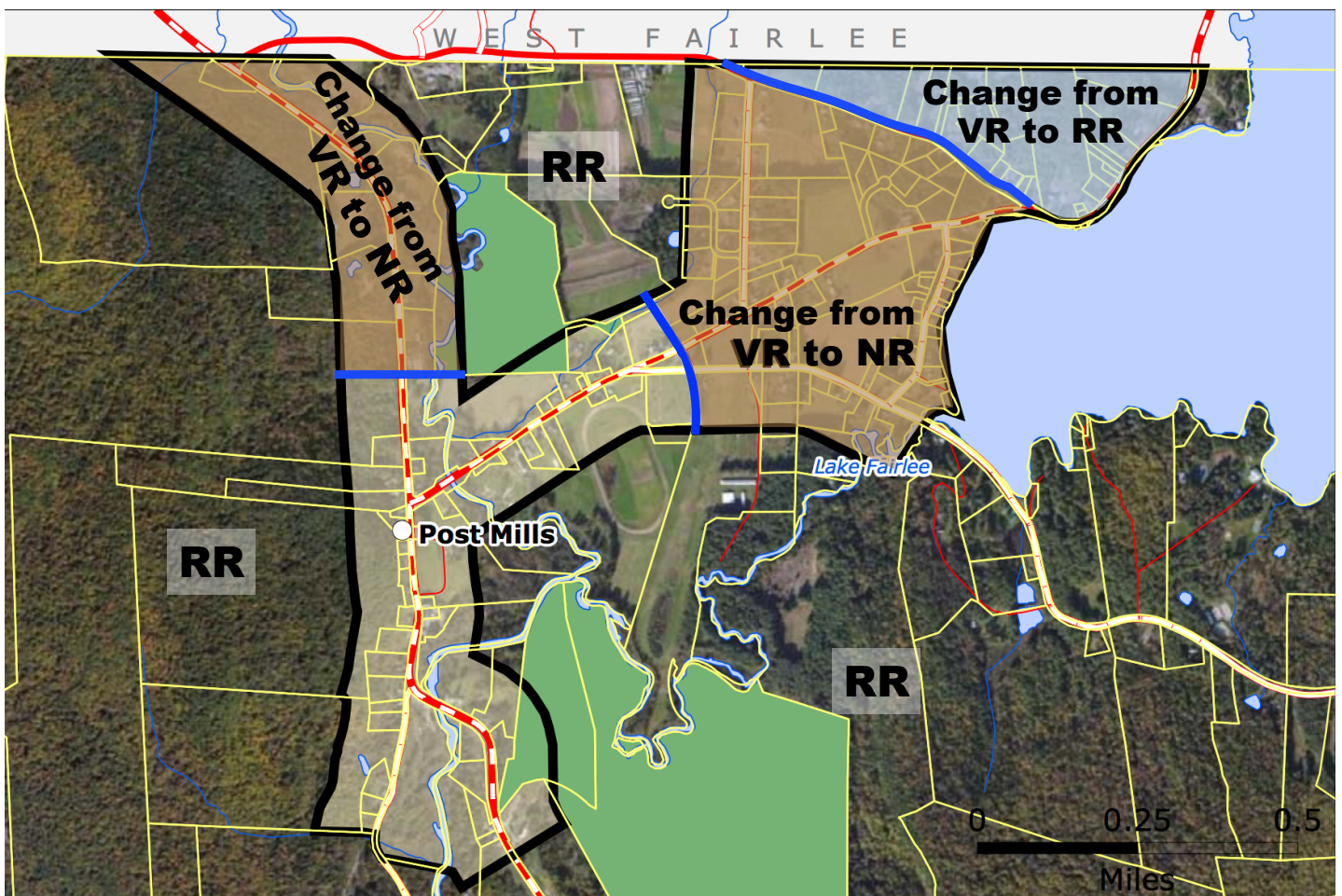
 Area within RR district

 Proposed boundary line

 Proposed change to RR

 Proposed change to NR

Proposed Zoning District



The Planning Commission recommends differentiation within Post Mills by creating two separate land use areas: a village center reflecting current Village Residential land use and a village periphery where close residential settlement is the norm, but commercial development is more restricted than in the town center. This differentiation is designed to encourage commercial development in the village center and discourage sprawl outward from the village.

On January 29, 2013, the Planning Commission hosted two public forums in Post Mills to discuss possible changes. Thirty-six Post Mills residents attended. The consensus supported the change. The comments collected at the forums were discussed at several warned meetings. The resulting proposed changes are described below.

The Planning Commission proposes creating a new land use area as follows:

Neighborhood Residential Land Use Area (NR)

The general purpose of the Neighborhood Residential land use area is to comprise relatively dense areas of settlement with the following characteristics:

1. Networks of streets and utilities that make efficient use of land.
2. Relatively dense housing, noting that village lots “grandfathered” before zoning were often smaller than the current minimum of 20,000 square feet.
3. Close proximity to Village Residential area, where resources such as schools, shops, libraries and commercial and public services for residents can be found.

The minimum lot size in this area is 20,000 square feet, which can support one- or two-unit dwellings. The minimum lot size requirement can be waived in a Planned Unit Development.

Residential uses, home businesses, accessory dwellings, churches, farmers markets, and customary accessory uses are the only permitted uses. Conditional uses include civic and institutional uses, businesses, recreational use, cemeteries, mobile home parks, cultural facilities, restaurants, and commercial services. Village and roadside commercial, industrial, kennel, junkyard, landfill, and travel trailer camp use will not be allowed.

The map on the opposite site shows the location of the proposed district and the proposed new boundaries for the Village Residential district. In addition, at the suggestion of the Conservation Commission, and with input from local residents who attended the two public forums, the Planning Commission is proposing to change one portion of the current Village Residential district to Rural Residential:

There is a small triangle of land at the northeast corner of the Post Mills district, bordered by the West Fairlee Road, West Fairlee, and Lake Fairlee, that was added to the Post Mills Village Residential district in the last change of the Zoning Bylaw. The change was made in part because it was shown that way on the planning maps provided by the Two Rivers-Ottawaquechee Regional Commission (TRORC). The Planning Commission recommends changing this area back to Rural Residential because it is contiguous with a large tract of conserved natural forest land in West Fairlee and provides access to the lake for wildlife living in and moving to and from this habitat.