

CITIZEN GROUP #1 GROUP SUMMARY

Issue:

The town of Northbury is reviewing its zoning. There is an understanding that over the last two decades, development has largely occurred outside of the village (designated growth area). This sprawl pattern of development has increased costs to the town in maintaining dispersed infrastructure (roads, school bus service, emergency response services). The Planning Commission wishes to update its zoning districts to incentivize development in the village centers and maintain a working landscape of farms and woodlots as a buffer to larger continuous forests on the outskirts.

Talking Points: This must be included in your presentation, but say them in your own words.

- We moved to Northbury for its rural character. We love it here.
- Proposed changes are steering development into our village center, and we fear that will make us lose our rural character.
- Our Town Plan sets forth a vision for a rural community. We don't want to look like Burlington or Montpelier.
- You have to allow for development at lower densities, so you can spread out the impact and keep our rural character.
- Village dwellers want those of us who live in the country to pay for their centralized septic system in the village. It is a question of fairness. We pay for our own septic, why can't they pay for theirs?
- This proposal affects private property rights – I own land in the agricultural district and if I need to divide off a few acres from my farm to pay for my kids' college, I should be allowed to do so.
- ½ acre maximum building envelope – Now you are telling me how many trees I can cut? Is that really the job of the planning commission?

PROPOSED CHANGES TO NORTHBURY ZONING

In the Agricultural District AND in the Conservation and Forestry Districts:

- Single and two family dwellings will change from *Administrative Review* to *Conditional Use*. (In other words, there will be a somewhat heightened level of review for new single or two family dwellings.)
- The maximum building envelope size will change from 2 acres to ½ acre.