

NOTABLE CHANGES TO THE LAND USE CHAPTER SINCE THE FIRST DRAFT PLAN

- All lot densities, including the controversial “1 unit per 27 acre” minimum in the Conservation District, were removed from the Plan. Prior Town Plans did not specified lot densities and this Plan continues that tradition.
- Rather than specifying a “1 unit per 27 acre” lot density, the Action Steps for the Conservation District now require the Town “to investigate public and private strategies for maintaining undeveloped land in a manner that reflects the needs of landowners and protects habitats, watersheds and conservation corridors.” (p. 19)
- The Mixed Density district was renamed the Residential district to better reflect the nature of development and to eliminate confusion caused by the word “density.” (pp 15-16)
- The Historic Settlement Areas were added as an overlay. There are three such areas: West Dummerston Village, Dummerston Center, and Slab Hollow. The Plan includes a description of each, as well as a general description of the character, development patterns, and uses shared by all three. (p. 16-17)
- The Dummerston Center Historic Overlay was removed because of the addition of the Historic Settlement Area.
- The Critical Conservation Corridor Overlay was renamed the Connecting Habitats Overlay to more accurately describe what the overlays attempt to protect. The related Action Step was rewritten to clarify that the intention is to review, not prohibit, development in these areas in an attempt to minimize further fragmentation of wildlife habitat. (pp 20-21)
- The Action Steps under Policy 1.1 were clarified to establish residential use as a permitted use in every zoning district.
- The Plan emphasizes that the Town is committed to working with residents to develop land use regulations. (p. 19)
- The Future Land Use Map was modified to reflect the changes described above with respect to the Historic Settlement Areas and the Residential District. Additionally, the Commercial/Light Industrial overlay was adjusted along Route 5 and small overlays were added along Old Ferry Road and at Maple Valley on Route 30.

Please note that this is NOT an exhaustive list of changes – additional less substantive changes were made as suggested by the Selectboard and in the revision process.