

PUBLIC NOTICE TOWN OF ADDISON

The Addison Planning Commission will hold a Public Hearing on Monday, April 15, 2024 at 6:30 p.m. at the Addison Central School. The hearing starts at 7:00PM.

To consider the following:

Proposed Changes/Revisions to the Addison Zoning & Subdivision Regulations since November 27, 2007 & 013 copies of Regulations combined together:

Newest sections added are highlighted for recognition.

- Corrected grammar and/or spelling errors throughout the document as needed.
- Added a table of contents with page numbers to support use and navigation of document.
- The word “high” added to replace “low” watermark (see section 2.2 A 3, page 3).
- Types of family dwelling combined under heading “Dwelling” in all districts (excluding Conservation District (CON) and Flood Hazard Area Overlay (FHO)).
- Two family dwelling moved from permitted uses to conditional use in all districts (excluding CON and FHO).
- Accessory Structure/Use: added “pre-existing permitted use” (see Table 2.1 B, page 6).
- Accessory Structure/Use: added “pre-existing conditional-use” (see Table 2.1 C, page 6).
- Accessory Dwelling Unit: added as a permitted use in all districts (excluding CON and FHO).
- Accessory Apartment removed from conditional use in all districts (excluding CON and FHO).
- Decreased minimum front setback (from 50 to 25 feet), and side/rear setbacks (from 20 to 10 feet) in the Village Neighborhood Commercial District (VC) (see Table 2.1, page 8).
- Retail Store added to the permitted use in Low Density Residential/Agricultural District (LDRA) (see Table 2.2, page 9).
- Decreased minimum frontage in LDR/A (from 400 to 300 feet), (see Table 2.2, page 10).
- Decreased minimum front setback for single/two family dwelling from a private road in LDR/A (from 75 to 25 feet) (see Table 2.2, page 10).
- Decreased minimum front setback for “other” in LDR/A (from 75 to 25 feet) (see Table 2.2, page 10).
- Decreased side/rear setback for “other” in LDR/A (from 75 to 25 feet) (see Table 2.2, page 10).
- Single family dwelling and seasonal/camp dwelling moved from conditional use to permitted use in the Shoreland Residential District (SR) and Shoreland Recreation District (SREC).
- Decreased minimum lot area in (SR) from 2.5 to 1.5 acres) (see Table 2.3, page 12).
- Decreased minimum road frontage for Lake Street and “other” in SR from (400 to 200 feet) (see Table 2.3, page 12).
- Decreased minimum side and rear setbacks in SR (from 20 to 10 feet) for single/two family dwelling; and from 40 to 10 feet for “other”) (see Table 2.3, page 12).
- Changed REC to SREC (see Table 2.4, pages 14 – 15).
- Decreased minimum road frontage for State Highways in SREC (from 300 to 200 feet), (see Table 2.4, page 15).
- Decreased minimum side and rear setbacks in SREC (from 20 to 10 feet) (see Table 2.4, page 15).
- Reference to “septic” removed in both SR (Table 2.3) and SREC (Table 2.4). EPA approves/disapproves septic.
- “ACT” references have been updated throughout the revised section (see Section 3.4, page 21).

- Removed previous item 1 (reference to location of subsurface disposal system) (see Section 3.10, page 28).
- Sentence pertaining to septic location removed (see Section 3.12 A1, page 31).
- Updated accessory dwelling unit site restrictions (see Section 4.1, page 33).
- Removed previous item 4 (reference to accessory apartment, type of occupant) (see Section 4.1, page 33).
- Reference to Section 4.14 corrected to be 4.12 (see Section 4.4 A1, page 35).
- Square footage of campsite reduced from 3,000 sq. ft. to 2,000 sq. ft. (see Section 4.5, page 35).
- Added personal landing areas to specific use regulations (see Section 4.16, page 56).
- Added Cannabis to specific use regulations (see Section 4.17, page 57).
- Added Solar Energy Systems to specific use regulations (see Section 4.18, page 58).
- Second from last paragraph removed from B 9 (see Section 5.6 B 9 “Water Supply & Sewage Disposal”, page 67) .
- Titles of Subsections A and C changed by Town Attorney for clarity (see Section 6.5, page 78).
- Section D added (see Section 6.5, page 79).
- Definition of “Interested Person” added (see Section 6.5, page 79).
- Revised Section 6.7 “Waivers” (see page 80).
- Definition of “Should” added (see Section 7.1, page 83).
- Added and/or updated definitions for the following in Article 7: Definitions (see page 83):
 - o Abutting Property – see page 83 (updated)
 - o Accessory Dwelling Unit – page 84 (updated)
 - o Accessory Structure – page 84 (updated)
 - o Building Height – page 87 (updated)
 - o Degree of Compliance – page 89 (updated)
 - o Detached Structure – page 89 (new)
 - o Development Review Board – page 89 (new)
 - o Fence- page 90 (new)
 - o Flood Hazard Boundary Map – changed acronym from FHBM – page 91 (updated)
 - o Habitable Floor Area – page 92 (new)
 - o Inn – page 93 (updated)
 - o Personal Landing Area – page 96 (new)
 - o Planning Commission – page 97 (new)
 - o Private Road - page 97 (new)
 - o Restricted Landing Area – page 99 (new)
 - o Resubdivision – page 99 (new)
 - o Road – page 100 (updated)
 - o Selectboard – page 100 (new)
 - o Solar Collector – page 101 (new)
 - o Solar Energy System – page 101 (new)
 - o Structural Element – page 102 (new)
 - o Subdivision – page 102 (new)
- Removed the “Junk Yard” definition.
- Changed “Accessory Apartment” to “Accessory Dwelling Unit”.

Jeffrey Kauffman Jr Chair
Starr Phillips, Secretary
Addison Planning Commission