

**TOWN OF CORNWALL
NOTICE OF PUBLIC HEARING
PLANNING COMMISSION**

CORNWALL ZONING AND SUBDIVISION REGULATIONS

The Cornwall Planning Commission will hold a public hearing on April 15, 2026 at 7:00 p.m. at the Cornwall Town Hall on the proposed revisions to the Cornwall Zoning and Subdivision Regulations. This hearing is held pursuant to 24 V.S.A. 4441. This notice is issued pursuant to 24 V.S.A. 4444(b).

STATEMENT OF PURPOSE

Cornwall's current Zoning and Subdivision Regulations have been revised to meet current State Statutes, align with the current Cornwall Town Plan (adopted 2023), encourage responsible development of workforce and affordable housing, and improve application and clarity of the regulations.

The following list highlights the Articles and other topics substantially amended in the proposed document. Other minor changes are proposed.

- (1) **Overall:** Zoning and Subdivision Regulations are now combined into a single document. Sections have been reorganized to improve clarity and applicability. Language and terminology have been updated to reflect current town government.
- (2) **Article II:** Dimensional standards, allowed uses, permitted uses, and conditional uses have been revised to encourage responsible housing development and align with current State Statutes.
- (3) **Article III:** Application processes have been revised to allow electronic copies of documents, address current town government roles and entities, and align with current State Statutes.
- (4) **Article IV:** Accessory Dwelling Unit regulations have been revised to promote and protect responsible housing development.
- (5) **Article V:** Planned Unit Development regulations have been revised to provide density bonus incentives to workforce and affordable housing developments.
- (6) **Articles X-XII:** Subdivision Regulations have been revised to improve clarity in the application and review process.

Copies of the DRAFT revised Cornwall Zoning and Subdivision Regulations are at the Cornwall Town website <https://www.cornwallvt.gov/> or the Cornwall Town Offices (open Monday, Wednesday, and Friday: 8:00am – 4:00pm)

Join Zoom Meeting

<https://us02web.zoom.us/j/88940136112?pwd=BruVGy7VzvQfZFu7xk7l0lsEeRe2NH.1>

Meeting ID: 889 4013 6112 Password: 1234

Dial in by your location +1 646 558 8656 US

For further information, please contact Chet Van Dellen at the Cornwall Planning Commission, cvandellen.cpc@gmail.com