

Section 5.4-1 Additional Requirements for PUD in the Resort/Residential and Recreation/Conservation PUD Districts

In addition to the requirements of Section 5.4, the following standards apply to PUDs in the Resort/Residential and Recreation/Conservation Districts.

- 1) The specific purpose of allowing planned unit development in the Resort/Residential and Recreation/Conservation Districts is to provide for development that furthers the recreation and economic development goals of the Town Plan. No Master Plan will be approved which does not embody these primary characteristics.
- 2) Development of a PUD must conform to a comprehensive conceptual development master plan prepared by the applicant in consultation and agreement with the Planning Commission and the Development Review Board, which shall conduct public meetings to engage townspeople in its preparation and review. Before the Planning Commission and Development Review Board can take action on a Master Plan, the plan must address the following criteria:
 - (a) A general description of the project including the total acreage; the number, location and approximate dimensions of buildings, parking areas, roads, bridges and other structures; and the timing and phasing of construction.
 - (b) A site plan map and a natural resources map showing all the elements listed in Section 5.1 of these regulations as well as soils, headwaters, and existing and proposed recreational trails. The plan must identify the type, spacing and density of buildings and uses, and include a description of the probable effect of the proposed development on the natural resources of the area.
 - (c) A municipal and regional impact study showing the probable effect that the project will have on utilities (including electric, water and wastewater), roads and traffic, schools, emergency services, town services, and the tax base. The study shall provide information on existing usage and conditions and projected usage and conditions (after the completion of the projects proposed in the Master Plan).
 - (d) An estimate of the number of additional workers to be employed as a result of the project and a plan for housing those workers.
 - (e) An estimate of the number of permanent residents who will move to the Town as a result of the project.
 - (f) An explanation of how the project conforms with the Town Plan.
- 3) Any Master Plan will expire five years from the date of agreement between the property owner and the Planning Commission/Development Review Board unless the original signatories or their heirs and assigns request that the Master Plan be reviewed and readopted. A Master Plan may be readopted for another five-year term after consultation and agreement with the Planning Commission and Development Review Board. Each phase of the Master Plan must be permitted in accordance with these regulations.
- 4) The acceptance of the Master Plan by the Planning Commission/Development Review Board does not preclude the Planning Commission/Development Review Board from fully

participating in any local, regional or state permit hearings related to a project associated with the Master Plan.

- 5) The minimum setback at the periphery of the Resort/Residential and Recreation/Conservation PUD shall be 150 feet unless otherwise approved by the PC/DRB.

The Planning Commission may, after public hearing, prescribe from time to time rules and regulations to supplement the standards and conditions for PUD approval set forth herein, provided that these rules and regulations are not inconsistent with these zoning by-laws.

Approved by the Selectboard, February 2, 2015
Effective Date: February 23, 2015