

### Section 3.4 HEIGHT LIMITATIONS

A structure in any district must not exceed the maximum height specified for that district, unless otherwise specified in these bylaws. Height limitations do not apply to spires, cupolas, or similar architectural features of a building associated with a public (municipal, state or federal) use, occupying in the aggregate not more than 10 percent of the footprint of such building, and not used for any human occupancy, nor to residential chimneys, farm silos, municipal water storage tanks, radio or television aerials, exempt wireless telecommunication towers under Section 4.16, electrical transmission towers, windmills, solar collectors, or similar structures.

### Section 6.0 Permit Requirements

...

5. **Administrative Review.** In accordance with the Act [§ 4464] the Administrative Officer may review and approve new development and amendments to previously approved development.
  - a. The Administrative Officer may approve amendments to previously approved development providing it shall not have the effect of substantively altering any impact under any of the standards set forth in the bylaw or have the effect of substantively altering any of the findings of fact or conditions of the most recent approval.
  - b. The Administrative Officer may approve a one year extension of the permit expiration date after written request and explanation of the reason for the extension by the applicant and signed by the property owner.
  - c. The Administrative Officer may approve applications for wireless telecommunication facilities that have no or de minimis impacts in accordance with Section 4.16.4.
  - d. The Administrative Officer may approve applications for lot line adjustments in accordance with Section 5.6.1.1.
  - e. The Administrative Officer may approve an extension of the plat recording date in accordance with Section 5.6.1.2.h.

### Section 6.4 Administrative Requirements

...

- c. **Planning Commission.** The Selectboard appoints members of the Planning Commission in accordance with the Act [§§4321, 4323]. The Planning Commission must adopt rules of procedure to guide its official conduct in accordance with the requirements of the Act [§4323] and Vermont's Open Meeting Law [1 V.S.A., §310-314]; and has the powers and duties as set forth in the Act [§§4325, 4441], including the powers to:
  - prepare and review proposed amendments to these regulations;

- prepare reports documenting the conformance of proposed bylaw amendments to the Reading Town Plan in effect;
- review applications for site plan approval under Section 5.3;
- review applications for planned unit development under Section 5.4;
- review applications for subdivision of land under Section 5.6.
- prepare and submit to the Selectboard a Capital Budget and Program;
- hold warned public hearings on proposed amendments to these regulations; and
- participate as statutory party under Act 250 review procedures.

...

### 3. **Hearing Notice Requirements.**

- a. Pursuant to the Act [§4464], a warned public hearing is required for conditional use review (Section 5.2), planned unit development applications (Section 5.4), flood hazard review (Section 5.5), subdivision review (Section 5.6), and appeals and variances (Sections 6.2 and 6.3). Any public notice for a warned public hearing must be given not less than 15 days prior to the date of the public hearing by *all* of the following:
  - 1) publication of the date, place and purpose of the hearing in a newspaper of general circulation in the town,
  - 2) posting of the same information in three (3) or more public places within the municipality in conformance with the requirements of state statute [1 V.S.A., §312(c)(2)], including the posting of a hearing notice within view from the public right-of-way nearest to the property for which the application is being made;
  - 3) written notification to the applicant and to owners of all properties adjoining the property subject to development, without regard to public rights-of-way, which includes a description of the proposed project, information that clearly informs the recipient where additional information may be obtained, and that participation in the local proceeding is a prerequisite to the right to take any subsequent appeal; and
  - 4) for hearings on Planned Unit Development subdivision plats located within 500 feet of a municipal boundary, written notification to the clerk of the adjoining municipality.
- b. Public notice of all other types of quasi-judicial development review proceedings, including site plan review hearings (Section 5.3), must be given not less than seven (7) days prior to the date of the public hearing, and include at minimum the following:
  - 1) posting of the date, place and purpose of the hearing in three (3) or more public places within the municipality in conformance with the requirements of state statute [1 V.S.A., §312(c)(2)], and
  - 2) written notification to the applicant and to owners of all properties adjoining the property subject to development, without regard to public rights-of-way,

which includes a description of the proposed project, information that clearly informs the recipient where additional information may be obtained, and that participation in the local proceeding is a prerequisite to the right to take any subsequent appeal.

- c. No defect in the form or substance of any required public notice under this section shall invalidate the action of the Planning Commission or ZBA where reasonable efforts have been made to provide adequate posting and notice. However, the action shall be invalid when the defective posting or notice was materially misleading in content. If an action is ruled to be invalid by the Planning Commission or ZBA or the Environmental Court, the action shall be remanded to the Board to provide new posting and notice, hold a new hearing, and take a new action.
- d. Public hearings concerning proposed amendments to these regulations shall be noticed and warned in accordance with the Act [ §§ 4441, 4444 ].