

TOWN OF READING
Proposed Zoning Changes – May 1, 2017

Proposed Zoning Boundary Changes

The Zoning Administrator, the Reading Listers, and many landowners have encouraged the Planning Commission to adjust zone boundaries to follow parcel boundaries to simplify the application of the Zoning Ordinance. Unfortunately, in some cases, simply moving zone boundaries to parcel boundaries led to large changes in the size and location of zoning districts and ignored the protection of significant wildlife habitat.

The public can review the proposed zoning district map in paper form at the Town Office or online at <http://swcrpc.org/reading-proposed-zoning/>.

The following list is a brief summary of the proposed changes:

- Most parcels in town are not affected by the proposed changes.
- While there appear to be large changes to the 5-acre zone along Brown Schoolhouse Road and the western end of the Tyson Road, we have simply rezoned state owned land to the 25-acre zone.
- Additional land has been added to the 5-acre zone to the west of South Reading and follows parcel boundaries.
- The 1-acre zone in South Reading is larger and follows parcel boundaries.
- The 5-acre zone between S. Reading and Felchville follows parcel boundaries south of the Tyson Road and extends 1000 feet back on the north side of the Tyson Road.
- The 0.5-acre zone in Felchville follows parcel boundaries.
- We have eliminated the Industrial Mining use east of Felchville.
- The new Significant Wildlife Habitat Overlay District starts east of Felchville, crosses Route 106 north of Felchville and continues in a northwesterly direction to meet the Arthur Davis WMA. The land in that district is now zoned 25 acres.
- The 5-acre zone north of Felchville, along Route 106, more closely follows parcel boundaries, and has been expanded in the Hammondsville area.
- The 1-acre Hammondsville zone either follows parcel boundaries or has a uniform width along Route 106, but is smaller to the south of the village.

On behalf of the Planning Commission
Stephen Strait, Chair