

This year's proposed changes expand the use of density averaging to increase flexibility in development, while at the same time clarifying the town's interest in protecting Natural and Cultural resources. The combination of these two focuses is intended to allow and encourage development in the most responsible ways without adding to the cost and difficulty of development, or reducing a landowner's capacity to benefit from the sale or use of his property.

There are housekeeping and clarification changes throughout the document, and you are encouraged to view the proposed changes in full at: www.calaisvt.us The substantial changes are as follows:

Table 2.2 Rural Residential District Purpose: To allow land uses that support, protect, and are compatible with natural resources characteristic of the rural district, including: 1) water resources such as lakes, ponds, streams, wetlands, floodplains, and fluvial erosion hazard areas; 2) earth resources such as primary agricultural soils and mineral resources; 3) contiguous stretches of forest and undeveloped land and other significant wildlife habitat, rare, threatened and endangered species, and important natural communities; and 4) connecting habitat corridors of smaller forests which tie together the larger contiguous areas and are critical for the survival of many species of animals and plants. New development is allowed in ways that minimize its impact on the working and natural environment and must maximize the protection of rural land and natural resources through the use of density averaging (see Subdivision Article) or PUD provisions for new subdivisions, and definition of building sites for other uses. Expansion of existing residences and small home businesses is allowed within this District

Table 2.4 Shoreland District

Purpose has been changed to include the word "mitigation" ... and runoff from impervious ...

This sets the stage to allow engineering solutions to the impacts of development proposals in section 3.8(B4) [Nonconforming structures], where it says: "The DRB shall only allow the move, enlargement or expansion if it finds that the change better satisfies the purpose of the district or by improving pre-existing sources of pollution and development impact through mitigation efforts."

Table 2.7 Creation of a "Natural Resources Overlay District"

(A) Purpose. To preserve critical wildlife habitats within the Town of Calais. The Natural Resources Overlay District consists of the following areas:

1. **Deer Wintering Areas** – the "winter deer range" as depicted on the current version of the Vermont Department of Fish and Wildlife map entitled "Significant Habitat Map", or other areas that have been investigated and confirmed by the Vermont Department of Fish and Wildlife to be deer critical habitat.
2. **Core Forest Habitat** – as mapped by the Vermont Department of Fish and Wildlife and/or found on the Resources Map of the most recent Calais Town Plan. Generally, this consists of forestlands that are at least 100 meters (328 feet) from significant development.
3. **Black Bear Reproductive Habitat** as mapped by the Vermont Department of Fish and Wildlife.

Within this overlay, development that impacts more than 350 feet from a road will be a conditional use.

Section 3.10 Parking, Loading & Service Area Requirements: (A) [changed to allow for more foot traffic and small business development in village areas] “Parking. Off-street parking shall be provided on the same lot as the associated use, or on adjacent lots or lots within 1,500 feet under the same ownership or permanent easement, or in public parking areas, with approval by the Calais Selectboard.”

Article 3 “Requirements and Standards that Apply to All Zoning Permits” Section 6.10 “Protection of Natural and Cultural Resources” is moved to become 3.12. Section B3 increases flexibility with primary agricultural soils in “the creation of central greens, commons, community gardens, or similar outdoor spaces...and/or density transfer”, and section C provides for protection of wildlife linkages while providing standards for conditional use permits within them.

This allows the Zoning Administrator to permit 5 parcels (up from 3) in a 10 year period, provided that density averaging is used to direct the development away from protected resources. Other development requires Conditional Use approval.

6.2(C1) b “the subdivision of land, or the re-subdivision of a previously subdivided parcel, which results in the creation of a total of five or fewer lots within any 3,652 day (10 year) period, regardless of any change in ownership, provided the following standards are met;

- i. Density Averaging, in accordance with Section 6.10 is utilized; and**
- ii. All yard setbacks and wetland, stream, and lake and pond buffers are met.**
- iii. No development, including buildings and building impact zones, is located in areas that would require conditional use review.**

At minimum, 50% of the area of the parcel or parcels to be subdivided is classified as “Land set aside permanently from development, in accordance with Section 6.10, unless the parcel to be subdivided is located in the Village District.

This allows density averaging between non-contiguous parcels, whether in common ownership or not.

6.10(G) Density Averaging involving multiple parcels: Multiple parcels, whether contiguous or non-contiguous, may be combined into a single application for subdivision review. Total maximum overall density shall be based upon the cumulative acreage of all parcels, and shall be determined in accordance with the procedures in Section 6.9(D)(2) and 6.10(F) above. Density may be aggregated to allow for greater concentrations of development and corresponding land set aside permanently from development, provided the total overall density for the combined parcels does not exceed that which could be permitted in accordance with Section 6.9(D)(2) and 6.10(F)

Table 6.3 provides for bonuses when using density averaging from one area to another when higher impact-sensitive areas are conserved through deed restriction.

Density Originating from:	Transferred to:	Multiplier
Within 650 feet of a Class IV Road	Paved Class II Road or State Highway	1.25
Resource Recreation District	Rural Residential District	1.25
Upland Overlay District	Rural Residential District (not in overlay)	1.50
Natural Resources Overlay District	Rural Residential District (not in overlay)	1.25
Parcel containing 20 or more acres of primary agricultural soils	Parcel in eligible district not containing primary agricultural soils.	1.25