



**Town of Whitingham  
Planning Commission**

PO Box 529  
Jacksonville, VT 05342-0529  
Gig@whitinghamvt.org

September 13, 2021

Whitingham Selectboard  
PO Box 529  
Jacksonville, VT 05342

Re: Recommendation to adopt updated Zoning Regulations

Dear Sirs:

The Town of Whitingham Planning Commission worked for several years to update the Zoning Regulations. We held a Public Hearing on June 8, 2021, regarding the changes and additions we made to the Zoning Regulations which are summarized below. The hearing also covered our recommendation to repeal of the Town of Whitingham Wireless Telecommunications Facilities Bylaw, which was adopted on August 18, 2004 and has been found to be inadequate.

**This report is in accordance with 24 V.S.A. §4441 (c) as follows:**

*When considering an amendment to a bylaw, the Planning Commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384(c) of this title concerning plan amendments... The report shall provide a brief explanation of the proposed bylaw, amendment, or repeal and shall include a statement of purpose as required for notice under section §4444 of this title, and shall include findings regarding how the proposal:*

- A) *Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing.*
- B) *Is compatible with the proposed future land uses and densities of the municipal plan.*
- C) *Carries out, as applicable, any specific proposals for any planned community facilities.*

**Statement of Purpose**

The Whitingham Planning Commission, under the guidance of the Windham Regional Commission, has completed a revision of the Zoning Regulations, the purpose of which is to bring the regulations into compliance with current statutes, update zoning district uses, clarify zoning requirements, and meet the goals of the Town Plan.

**Proposed changes to the Whitingham Zoning Regulations**

- Entire document reorganized for clarity
- District uses reviewed and updated
- Flood Hazard Area Regulations updated

- Zoning Administrator, Zoning Board of Adjustment, and Planning Commission authorities clarified
- Miscellaneous definitions, deletions, additions, and amendments.

**Findings** regarding how the proposal conforms with or furthers the goals and policies contained in the Town Plan, including the effect of the proposal on the availability of safe and affordable housing:

The Whitingham Town Plan specifically charges the Planning Commission to review the existing Zoning Bylaws and make changes as necessary.

**Findings** regarding how the proposal is compatible with the proposed future land uses and densities of the Town Plan:

The proposed Zoning Regulations as amended support the land uses and resulting densities recommended in the Whitingham Town Plan.

**Findings** regarding how the proposal carries out, as applicable, any specific proposals for any planned community facilities:

Not applicable: there are no specific proposals for planned community facilities in the Town Plan.

The Planning Commission respectfully requests that the Selectboard adopt these newly updated Zoning Regulations. We also recommend that you repeal the Wireless Telecommunications Facilities Bylaw.

Sincerely,

A handwritten signature in black ink, appearing to read "Brad Lackey", written in a cursive style.

Brad Lackey,  
Chair