

Town of Corinth Proposed Unified Development Bylaws

The following is a guide to the proposed new Unified Development Bylaws for the Town of Corinth. This guide provides an overview of how the new bylaws could affect you in the future as a landowner wanting to develop or subdivide your property. The proposed Unified Development Bylaws are a combination of Corinth's existing Flood Zone Ordinance and Sub-Division Bylaw with the addition of a new Zoning Regulation focused on commercial development. This work was undertaken by the Corinth Planning Commission to support the Town Plan adopted on June 25, 2007. Corinth's existing Flood Zone Ordinance and Sub-Division Bylaw were rewritten to comply with current State regulations and to make them easier to administer. The Zoning Regulation was added to address the results from two surveys of town residents which showed a desire to have more control over commercial development within our town.

How will the proposed Corinth Unified Development Bylaws affect new projects?

- If you plan to:
 - Renovate an existing home,
 - Build a new garage or shed, or
 - Replace an existing building destroyed by fire;

You will not need a Town permit as long as you follow the new Town General Development Standards that are designed to protect streams, ponds, wetlands, and your neighbors' properties, and to allow for adequate road maintenance and traffic flow (see Proposed Unified Development Bylaw, Section 3.2 General Standards for Allowed Uses).

- If your land or lot is outside a designated floodplain (see map at Town Hall) and you plan to:
 - Build a new home or duplex on an existing lot,
 - Add a small apartment to your existing house, or
 - Start a new home business;

You will need to file an application form and pay a small fee to obtain a building permit from the new Town Administrative Officer that ensures that your project conforms to the new Town General Development Standards (see Proposed Unified Development Bylaw, Section 3.2). Your project will not require a public hearing.

- If your land or lot is outside a designated floodplain (see map at Town Hall) and you plan to:
 - Start a new small or large business,
 - Build a multi-family unit apartment, townhouse or condo, or
 - Construct a mobile home park;

You will need to file an application form, pay a small fee, and participate in a public hearing about the project in order to obtain a building permit from the Town Administrative Officer that ensures that your project conforms to the new Town General Development Standards (see Proposed Unified Development Bylaw, Section 3.2), as well as any special conditions determined by the Planning Commission.

- If your land or lot is within a designated floodplain (see map at Town Hall) and you plan to:
 - Create a lot by primary subdivision,
 - Add non-substantial improvements to an existing structure, or
 - Add a garage or shed that is less than 500 square feet;

You will need to file an application form and pay a small fee to obtain a building permit from the Town Administrative Officer that ensures that your project conforms to the new General Standards in the Flood Overlay District (see Proposed Unified Development Bylaw, Section 3.4).

- If your land or lot is within a designated floodplain (see map at Town Hall) and you plan to:
 - Add substantial improvements to an existing structure,
 - Construct new or replacement storage tanks, or
 - Create a pond;

You will need to file an application form, pay a fee, and participate in a public hearing to obtain a building permit from the Town Administrative Officer that ensures that your project conforms to the new General Standards in the Flood Overlay District (see Proposed Unified Development Bylaw, Section 3.4) and any additional conditions determined by the Planning Commission.

- If you plan to create a new lot through:
 - A primary (first time) subdivision of your land,
 - Annexation of adjacent land, or
 - Lot line adjustment;

You will need to file an application form and pay a small fee to obtain a permit from the Town Administrative Officer. The permit will specify that you are creating an exempt subdivision.

- If you plan to create a new lot or lots through subdivision that is not a primary (first time) subdivision, you will need to file an application with the Town Planning Commission, pay an application fee to the Town of Corinth, and participate in a public hearing to review the project.
- If you plan to extract sand and gravel, or develop a mine or rock quarry, you will need to file an application form that includes a site plan and description of planned activities, an access plan showing roads and drainage, and a rehabilitation plan; pay a fee; and comply with the General Standards for Allowed Uses (see Proposed Unified Development Bylaw, Section 3.2), Standards for All Uses Needing Conditional Use Approval (see Proposed Unified Development Bylaw, Section 4.1), and Specific Conditional Use Standards for Earth Resource Extraction (see Proposed Unified Development Bylaw, Section 4.3).

- For construction of new telecommunication facilities:
 - If you are mounting a new antenna or satellite dish that is less than 36 inches in diameter or 10 feet in length, no new regulations will apply;
 - If you are installing a citizens band radio antennae or amateur radio antennae which is 50 feet or less in height, you will need to meet all setback requirements for the district (General Development or Flood Overlay) in which it will be located;
 - For all other telecommunication facilities you will need to comply with new Specific Conditional Use Standards for Telecommunication Facilities (see Proposed Unified Development Bylaw, Section 4.4).

- If you plan to install a windmill, it must be installed at a distance that is at least one and a half times its height from any property line or habitable structure (see Proposed Unified Development Bylaw, Section 4.5).

- If you plan to build a new pond that can hold more than 100,000 cubic feet of water, it must have an outflow structure capable of passing a 100-year storm event. Additional conditions may apply if the pond has the potential to create risks to people or property located downstream (see Proposed Unified Development Bylaw, Section 4.6).

For additional information, you may view copies of the Proposed Unified Development Bylaws located at the Corinth Town Hall and on the Town website: www.corinthvt.org. If you have any questions, you may contact any of the Planning Commission Members listed below or attend a public hearing regarding the proposed bylaws scheduled for October 27, 2009 at 7 p.m. at the Corinth Town Hall.

Kevin Kinerson	–	439-6519
Allen Locke	–	439-5494
Chris Jauhola	–	439-5455
Holly Waterman	–	439-5085
Mark Nielsen	–	439-3730

TOWN OF CORINTH

FLOW CHART FOR PROPOSED UNIFIED BYLAW REGULATION

