

To: Cheryl Barker, Clerk of the Weston Selectboard

From: Paul B. Dexter, Zoning Administrator

CC: Chris Lindgren, Planning Commission Chair; Kim Seymour, Town Clerk

RE: Zoning Regulation Change regarding Permit Extensions

Date: June 9, 2015

As referenced in my memo to you dated November 11, 2014, the Weston Planning Commission received a Petition to change to the Weston Zoning Regulations to allow for zoning permit extensions. This change to the Zoning Regulations was approved by the Weston voters at Town Meeting, 2015.

The Planning Commission is in the process of having the Zoning Regulations reformatted into an electronic version and plans to incorporate this amendment into the reformatted Zoning Regulations when that process is complete. In the meantime, attached is a copy of Section 702.1.3 as approved by the voters.

**TOWN OF WESTON
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

The Weston Planning Commission will hold a public hearing at 7 pm on Monday November 3, 2014, at Weston Town Office to receive public comment on a proposed amendment to the Weston Zoning Regulations.

By Petition, 31 Legal Voters of Weston propose an amendment to the Weston Zoning Regulations to allow for zoning permit extensions. The body of Petition reads as follows:

In accordance with 24 V.S.A. Chapter 117 §4441(b), the undersigned legal voters of the Town of Weston hereby propose to the Planning Commission the following amendment to the Weston Zoning Regulations.

The text of the proposed amendment, with deleted language struck through and additional language underlined:

702.1.3. The Zoning Administrator shall, within 30 days of submission of application, data and other information, either issue or deny a zoning permit, or refer the application to the appropriate municipal panel or panels. If denied, the Zoning Administrator shall so notify the applicant in writing, stating his/her reasons therefore. If the zoning permit is approved, ~~all activities authorized by its issuance~~ construction shall be started within 12 months and shall be completed within 30 months of the date of issue or ~~the zoning permit shall become null and void and~~ reapplication to complete any activities shall be required, unless (a) permit extensions have been granted as provided below, or (b) longer periods of time for the start and completion of construction have been specified by the appropriate municipal panel or panels and incorporated in the permit.

Applications for permit extensions shall be made in writing, including a description of the specific reasons and circumstances for the extension, to the Zoning Administrator at least 30 days prior to the expiration date of the permit, including permits in force as of the date of the adoption of this amendment. The Zoning Administrator may grant extensions of up to two years for one- and two-family dwellings. In other cases, the Zoning Administrator shall submit the request to the Planning Commission for consideration and decision at the next available regularly scheduled meeting as an agenda item. No public hearing on the application for extension shall be required. If approved by the Planning Commission, the permit shall be extended by the Zoning administrator for a period up to two years from the date of expiration as specified in the decision of the Planning Commission.

The Petition including the Proposed Amendment, and a Report explaining the reasons for the Proposed Amendment, are available for inspection at the Weston Town Office.

Communications about this amendment may be filed in writing with the Planning Commission or in person or through a representative at the public hearing.

Paul B. Dexter, Zoning Administrator
Dated: October 7, 2014