



# ACRPC

*update*

July 2004

## commission calendar

JULY	7	8:30 a.m. GIS Roundtable Location: Cyprian Learning Center, Waterbury For more info: <a href="http://www.vcgi.org/commres">www.vcgi.org/commres</a>
	14	7:30 p.m. ACRPC Full Commission Meeting Location: TBA
	19	7:00 p.m. Utilities, Facilities & Services Comm. Location: ACRPC Office Agenda: Municipal Facilities
	21	7:00 p.m. Transportation Advisory Comm. Location: ACRPC Office
	28	7:00 p.m. ACRPC Executive Board Meeting Location: ACRPC Office
AUGUST	16	7:00 p.m. Utilities, Facilities & Services Comm. Location: ACRPC Office Agenda: Recreation
	25	7:00 p.m. ACRPC Executive Board Meeting Location: ACRPC Office

## Changes to Vermont's Planning Law

Those of you following the activities of the last legislative session are probably aware that Chapter 117, the section of state law that governs nearly all matters related to planning and zoning, has been revised. Here are a few of the provisions that will become effective on September 1, 2005, whether or not they are consistent with your local regulations.

**Multi-Family Housing:** Municipalities will be required to make reasonable provision for multi-family housing. No regulations will be able to exclude multi-unit housing from all districts in the municipality.

**Accessory Apartments:** Several components of the accessory apartment provisions will change. First, the apartment will no longer have to be rented to a family member, elderly or disabled person. Second the apartment will no longer be limited to being within or attached to a owner-occupied single family residence. The new regulations will allow for apartments to be within or appurtenant to (related to) owner-occupied single-family residences. The number of residents will no longer be restricted, but the apartment will be defined as a one-bedroom or efficiency unit.

**Lot Size:** The new state law will no longer set 25 acres as the largest minimum lot size allowed. Municipalities will be able to establish agricultural districts that permit agricultural use and prohibit all other uses except low-density residential use.

**Density Bonuses:** The 25 and 50 percent caps on density bonuses associated with Planned Unit/Residential Developments will go away. Municipalities will be able to establish their own density bonus systems.

## ACRPC Appointments

ACRPC would like to remind those municipalities that have not returned ACRPC appointment forms that their representatives to the commission needed to be appointed in writing by the end of June. Appointment forms have NOT been received from:

Bristol                      Salisbury                      Vergennes  
Weybridge

If you need another form, please contact the ACRPC office at 388-3141.

Meetings are open to the public.  
Minutes are available on-line at [www.acrpc.org](http://www.acrpc.org).  
For further information, contact ACRPC at 388-3141.

## Final Draft of State Telecom Plan Released

Building on the draft state telecommunications plan released in March, the Public Service Department recently issued the Vermont Telecommunications Plan, Final Draft and announced an additional public comment period before it adopts a final plan.

The department revised the draft after considering written comments and comments it received at four public hearings in April. In addition to changes in some of the policies and action plans contained in the earlier draft, the revised draft contains updates to some of the technical information contained in the plan.

The revised draft is posted on the web at [www.thinkvermont.com/telecomplan](http://www.thinkvermont.com/telecomplan) and will be available on request from the department.

The department will hold two additional public hearings on the revised draft prior to adopting a final plan. One hearing will be held over the network of Vermont Interactive Television on July 6, and another hearing, to be held jointly with the Vermont House Commerce Committee and the Vermont Senate Finance Committee, will be announced at a later date.

The Department will also consider written comments on the draft received by July 12. Copies of the plan or information about the process may be obtained from the Department of Public Service by calling 802 828-2811, via electronic mail to [vtgps@state.vt.us](mailto:vtgps@state.vt.us), or by writing to the Department of Public Service, 112 State Street, Drawer 20, Montpelier, VT 05620-2601. Comments are always welcome.

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## Shoreline Stabilization Handbook Available

Are you struggling with erosion at your lakeshore property? Is your home or camp in danger or is your lakeshore simply disappearing little by little every year?

Is your municipality balancing the protection of natural areas, such as lakeshores, with property owner needs, such as lake access and the enjoyment of views?

Help is now available for public and private landowners who may be struggling with lakeshore erosion or who want to know how to keep existing lakeshores healthy.

The Shoreline Stabilization Handbook for Lake Champlain and Other Inland Lakes offers information about specific shoreline stabilization options. Copies are being sent to the town offices of all the region's lakeshore towns.

ACRPC help fund the handbook through its Project Impact grant in conjunction with other RPCs and state agencies. There is a growing interest in managing shoreline erosion to prevent loss of property and structures in the Lake Champlain Basin.

Shoreline erosion around bodies of water is a natural process that brings both benefits and dam-

ages. When erosion is too severe or too close to structures, it can result in property loss, structural damage to roadways and roads, as well as poor water quality.

Aimed at lakeshore residents, government officials and their consultants, the handbook discusses stabilization methods, where a method would or would not be effective to implement, costs, labor needed for construction, and permitting requirements.

A handy reference chart provides an overview of the information so that readers can quickly determine which method might be most appropriate. The chart then references detailed information on that method in other sections of the handbook.

Much of the handbook's introductory information is specific to Lake Champlain. However, the erosion control techniques are applicable to smaller inland lakes as well.

Traditional shoreline protection methods, such as seawalls and embankments of large stones, can be very effective in preventing shoreline erosion. However, many such methods are expensive and can have detrimental unintended consequences. The handbook describes traditional methods, as well as natural, cost-effective methods, such as bioengineering, that use live planting to modify the process of shoreline erosion.

