

**PLANNING COMMISSION HEARING
BERKSHIRE DEVELOPMENT REGULATIONS
May 21, 2025 AT 6 PM
BERKSHIRE TOWN HALL
4454 WATERTOWER ROAD, ENOSBURG FALLS, VT 05450**

Notice is hereby given to the residents of the Town of Berkshire, Vermont that the Berkshire Planning Commission will hold a public hearing on May 21, 2025 at 6 PM at the Berkshire Town Hall to consider for adoption the following proposed Berkshire Development Regulations pursuant to Chapter 117 of Title 24, §4384 and §4441 V.S.A. The Berkshire Development Regulations will modify and replace the current zoning bylaws, subdivision regulations and flood hazard regulations. The purpose of these regulations is to provide for orderly community growth, to further the purposes established in §4302 of Title 24 V.S.A. Chapter 11, and to implement the Berkshire Town Plan.

The draft proposed regulations include ten general sections: Authority and Purpose, Administration and Enforcement, Development Review, Zoning Districts and Standards, General Requirements, Specific Use Standards, Subdivision Review, Development and Review Standards, Flood Hazard and River Corridor Regulations, and Definitions. The Berkshire Planning Commission has revised and updated the regulations to implement the municipal plan and to conform with current state and federal regulations. The proposed changes are intended to implement the HOME Act (Act 47) and Act 181, including changes to the use table for two household dwellings, parking standards, public facilities section, and definitions. A report outlining proposed changes to the regulations, and the full text of the proposed regulations are available at the Berkshire Town Clerk's Office.