

**PLANNING COMMISSION HEARING  
BERKSHIRE DEVELOPMENT REGULATIONS  
SEPTEMBER 20, 2023 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 September 20, 2023 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. Proposed changes include addressing three types of uses: accessory on-farm businesses, adaptive re-use of historic structures and home industries. A full report outlining proposed changes in the regulations, and the full text of the proposed regulations are available at the Berkshire Town Clerk's Office.