

PUBLIC HEARING

NELSON PLANNING BOARD

TUESDAY NOVEMBER 12, 2024 6:00PM

NELSON TOWN HALL

Amendment No.1 as proposed by the Planning Board for the town Zoning Ordinance as follows: Renumber Article 11:3 “Workforce Housing” to Article 6:9?

Amendment No.2 as proposed by the Planning Board for the town Zoning Ordinance as follows: Amend Article 14 “Definitions” by adding the definition for “Backlot”

Backlot – A special case in which a property has adequate acreage to support an additional buildable lot, does not possess the required frontage on a Class 5 or better or a platted Private Road, and proposes private access to meet the objectives and spirit of the Subdivision Regulations and Master Plan.

Amendment No.3 as proposed by the Planning Board for the town Zoning Ordinance as follows: Amend Article 6 “Permitted Uses of Property” by adding Article 6:10 Condominium Conversion” to provide a procedure for the review and approval of condominium properties.

Amendment No.4 as proposed by the Planning Board for the town Zoning Ordinance as follows: Replace Article 12 “Private Access” with new Article 12 Backlot Development.

Explanation- These changes revise terminology, reduce the minimum size of the new lot from 25 acres to 12 acres, restrict future subdivision of either lot and clarifies frontage requirements.

Amendment No.5 as proposed by the Planning Board for the town Zoning Ordinance as follows: Replace Article 11 “Alternative Development” with new Article 11 “Conservation Subdivision

Explanation- These changes revise terminology and provide standards to guide Boards that administer this innovative land use control ordinance. Per state regulations, authority is given to the Town Boards to modify certain zoning and subdivision requirements when they support the spirit and intent of the masterplan. Conservation Easements are a requirement when using this Article for development.