

Town of Pittsford, VT

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

Place: Municipal Offices: 426 Plains Road Pittsford, VT

Date: November 20, 2025

Time: 7:00PM

- 1) The purpose of the hearing is to amend the Town of Pittsford's Zoning Regulations to incorporate subdivision regulations (Attachment B) pursuant to 24 V.S.A. §4418, update provisions to comply with superseding state law, and allow higher-density development along the Route 7 corridor, including the town's village zoning district.
- 2) The geographic area affected is the entire Town of Pittsford.
- 3) Town of Pittsford Zoning Regulations – Table of Contents:

Article I: Enactment, Objectives, and Purpose

Article II: Establishment of Zoning Districts and Zoning Map

Article III: Table of Uses

Article IV: Lot Size, Setbacks, Yards, Height Limitations

Article V: Conditional Uses : Uses Permitted Subject to Conditions

Article VI: Planned Residential Development

Article VII: Parking and Loading

Article VIII: Nonconformities

Article IX: Signs

Article X: Site Plan Approval

Article XI: General Regulations

Article XII: Telecommunication Facilities

Article XIII: Administration and Enforcement

Article XIV: Appeals

Article XV: Variances

Article XVI: Violations & Enforcement

Article XVII: Public Hearings

Article XVIII: Recording

Article XIX: Other Provisions

Article XX: Definitions

Article XXI : Telecommunications Defintions

Attachment A: Flood Hazard Area Regulations

Attachment B: Subdivision Regulations

- 4) The full text of the proposed amendment to the Pittsford Zoning Regulations and written report on this amendment can be reviewed at the Town of Pittsford Town Office.