

**NOTICE OF PUBLIC HEARING
TOWN OF SPRINGFIELD, VERMONT
SELECTBOARD
96 MAIN STREET
SPRINGFIELD, VERMONT**

(This Public Hearing is being held Pursuant to motion made at the December 12, 2016 Selectboard meeting, in which the version below was proposed, found to be a minor amendment and a new Public Hearing was set for January 5, 2017)

The Town of Springfield, Vermont Selectboard will hold a Public Hearing on January 5, 2017, at 5:00 PM in Selectmen's Hall, 96 Main Street, Springfield, Vermont to hear the proposed amendments to the Zoning Bylaws of the Town of Springfield in accordance with 24 VSA §§ 4442 and 4444. The proposed amendments would amend the Springfield Zoning Regulations as follows:

1. Replace the current definition of Rooming House and Family Unit with the following Definitions in Section 7.2:
Rooming House: Any dwelling unit with two (2) or more individual sleeping rooms for rent, non-transient (meaning for more than 7 days at a time) and not including uses defined as Bed and Breakfast or Motel/Inn. Owner occupied (where the owner is a natural person) single family residences renting out no more than two bedrooms with adequate off-street parking are not to be considered rooming houses under this regulation.
Family Unit - One or more persons living, sleeping, cooking and eating on the same premises as a single housekeeping unit, not including a housekeeping unit being operated as a Rooming House.
2. Amend Article 3 by the addition of the following new Section 3.29: Section 3.29 Rooming House:
(A) Rooming houses are a conditional use in the HDR, MDR, RC, GB, and CB Zoning Districts. Rooming houses are not permitted in any other Zoning District.
(B) Rooming houses are subject to Site Plan Review approval and Conditional Use Review approval by the Development Review Board. The number of individuals housed in each bedroom of a rooming house will also be determined by the Development Review Board through the Site Plan Review and Conditional Use process.
(C) A rooming house that exists on the date this Section 3.29 of the Springfield Zoning Regulations is adopted by the Springfield Selectboard may continue to exist as a nonconforming use for a period not to exceed 2 years, at which time the use shall cease, unless in the interim the DRB has granted owner of a parcel Site Plan Review approval and Conditional Use approval of the use of the parcel for a rooming house, subject to the same standards as set forth in the previous paragraph. This grandfathering for a period of 2 years is subject to the owner registering a rooming house that existed prior to the passage of this Section of the Springfield zoning regulations within 60 days of the date this section is adopted by the Selectboard. A rooming house that exists at the time of the passage of this Section of the Springfield Zoning Regulations, which use is discontinued for a period of 60 days shall be a nonconforming use and rooming house use shall not be reestablished unless the owner of the parcel has obtained conditional use approval and site plan review approval of the rooming house use from the DRB.
3. Amend the Article 2 Tables for HDR, MDR, RC, GB and CB to show "Rooming House" as a conditional use.

Purpose of this public hearing is to receive public input on the proposed amendment to the Zoning Bylaws of the Town of Springfield in accordance with 24 VSA §§4441 and 4444.