

## **Petition Regarding Industrial Development in South Hero's Villages**

We, the undersigned, do not approve of the Planning Commission's intention to revise the *Town of South Hero's 2020 Development Regulations* to allow for industrial development in the entirety of both of South Hero's new village zoning districts [South Hero Village and Keeler Bay Village].

Specifically, on June 16, 2021, South Hero Planning Commission members voted to amend the Town's *Development Regulations* to allow industrial use where it is currently prohibited.

South Hero's *Town Plan* [2015] indicates that while low impact industry may be appropriate in small sections of town, the Town's current *Development Regulations* dramatically increased the area of both village districts and currently allows the South Hero Development Review Board (DRB) to permit industrial development on properties zoned as Rural-Residential with conditional use permits and site plan reviews. [2020; p.7] However, the current *Development Regulations* do not permit industrial development in its other three zoning categories, including both South Hero Village and Keeler Bay Village.

Industrial activity will have a greater impact on residents and businesses in the Village districts than the permitted uses now allowed, and the Planning Commission's proposed revision is a major change to the *2020 Development Regulations*. At a South Hero Planning Commission meeting on April 7, 2021, Greta Brunswick, a Senior Planner with the Northwest Regional Planning Commission, concurred that this would not be a minor change, but rather a major change requiring substantial public input.

We believe that this proposed change to allow industrial development throughout both Village districts merits more consideration and refinement by the South Hero Planning Commission and Selectboard and that such a major change in town planning needs to go before voters on Town Meeting Day for approval.

### **Key points that we believe need to be considered by both the Planning Commission and the Selectboard:**

1. We South Hero residents are concerned by the Planning Commission's decision to substantially increase the size of both village districts and recommend that a small corridor or sub-section of the villages (such as sections of Route 2 or Route 314) would be more suitable for industrial activity. This approach is advocated for in the South Hero's current *Town Plan* [p.15] and was strongly supported by the 2014 SHIZAC Survey of residents.

2. The terms "light Industry" and "low Impact Industry," or "small industry" are used interchangeably in the current planning documents, which clouds the meaning of such activities. A clear definition of "low impact industry" with specific guidelines must be included in the *South Hero Development Regulations* so that the DRB will be well-advised when they deliberate and apply these regulations. The *Town Plan* [p.8] states that industrial development outside the Village districts "will have higher standards" but doesn't specify those standards.
3. There must be a vote by the town on any major change regarding allowed uses for new development.

Signature

Name (printed)

Address

**Email address or  
phone number**

**Date  
signed**