

# TOWN OF FAIRLEE

## WARNING

The Legal Voters of the Town of Fairlee, Vermont are hereby notified and warned to meet at the Town Hall in the Town of Fairlee on Tuesday, July 11, 2023 between the hours of 10:00am, at which time the polls will open and 7:00pm, at which time the polls will close, to vote Australian Ballot upon the following Articles of Business:

### ARTICLE 1

**Shall the Legal Voters of the Town of Fairlee adopt the amended Unified Development Bylaw marked Final Draft dated July 11, 2023?**

### ARTICLE 2

**Shall the Town of Fairlee allow cannabis retailers and integrated licensees in Fairlee pursuant to 7 V.S.A. §863?**

The Legal Voters of the Town of Fairlee are further notified that Voter Qualifications, Registration and Early/Absentee Voting relative to said meeting shall be as provided in Chapters 43, 51 and 55 of Title 17, Vermont Statutes Annotated.

The Legal Voters of the Town of Fairlee are further notified that an informational hearing will be held on Monday, June 26, 2020 at 6:30 PM in the Town Hall in the Town of Fairlee to explain the proposed articles.

Adopted and approved at a meeting of the Selectboard of the Town of Fairlee duly called, noticed, and held on Monday, June 5, 2023.

  
Lance V. Mills, Chair

  
Peter B. Berger, Vice Chair

  
Catherine H. McGrath

Received for record and recorded in the records of the Town of Fairlee on June 6, 2023

Attest:

  
Georgette Wolf-Ludwig, Town Clerk

## **Notice of Public Hearing**

### **Town of Fairlee Selectboard**

On June 26, 2023 at 6:30 PM the Fairlee Selectboard will hold a public hearing to present and take public comment on Article 1) amendments to the Fairlee Unified Development Bylaw and Article 2) To permit retail cannabis outside the school exclusion zone, that will be placed on the ballot for a special election to be held July 11, 2023 in person and via zoom, materials and link are on the Town website or through the Zoning Office. There will be a subsequent public hearing held by the Fairlee Selectboard not earlier than 20 days after this hearing and not later than 20 days prior to the special election per VSA T 24 §4411, §4419, §4442, §4444. Sections amended as follows:

§2.1 and §2.2, delete Lake Area and substitute Lake Fairlee and Lake Morey Areas change Item G to Rural Resource Area. Designated Village Center, Lake Morey Watershed Area and Receiving Area added as overlay districts.

§3.1.6 (A) change description of the zone to meet new classification per change in item G above.

§3.1.1 Village Area add arts and cultural facilities to the permitted use list, apartment buildings to the conditional use list, increases building height to 40 feet.

§3.1.2 Interchange Area adds primary retail between 6,501 to 10,000 square feet as a conditional use.

3.1.4 Lake Area proposed division into separate districts for Lake Morey and Lake Fairlee.

§3.1.7 delete current language for Industrial Area for new provisions for Rural Resource Area.

§4.14 Accessory Dwellings, inclusionary language added per new state regulations under S.237 liberalizing regulations concerning accessory dwelling units.

§4.4 reduces the common area from 1000 to 500 square feet per unit for multi-family dwellings.

§4.7 changes multi-family parking requirement from 1 per bedroom to 1 per unit.

§4.17 prohibits private helipads.

§5.3(A) limitations on the expansion of non-conforming dwellings in the Lake Fairlee and Lake Morey areas and performance standards for the conditional use permitting of short-term rentals.

Article VI Subdivision amendments delegate minor subdivision functions to the Zoning Administrator, brings plat submissions into compliance with state regulations, enables cluster development, density bonuses, and the transfer of lot creation rights to the receiving area.

Additions and changes to Article VIII definitions, arts and cultural facilities, cannabis substituted for the word marijuana and citation of town vote, community sewage disposal system, contamination, restructure of setback and dwelling terms, definition of heavy industrial as a use prohibited in the Town of Fairlee, change of liquor store from prohibited to conditional use, change in term AMP to DRB, definitions for townhouse and use, addition of short-term rental.

Mapping to delineate Land Use and Overlay Districts.

**OFFICIAL BALLOT**  
**TOWN OF FAIRLEE**  
**July 11, 2023**

**ARTICLE 1**

**Shall the Legal Voters of the Town of Fairlee adopt the amended Unified Development Bylaw marked Final Draft dated July 11, 2023?**

**If in favor of adopting the Amended Unified Development Bylaw make an (X) in this square:**

☐

**If opposed to adopting the Amended Unified Development Bylaw make an (X) in this square:**

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**ARTICLE 2**

**Shall the Town of Fairlee allow cannabis retailers and integrated licensees in Fairlee pursuant to 7 V.S.A. §863?**

**If in favor of allowing retail cannabis and integrated licensees make an (X) in this square:**

☐

**If opposed to allowing retail cannabis and integrated licensees make an (X) in this square:**

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