



Article 39: Zoning Bylaw Amendment Earth Removal Bylaw

Planning Board Public Hearing

May 13, 2021

Reasons for Amendment

- Current Bylaw regulates earth removal over 1,000 c.y., but not fill that is brought into the site
- Amendment adds a purpose statement and definitions
- Clarify existing language and incorporate measurable and sustainable objectives for granting of a Special Permit
- Strengthen and broaden the criteria for granting a Special Permit

Amended Bylaw

Plans are designed to:

- (a) minimize changes to existing contours, the natural landscape, natural drainage patterns, habitats and habitat connections;
- (b) create a sustainable design in accordance with the Town's Climate Action & Resilience Plan;

Amended Bylaw

Plans are designed to:

- (c) prevent excessive dust, odor, washouts, noise and traffic;
- (d) prevent any hazardous conditions;
- (e) protect surface and ground water, and;
- (f) protect and maintain steep slopes

Alternative Analysis

An alternatives analysis and site plan describing alternatives to:

- Minimize the amount of earth removed or filled;
- Minimize the area of land disrupted; or
- Reduce the length of time or number of vehicle trips
- Advantages and disadvantages of the preferred alternative
- Cost comparison and list of environmental benefits of each alternative.

Purpose & Definitions

- Purpose to protect the health, safety and welfare of the public by regulating the removal from or filling of earth
- Define dust, noise, odor, sound, steep slope and washout



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Questions & Comments