

Town of Jamaica

Planning Commission

Notice of Public Hearing

2017 Jamaica Town Plan, with proposed amendments

Pursuant to provisions of 24 VSA, section 4384(d), the Jamaica Planning Commission will hold a public hearing at 7:00 p.m. on Monday, November 15, 2021, at the Jamaica Town Offices meeting room, 28 Town Office Road, Jamaica VT, to hear and consider public comment on the Planning Commission Hearing Draft of the 2017 Jamaica Town Plan, with amendments.

The Planning Commission proposes to recommend that the Jamaica Selectboard adopt, with Clerk's Certification pursuant to 24 VSA, section 4447, the provisions of the 2017 Jamaica Town Plan (adopted by the Jamaica Selectboard on November 13, 2017), with two amendments of those provisions. The proposed amendments consist of:

1. Replacement of the 2017 Energy Element with an entirely new, Act 174 compliant, Energy Element and
2. Revisions to the Flood Resilience Plan to clarify that the town is unable, at this time, to undertake municipal regulation of state designated River Corridor Protection Areas.

Geographic area affected: all lands within the Town of Jamaica, Vermont.

Statement of purpose:

The Jamaica Town Plan provides a comprehensive statement about where we are as a community, our goals and our needs for the future. Official adoption of the Plan represents a community decision about the future character of the Town, priorities for land use and conservation of natural resources. It is the purpose of the Plan to help the Town achieve its shared vision and values through the development of goals, policies and priorities that establish a standard of review for Act 250 proceedings and other state regulatory processes. The Plan directs state agencies to take only those actions in Jamaica that are compatible with the goals, policies and priorities of the Town Plan. With approval by the Regional Commission, the Town may also request that the Regional Plan be reviewed for compatibility with the Town Plan.

The Plan also serves to increase the amount of local control exercised over future development in Jamaica by:

1. Allowing the citizens of Jamaica to have the opportunity to put into writing how a variety of issues may be resolved or acted upon before they arise through the Town Planning process. The Plan therefore is an obligation and a commitment by appointed and elected officials at all levels of government to resolve issues according to the direction that has been established in the Town Plan by the people of Jamaica.
2. Providing a basis for the development and interpretation of Town bylaws, regulations and ordinances. The Town Plan can be thought of as the Town's constitution in that future decisions and local laws should be consistent with the direction set forth in the Town Plan. That is, the Plan establishes standards and the direction for future local bylaws, regulations and ordinances

- or future amendments to existing local laws.
3. Establishing policies that will be considered in regional and state planning efforts, and for the issuance of permits under Vermont’s Land Use and Development Act (Act 250) and Certificates of Public Good (Section 248) from the Public Service Board.
 4. Directing the Planning Commission to develop work programs that address the issues, tasks and studies suggested in the Town Plan.
 5. Serving as a source of information for the Planning Commission, Board of Selectpersons, Zoning Board of Adjustment, citizens and businesses.

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A complete copy of the Planning Commission Hearing Draft, and a copy of the proposed new Act 174 compliant Energy Element, is available on the Town of Jamaica website: <https://www.jamaicavermont.org/>

Copies are also available on request, from the Jamaica Town Clerk, 28 Town Office Road, Jamaica, VT.