

**Planning Commission Reporting Form  
For Municipal Bylaw Amendments  
Town of Waitsfield  
Groundwater Protection Overlay District**

This report is in accordance with 24 V.S.A. §4441 (c) which states:

*When considering an amendment to a bylaw, the planning commission shall prepare and approve a written report on the proposal. A single report may be prepared so as to satisfy the requirements of this subsection concerning bylaw amendments and subsection 4384 (c) of this title concerning plan amendments...The report shall provide:*

*(A) Brief explanation of the proposed amendment and... include a statement of purpose as required for notice under §4444 of this title:*

The proposed amendment is to establish a Groundwater Protection Overlay District in order to protect public health, safety and welfare by minimizing the potential for contamination of vulnerable aquifers and source protection areas as authorized under 24 V.S.A. §4414(2), as well as preserving and protecting existing and potential sources of drinking water supplies. The proposed zoning amendment for a source protection area intends to regulate particular uses of land and land development within a certain radius of the Town's aquifer.

*And shall include findings regarding how the proposal:*

- 1. Conforms with or furthers the goals and policies contained in the municipal plan, including the effect of the proposal on the availability of safe and affordable housing:*

As stated in the 2023 Waitsfield Town Plan, Source Protection Areas have been delineated as required by the state to protect public community water systems serving 15 or more service connections, or 25 or more users year-round (page 11-7). The Plan also states that within designated SPAs, special consideration must be given to prohibiting, or carefully managing, development and practices that could contaminate local groundwater supplies. These include poorly designed or failing septic systems, underground storage tanks, and the storage of hazardous materials and road salt (page 11-8). The Town of Waitsfield Community Water System currently serves the Irasville and Waitsfield Village growth center. This area has the highest density of residential development in the Town. The municipal water system provides these residents with a safe and cost-effective water supply, as it relieves residents of the risk of costly remediation wrought by contamination of private wells. The proposed Groundwater Protection Overlay District intends to protect the Town aquifer from potential contamination at its source.

The 2023 Waitsfield Town Plan includes the following goals:

- Land development within mapped water supply source protection areas should be designed to avoid groundwater contamination and discourage uses posing a high risk of contamination (11.L-52).
- 2. Is compatible with proposed future land uses and densities of the municipal plan:*

The proposed Groundwater Protection Overlay District supports future land uses and densities within the Town as identified within the 2023 Town Plan.

3. *Carries out, as applicable, any specific proposals for any planned community facilities:*

This proposed zoning amendment does not carry out any specific proposals for planned community facilities and it would not impact any plans for community facilities.