

**TOWN ZONING REGULATIONS AMENDMENT**  
**Adopted by Select Board**  
**January 12, 2016**

**Section 403 CONSERVATION DISTRICTS**

**2. WETLANDS, WATER QUALITY & AQUATIC HABITAT PROTECTION AREA**

- a. Lands identified as wetlands on the Towns Critical Areas Inventory map shall not be drained, filled, or altered without prior review by the Conservation Commission and Conditional Use approval by the Town Development Review Board.
- b. A minimum 100-foot Water & Aquatic Habitat Protection Buffer shall be established from the spring high water mark and/or delineated boundary of all wetlands identified on the Critical Areas Inventory map. Any disturbance of vegetation, soils or the forest canopy shall require review by the Conservation Commission and Conditional Use approval by the Town Development Review Board.
- c. A minimum 150-foot Water & Aquatic Habitat Protection Buffer prohibiting disturbance of vegetation, soils and the forest canopy shall be established from the spring high water mark and/or delineated boundary of all mapped wetland communities identified in the Critical Areas Inventory Map as extremely rare (S1) or very rare (S2) within Vermont.
- d. The applicant shall prove that there is no other practical location on their property but that located within the buffer for the intended development. The applicant shall prove that any work or use proposed within the buffer shall prohibit stormwater, sediment or other forms of erosion from entering the wetland and shall not create an undue impact on fish or wildlife habitat.