

# Sharon Planning Commission

## Notice of Public Hearing

**On the draft Flood Hazard Area Bylaw for the Town of Sharon,  
Vermont**

**January 14, 2025 at 7PM at the Steele Chapel, Sharon, VT**

The Sharon Planning Commission will hold a public hearing on the draft Flood Hazard Area Bylaw for the Town of Sharon, Vermont on January 14, 2025 at 7 PM at the Steele Chapel located at 40 VT Rt 132, Sharon, VT 05065. The proposed draft covers the FEMA mapped flood hazard areas and the Vermont Agency of Natural Resources mapped River Corridor (Fluvial Erosion Hazard) areas. The purpose of this hearing is to take comments from the public on draft changes to the Flood Hazard Area Bylaw, specifically changes to Section 6.7 Nonconforming Structures and Uses, prior to sending to the Selectboard. The Selectboard will hold its own hearing on a separate date. The proposed changes will replace the existing language in Section 6.7 of the current bylaw. The purpose of the bylaw is to reduce the impacts of flooding to the Town of Sharon and to further the purposes of the Town Plan and 24 VSA section 4302. Copies of the draft changes can be found at the Town Clerk's office during business hours or on the town website at: <https://sharonvt.net/organization/development-review-board>. Comments may also be mailed to the attention of the Planning Commission at PO Box 250, Sharon VT 05065, or by email at [planning@sharonvt.net](mailto:planning@sharonvt.net).

General Sections of the proposed Regulations are:

- 1. Statutory Authorization and Effect
- 2. Statement of Purpose
- 3. Other Provisions
- 4. Lands to Which These Regulations Apply
- 5. Summary Table: Development Review in Hazard Areas
- 6. Development Review in Hazard Areas
- 7. Development Standards
- 8. Administration
- 9. Certificate of Occupancy
- 10. Enforcement and Penalties
- 11. Definitions

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