

Canterbury Historic District Commission – explanations of proposed zoning amendments to Article 13.

This first amendment would clarify the boundaries of the Center Historic District and the Shaker Historic Overlay District by replacing the current narrative descriptions with reference to the boundaries set forth on the Official Zoning Map of the Town of Canterbury. It would amend Article 13.2 by deleting the narrative descriptions of the districts and following the “purpose” descriptions of each district adding the following sentence. “The boundaries of the districts are as set forth on the official Zoning Map of the Town of Canterbury”.

The second amendment, in Article 13.5 (A), would permit a waiver of the current requirement for a public hearing on all applications when the application is not contrary to the spirit of the Ordinance, does not impact any abutter and is not visible from a public way. It is proposed that in these instances the Chair of the HDC, in consultation with the Select Board Representative, may waive the requirement for a public hearing. Before the waiver can be granted, a complete application must be filed and approved for completeness. The granting of the waiver does not relieve the applicant from meeting all other provisions of the Ordinance, but it would exempt the applicant from payment of a filing fee and abutter notification requirements. An administrative fee for processing the application may be imposed. The proposal is one the HDC hopes will make the application process more user-friendly and relevant to the needs of residents in the two historic districts.