

Section 15 - MEADOWLAND OVERLAY DISTRICT [Added 2/9/98]15.1 Purpose

The purpose of the Meadowland Overlay District (MOD) is to protect important scenic and ecological resources associated with open meadows, floodplains, wetlands and historic agricultural land, located within and adjacent to the Route 108 corridor, through the careful control of building location and site design and the transfer of development density to more appropriate areas.

15.2 Effect on Existing Regulations

The MOD standards are intended to supplement the development regulations and density standards set forth in the underlying zoning district and shall not repeal or alter any existing ordinances, regulations or bylaws of the Town of Stowe except as provided herein.

15.3 District Boundaries

These standards shall apply to all lands in the Town of Stowe that are designated as "meadowland" and depicted on the "Meadowland Overlay District" Map, dated January, 1998.

15.4 General Requirements

Lands within the MOD are subject to the development standards of the underlying district. Projects requiring DRB approval per Section 4.9, Section 17 and Section 18 of these regulations, and/or subdivision review as defined by the Stowe Subdivision Regulations, shall meet the following standards.

- (1) Within the UMR and RR Districts, in order to preserve the open, agricultural character of designated meadowland and to protect the foreground views from vantage points along Route 108 westerly toward Mount Mansfield, development should avoid the placement of buildings, structures and/or parking areas in highly visible, prominent locations within the area designated as meadowland. Development should be located on the non-meadowland portion of the site or, if locating on the non-meadowland portion of the site is not practical due to physical or environmental constraints, development shall be sited in a manner to carefully integrate the development into the meadowland while minimizing the adverse visual and environmental impacts.
- (2) Within the MRV and MRC Districts, development on designated meadowland shall be permitted in a manner which establishes a village green, said green to be formally defined by building facades, street edges or other appropriate defining elements. The defined green shall be of a size and shape that is consistent with traditional New England village greens; should be oriented toward, and front upon, adjacent streams and public roads and highways; and

shall be designed and managed to function as a public space. In no case shall the size of the defined green be less than 30% of the total size of the designated meadowland, or less than 1.5 acres, whichever is greater.

15.5 Transferable Development Rights

- (1) Development rights on meadowland within designated underlying zoning districts may, with the approval of the DRB, be transferred in accordance with Section 4.13 of this ordinance. In approving the transfer of development rights from designated meadowland, the DRB shall determine that the parcel(s) or portion of parcel(s) to be restricted is of a size, location and general configuration as to significantly further the purposes of the MOD.
- (5) Development rights on all meadowland may be transferred to contiguous property owned or controlled by the applicant through a Planned Residential Development approved in accordance with Section 17 of these regulations.