

# Text Amendment Final Approved Language

Town of Woodstock Subdivision Regulations, Chapter V

Note: The underlined text shows the changes made and approved on 4/20/17.

Approved changes: **Bold red** text is new language, ~~strikeouts~~ are deletions.

## CHAPTER V – SITE DESIGN

### 3. Contextual Priorities

- ~~b. Ridge Lines and Scenic Roads—Development near prominent hilltops and ridge lines should be sited so that building silhouettes will be below the ridge line as viewed from nearby streets. Clear cutting of lots along ridgelines should be minimized. In considering the visual impact of development, the Commission may require additional reasonable restrictions to minimize the visibility of developments from existing public streets. Structures should be located to avoid prominent placement in the foreground of the viewshed. Subdivisions within view of national, state or locally-designated scenic roads shall be of particular concern relative to these standards.~~
- b. **Ridgelines and Streetscapes and Scenic Roads – Visual and scenic qualities on ridgelines and along national, state or locally-designated scenic streets and byways, and where scenic vistas or the aesthetic qualities of the streetscape contribute significantly to the rural character of the town.**

NO CHANGES APPROVED IN 4.c.2

### 4. Streets and Driveways

#### c. Driveways

- 2. Slope, Sightlines and Drainage: No proposed driveway shall exceed a slope of fifteen (15) percent, and all existing and proposed driveways shall be reconstructed or improved as necessary or designed and constructed to prevent drainage problems or unsafe driveway sightlines along adjacent streets. The Commission shall have the right to require a subdivider to construct any driveway with a slope of ten (10) percent or greater and necessary drainage and sightline work as part of the subdivision improvements.

### 4. Streets and Driveways,

#### c. 3. Common Driveways

- ~~e. —All common driveways are to be maintained by a homeowner's association, and are to remain private in perpetuity with documentation in a form acceptable to the Commission and its Legal Counsel. Appropriate easements shall be provided for ingress, egress, curb-cut separation, utilities, snow storage and pull-off.~~
- c. **Common Driveways can be maintained by a homeowner's association, and are to remain private in perpetuity with documentation in a form acceptable to the Commission and its Legal**

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**Counsel. Appropriate easements shall be provided for ingress, egress, curb-cut separation, utilities, snow storage and pull-off.**

- d. **Common Driveways can be maintained via a maintenance agreement between all properties to be accessed via the common driveway and are to remain private in perpetuity with documentation in a form acceptable to the Commission and its Legal Counsel. Said agreement shall contain appropriate easements for ingress, egress, curb-cut separation, utilities, snow storage and pull-off.**

### 4. Streets and Driveways

#### d. Slopes:

- ~~1. Certain moderately sloping lands (15 to 25 percent) and steeply sloping lands (over 25 percent) are prone to severe erosion if disturbed. Erosion and the resulting overland flow of soil sediments into streams, ponds and public roads, are detrimental to water quality and aquatic life, and a potential hazard to public safety.~~
2. **All grading and earthmoving on slopes exceeding 15 percent shall be minimized.** Grading or earthmoving on all sloping lands of 15 percent or greater shall not result in earth cuts or fills whose highest vertical dimension exceeds six feet. Finished slopes of all cuts and fills shall be as required to minimize disturbance of natural grades.
- ~~3. No site disturbance shall be allowed on slopes exceeding 25 percent.~~
- ~~4. On slopes of 15 to 25 percent, the only permitted grading shall be in conjunction with the siting of a single-family dwelling, its access driveway and the septic system.~~

Approved: April 20, 2017

Effective Date: May 20, 2017