

Development Guidelines – Town of Cambridge

There are no zoning regulations in the Town of Cambridge. Development is guided by the following State and Town Policies:

- By state statute, public buildings, including rental properties, require a state construction permit before beginning any new construction, addition, alteration, modification, renovation, demolition or installation of fixed building equipment. <http://firesafety.vermont.gov/buildingcode/permits>
- Any subdivision or boundary change within in the Town of Cambridge (but excluding land within the Village of Jeffersonville) requires application to and approval from the Cambridge Development Review Board. <http://townofcambridgevt.org/document/subdivision-revisions-adopted-2015-03-03/>
- Under 19 V.S.A. 1111(b), the Selectboard has the authority to regulate access onto public roads (driveways). Any new access or change in an existing access onto a public roadway must receive an access permit from the road foreman. Access permits regulate the location, design and construction of the access. <http://townofcambridgevt.org/document/access/>
- There are no sign ordinances in the Town of Cambridge, but state or federal regulations may apply. <http://vtrans.vermont.gov/highway/sign-information>
- No development shall occur within a flood hazard area except in conformance with the flood hazard bylaws. <http://townofcambridgevt.org/document/flood-hazard-area-by-laws-adopted-15-03-03/>
- All development shall conform to the Vermont State Wetland Rules. Any activity within a Class I or II wetland or buffer zone which is not exempt or considered an "allowed use" under the Vermont Wetland Rules requires a permit. <http://dec.vermont.gov/watershed/wetlands/jurisdictional>
- All wastewater treatment systems must obtain a State Wastewater and Water Supply permit. <http://dec.vermont.gov/water/ww-systems>
- All private wells must be drilled in accordance with State water supply regulations. <http://dec.vermont.gov/water/ww-systems>
- Development within the wellhead protection areas of the public water supplies for Jeffersonville, Cambridge, or Smugglers' Notch Resort or within the isolation distances of a private well must not present a risk of contamination (or loss) of these resources. At minimum, development within these areas shall comply with minimum State wellhead protection guidelines. <http://dec.vermont.gov/water/drinking-water>
- New development or changes of use that will be served by either the Jeffersonville Water and Septic Systems or the Village of Cambridge Water System shall file an application with the appropriate Village Trustees. Any development within the Village of Cambridge should not place an undue burden on the water system.

Please refer to the Cambridge Municipal Development Plan for additional guidelines and information. townofcambridgevt.org/document/municipal-development-plan-2013-2018/