



# CHITTENDEN COUNTY RPC

*Communities Planning Together*

## ***Planning Advisory Committee***

**Wednesday, September 13, 2017**

**2:30pm to 4:30pm**

**CCRPC Main Conference Room, 110 West Canal Street, Winooski**

WIFI Info: Network = CCRPC-Guest; Password = ccrpc\$guest

## **Agenda**

**2:30**    **Welcome and Introductions**, *Joss Besse*

**2:35**    **Approval of July 12, 2017 Minutes\***

**2:40**    **Final Building Homes Together Housing Numbers for 2016\***, *Melanie Needle*

**2:45**    **ECOS Plan Update**

a. **Schedule\***, *Regina Mahony*

b. **Planning Area Map Changes\***, *Melanie Needle*

c. **Energy Planning Status\***, *Melanie Needle & Emily Nosse-Leirer*

Staff will provide an update and seek feedback on recent changes to draft components of the ECOS Plan: (1) Energy Siting Policies, (2) Energy Siting Maps and (3) Constraint Screening Methodology.

**3:20**    **Williston Comprehensive Plan - Final Review\***, *Emily Nosse-Leirer*

a. *Review Staff Summary (attached)*

b. *Questions and Comments*

c. *Recommendation to the CCRPC Board*

*\*The Williston Comprehensive Plan, Plan Maps and Appendices, as adopted by the Selectboard, can be found on the CCRPC website: <http://www.ccrpcvt.org/about-us/committees/planning-advisory-committee/>*

**3:50**    **State Parcel Mapping Project**, *Leslie Pelch*

Leslie Pelch will provide us with an update on this 3-year project to create and regularly update parcel data to meet state standards. Leslie is also looking for municipalities to participate in the second year. Project information can be found here: <http://vcgi.vermont.gov/parcels>. Leslie Pelch will also provide a brief overview of this year's Hackathon and the preparation of data for it.

**4:15**    **Regional Act 250/Section 248 Projects on the Horizon**, *Committee Members*

**4:25**    **Other Business**

a. Any interest in RLUIPA workshop from Dwight H. Merriman, Robinson and Cole LLP. They offered to come up and give a presentation for free.

b. Let's Talk Progress Speaker Series: <https://letstalkprogress.org/events/>

c. Housing Summit – ½ day workshop idea.

d. Potential October 11<sup>th</sup> PAC Meeting for Comprehensive Plan Reviews

**4:30**    **Adjourn**

\* = Attachment

NEXT MEETING: October 11<sup>th</sup> or November 8, 2017 at 2:30pm to 4:30pm.

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Bryan Davis, CCRPC Title VI Coordinator, at 802-846-4490 x \*17 or [bdavis@ccrpcvt.org](mailto:bdavis@ccrpcvt.org), no later than 3 business days prior to the meeting for which services are requested.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION  
PLANNING ADVISORY COMMITTEE - MINUTES

DATE: Wednesday, July 12, 2017  
TIME: 2:30 p.m. to 3:30 p.m.  
PLACE: CCRPC Offices, 110 West Canal Street, Suite 202, Winooski, VT

Members Present:

Jacob Hemmerick, Milton  
Dana Hanley, Essex  
Everett Marshall, Huntington  
David White, Burlington  
Darren Schibler, Essex  
Andrew Strniste, Underhill  
Ken Belliveau, Williston  
Luke Valentine, St. George  
Robin Pierce, Essex Junction

Others:

Diane Snelling, Chair of the Natural Resources Board  
Donna Barlow-Casey, Executive Director of the Natural Resources Board

Staff:

Regina Mahony, Planning Program Manager  
Emily Nosse-Leirer, Planner

**1. Welcome and Introductions**

Regina Mahony called the meeting to order at 2:37 p.m.

**2. Approval of May 10, 2017 Minutes**

Ken Belliveau made a motion, seconded by Everett Marshall, to approve the May 10, 2017 minutes. No further discussion. MOTION PASSED.

**3. Act 250: the Next 50 Years Discussion & Input**

Donna Barlow-Casey provided an overview of Act 47 and described the study committee that it created. It created a legislative committee to examine and report by December 15, 2018 on a broad list of issues relating Act 250. Act 47 also states that the Chair of the Natural Resources Board (NRB) convene a working group. The working group is expected to make recommendations during October 2017.

Diane Snelling asked the group for any general feedback they wanted to provide regarding Act 250; and specifically these four questions:

1. Examine the interface between Act 250 and other current permit processes at the local and State levels and opportunities to consolidate and reduce duplication.
2. Consider the relationship of the scope, criteria, and procedures of Act 250 with the scope, criteria and procedures of ANR permitting, municipal and regional land use planning and regulation.
3. Potential jurisdictional solutions for projects that overlap between towns with and without both permanent zoning and subdivision bylaws.
4. Circumstances under which land might be released from Act 250 jurisdiction.

Comments included:

- Dana Hanley stated that we have two VT's: one with sophisticated staff and decision making; and one without. For those with sophisticated staff Act 250 is largely a duplicative effort, perhaps with the exception of agriculture soils, historic preservation and substantial regional impact. There should be relief for the developers in these municipalities.
- David White offered an example of how the state could delegate Act 250 authority to municipalities with adequate zoning and staff resources is the shoreland protection designation authority.
- David White stated that the regulatory landscape at the state and local levels has changed dramatically since Act 250 started. Now there is so much duplication. Can we analyze this and identify the actual gaps? Diane Snelling suggested that we define what we want to protect and then determine the best way to protect

1 it. David White added that would be a broader approach; while a specific gap analysis may be more  
2 effective.

- 3 • Dana Hanley indicated that when she was at Act 250 there was a sense that municipalities would approve  
4 any and all developments just to increase the tax base. That doesn't appear to be a valid concern any  
5 longer.
- 6 • Ken Belliveau added that larger municipalities in Chittenden County have regulations that go hand in hand  
7 with their plans. He has had great working relationships with district staff and the Commission as they  
8 seem to support local decisions. The bigger challenge for Williston has been State agencies as applicants,  
9 and conformance with local regulations. Diane Snelling added that they are working with state agencies  
10 and departments for better coordination.
- 11 • David White suggested that we think about the process and experience from the applicant's perspective.  
12 The applicant should not have to navigate all of the background decision making themselves. At the City  
13 the applicant submits their application, and the staff works with the various departments to consolidate the  
14 comments and reach consensus among technical reviews. Perhaps Act 250 can coordinate/facilitate all the  
15 feedback and comments from all of the other state agencies and departments?
- 16 • While some of the other state permits may take some time, a lot of Act 250 reviews are completed under 30  
17 days and 60 days; and a lot more get reviewed administratively.
- 18 • Jake Hemmerick suggested that we ask: 1. What do we want to protect; and 2. What benefit does Act 250  
19 add to the protection of those resources? Perhaps it would be beneficial to look at jurisdictional designation  
20 in areas planned for growth, based on adequate infrastructure and good zoning. Diane Snelling stated that  
21 while that makes sense (and they have made it easier in downtowns), there is no consensus on making it  
22 harder to build where we shouldn't build. Dana Hanley added that we can do that in local zoning, however  
23 it is very difficult to take away the value of a rural landowners property when that is their only retirement.
- 24 • Regina Mahony asked if they are also looking at appeals; and stated that Act 250 isn't necessarily a  
25 challenge to get through, but it provides an additional avenue for appeals from neighbors after they've  
26 already had ample opportunity to appeal at the local level, and other state permits.
- 27 • Everett Marshall suggested that there could be some kind of hybrid jurisdiction for certain criteria  
28 depending on the level of protection at the local level.

29  
30 Diane Snelling explained a few other things they are working on: new website, electronic application, and scanning  
31 older files. Diane Snelling and Donna Barlow-Casey thanked the PAC for their time and input.

#### 32 33 **4. 2020 Census Local Update of Census Addresses Operation (LUCA)**

34 Regina Mahony explained that LUCA is the only opportunity offered to local governments to review and comment  
35 on the U.S. Census Bureau's residential address list for their jurisdiction prior to the 2020 Census. The Census  
36 Bureau relies on a complete and accurate address list to reach every living quarters and associated population for  
37 inclusion in the census. Regina Mahony explained that the Census will send a notice to the "highest elected  
38 official" in every municipality in July. Who knows where it will end up, so keep an eye out for it. No one has seen  
39 anything like this yet.

40  
41 If you are unable to participate in LUCA, you may designate an alternate reviewer for your government, such as  
42 CCRPC. Does anyone anticipate requesting CCRPC's assistance with your LUCA? David White stated that they  
43 may ask someone like Burlington Electric Department to do the review since they likely have the most relevant  
44 data.

45  
46 There was some discussion about updating e-911 and if that will make this process relatively seamless. Ideally,  
47 that would be the case though there may be some challenges with condos/multi-family apartments. Hopefully there  
48 will be a unique id that we can match the information to; but we don't have any further information at this time.

49  
50 Regina Mahony asked the PAC members to please let her and Pam know if they would like assistance in this work.

#### 51 52 **5. Consultant Selection Approval**

53

1 Regina Mahony explained that CCRPC issued a Request for Qualifications (RFQ) to select qualified and innovative  
2 consultants to provide a suite of services for a wide range of planning studies including land use planning. This is  
3 something we've done on the transportation side for quite some time. It helps to get the projects started more  
4 quickly when we have a pool of consultants to pull from, rather than doing RFPs for every single project in the  
5 workplan.  
6

7 After reviewing the proposals, the review committee (which Robin Pierce and Ken Belliveau participated in on  
8 behalf of the PAC) determined that the experience offered by the consultants did not match the forecasted needs of  
9 the CCRPC. Based on the limited number of land use projects in the FY18 Work Program, the CCRPC does not  
10 anticipate a need to hire a consultant for land use work in FY18, with the exception of projects related to impact  
11 fees. Therefore, given their impact fee experience, the committee recommends the selection of RSG to work on  
12 impact fee projects. If we have more land use projects in the FY19 Work Program we may go out for another  
13 planning-specific RFQ next spring.  
14

15 Ken Belliveau made a motion, seconded by Everett Marshall, to approve Resource Systems Group, Inc as  
16 recommended by the selection committee, for impact fee projects under the RFQ for Planning, Engineering and  
17 Environmental Services. No further discussion. MOTION PASSED.  
18

19 **6. Regional Act 250/Section 248 Projects on the Horizon**

- 20 • Milton – Milton Farms Banquet Hall on Duffy Road, new barn for agricultural and banquet hall use with  
21 133 parking spaces. Bove's is also seeking an accessory use in Catamount. Old Dominion is locating in  
22 Catamount.
- 23 • Burlington – nothing new.
- 24 • Huntington – nothing.
- 25 • Essex – nothing new.
- 26 • St. George – the mobile home park may be sold.
- 27 • Williston – S.D. Ireland is moving their cement operation from Burlington to their current location in  
28 Williston. The Town is hoping to local a recreational path in an area that is an agricultural mitigation area.  
29 Finney Crossing is adding a 100 room hotel.  
30

31 **7. Other Business**

- 32 a. Regina Mahony stated that she'll send out information on a good Fair Housing presentation that was  
33 provided at the VLCT conference; and an Impact Fee Zoning Practice that could be useful.  
34

35 **8. Adjourn**

36 The meeting adjourned at 4:00 p.m.

37  
38 Respectfully submitted, Regina Mahony



updated: 8/15/2017

### Number and Type of Housing Units Built/Demolished in 2016

Municipality	Accessory Unit	Camp	Group Quarters	Multi-Family	Mobile Home	Single Family	Demolitions	Grand Total
Bolton						2		2
Burlington	1			72	2	8	-5	78
Charlotte	3	1			1	14		19
Colchester				19	1	16	-7	29
Essex	1			68		36		105
Essex Junction				159		15	-16	158
Hinesburg	2			23	1	9		35
Jericho	3			3		5		11
Milton	4			44		7		55
Richmond				1		8		9
Shelburne	1			10	1	15		27
South Burlington			126	103		28	-13	244
St George						2		2
Westford						2		2
Williston				14		8	-3	19
Winooski				40		1	-2	39
Grand Total	15	1	126	556	6	176	-46	834

Source:CCRPC and member municipalites, 2016

2018 ECOS Plan Update Schedule - Revised 8/23/2017							
	TAC	Exec. Comm.	PAC	LRPC	Energy	CCRPC Board	Key Items
	2017	2017	2017	2017	2017	2017	
5-Sep-17	TAC						Review MTP: financial plan, 2015 & 2050 base/no build scenario results (volume to capacity, delay and safety), and schedule.
6-Sep-17		EC					Review: Energy Siting Policies, MTP Financial Plan, and CEDS status update.
13-Sep-17			PAC				Review schedule, Energy policies, other status updates, and PA map edits.
14-Sep-17				LRPC			Review: Energy Siting Policies (and other Plan components); MTP 2015 & 2050 base/no build scenario results (volume to capacity, delay and safety); review outreach strategy.
Use FPF to publicize ECOS Plan update process, and methods for input.							
19-Sep-17					Energy		Review Energy Plan: review DPS comments (if we have them), Siting Policies, Preferred Sites methodology.
20-Sep-17						Board	Review: Energy Siting Policies, MTP Financial Plan and CEDS status update. Most emphasis on energy.
3-Oct-17	TAC						Review scenario results, and discuss potential MTP scenario.
4-Oct-17		EC					Most emphasis on CEDS, with necessary minor updates on energy and MTP.
12-Oct-17				LRPC			Review CEDS with GBIC edits incorporated into SWOT and Actions; and discuss potential MTP scenario. Authorize Staff to send both to municipalities for 30 to 45 day comment. Also review Planning Area Map edits. Energy?
Begin outreach to Municipal Managers, Planners & Public Works Directors, SLBs, PCs, EDCs and others regarding MTP Scenario, Energy data and policies, and CEDS actions and project list. Intention is to gather feedback by the end of November. Also use FPF to solicit feedback on the Energy Siting Policies.							
17-Oct-17					Energy		Review draft energy plan with DPS comments incorporated (including appendix - methodology, in depth data, etc.). Present LEAP scenario based on potential MTP scenario.
18-Oct-17						Board	Most emphasis on CEDS, with necessary minor updates on energy and MTP.
1-Nov-17		EC					Preview Board content as best as possible.
7-Nov-17	TAC						Review MTP scenario results; ECOS components (key issues, indicators and actions).
Use FPF to solicit feedback on MTP scenario/project list.							
8-Nov-17			PAC				Review CEDS & MTP summaries
9-Nov-17				LRPC			Review MTP scenario results; other plan edits (reorganization, etc.). Implementation section.
15-Nov-17						Board	Most emphasis on MTP with updates on revisions to Energy, CEDS and other minor components of the Plan to update (reorganization, etc.).
21-Nov-17					Energy		Review full final energy draft (including LEAP scenario results of the final MTP scenario), and make recommendation to LRPC.
5-Dec-17	TAC						Review full final MTP draft (and ECOS Plan components), and make recommendation to LRPC.
6-Dec-17		EC					Perhaps not needed b/c they will see it in January.
14-Dec-17				LRPC			Review full final draft of Energy, MTP & CEDS (now with municipal edits incorporated) and all other minor pieces including reorganization (Chpt 3 in beginning and indicators on scorecard only). Make recommendation to Board to warn first public hearing.
19-Dec-17					Energy		Perhaps not needed if LRPC already reviewed final draft.
	2018	2018	2018	2018	2018	2018	
3-Jan-18		EC					Executive Committee reviews final entire draft because Board would have last seen it in November.
17-Jan-18						Board	CCRPC Board presentation of entire draft and set first public hearing date. Notice in paper (send 1/18), and draft plan sent to municipalities & other parties, no later than 1/22/2018.
21-Feb-18						Board	First Public Hearing
6-Mar-18	TAC						Review comments and revisions to the ECOS Plan if needed.
7-Mar-18		EC					Review comments and revisions to the ECOS Plan if needed.
8-Mar-18				LRPC			Review comments and revisions to the ECOS Plan if needed.
14-Mar-18			PAC				Review comments and revisions to the ECOS Plan if needed.
20-Mar-18					Energy		Review comments and revisions to the ECOS Plan if needed.
21-Mar-18						Board	CCRPC Board review changes and set second Public Hearing date. Notice in paper (send 4/12), and changes sent to municipalities, no later than 4/16/2018.
4-Apr-18		EC					If Staff can't get all edits completely finalized by the March Board meeting, we may need the Executive Committee to warn the May public hearing at their April meeting.
16-May-18						Board	CCRPC Board hold second Public Hearing
20-Jun-18						Board	CCRPC Board (with GBIC) Adopt at Annual Meeting

Notes:

Regional Plan Adoption Process - Section 4348

Outreach strategy

Meeting Schedule:

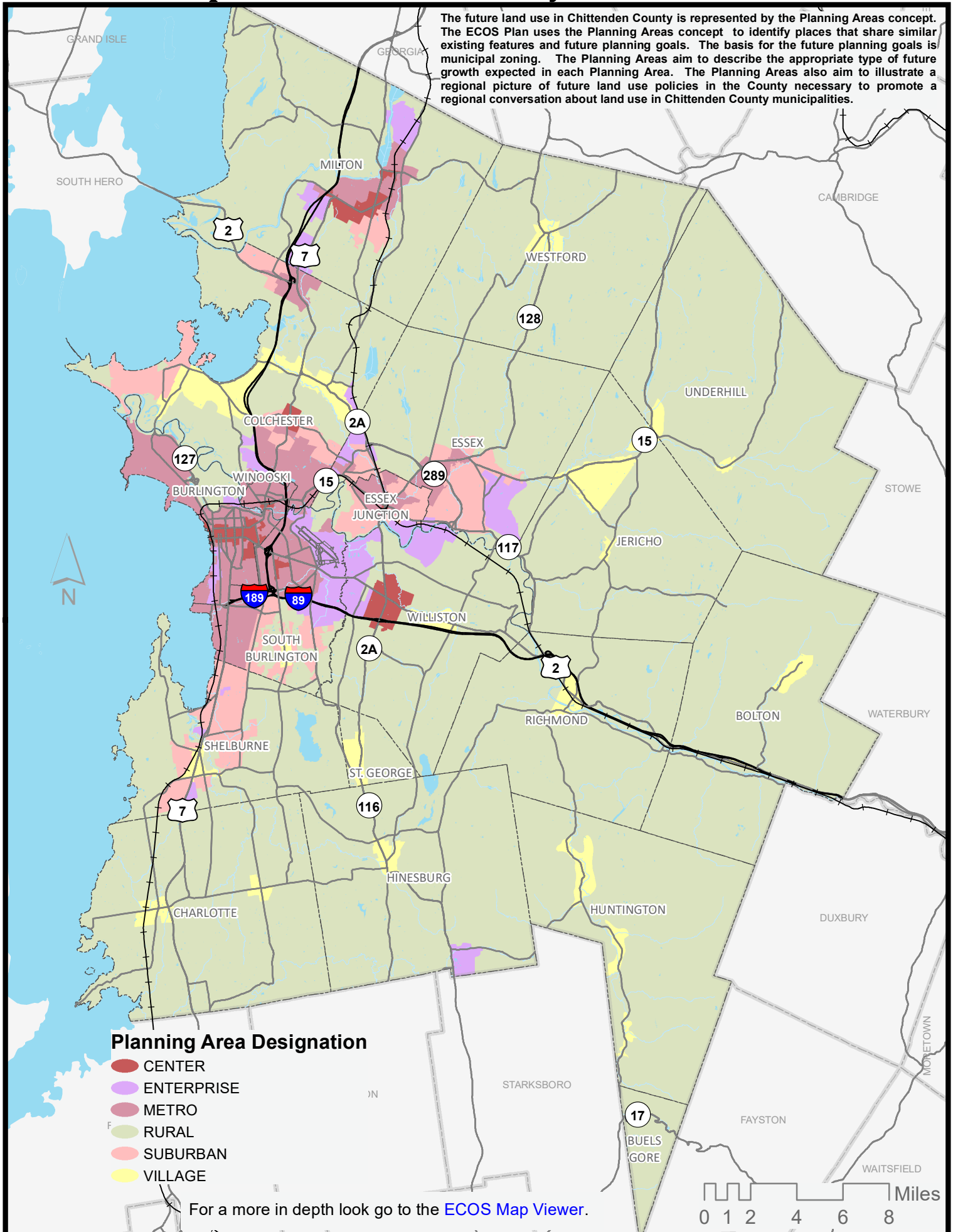
TAC	Exec. Comm.	PAC	LRPC	Energy SubCom m	CCRPC Board
1st Tues.	1st Wed.	2nd Wed.	2nd Thurs.	3rd Tues.	3rd Wed.

## Planning Area Changes

1. Hinesburg- Modified the Village Planning Area to match the Village Growth Area
2. Westford-Modified the Village Planning Area to align with the Village Zoning District
3. Colchester- Modified the Village Planning Area along Mallets Bay Ave. to align with recent rezoning to the R2 District.
4. Update the colors to make it easier to discern the Metro Planning Area from the Suburban Planning Area

# Map 2 - Chittenden County Future Land Use

**DRAFT**



### 3.2.2 STRIVE FOR 80% OF NEW DEVELOPMENT IN AREAS PLANNED FOR GROWTH, WHICH AMOUNTS TO 15% OF OUR LAND AREA AND PROTECT NATURAL, CULTURAL, HISTORIC, OR SCENIC RESOURCES

#### 4. Energy – Transform the Region's energy system to meet the goals of Vermont's energy and greenhouse gas reduction goals.

- a. Reduce energy consumption and decrease greenhouse gas emissions, to support the State's goals:
  - Reduce greenhouse gas emissions 50% from 1990 levels by 2028,
  - Reduce greenhouse gas emissions 75% from 1990 levels by 2050,
  - Reduce per capita energy use across all sectors (electricity, transportation and heating) 15% by 2025,
  - Reduce per capita energy use across all sectors (electricity, transportation and heating) by more than 1/3 by 2050, and
  - Weatherize 25% of all homes by 2020.
- i. Continue partnerships with Vermont Gas, Burlington Electric Department, Efficiency Vermont and the State Weatherization Assistance Program to facilitate the weatherization and increased energy efficiency of housing stock and other buildings.
- ii. Promote alternatives to fossil fuels for heating by working with partners such as Efficiency Vermont to educate developers and homeowners on the benefits of technology such as cold climate heat pumps, wood heating and geothermal systems, and by supporting alternative forms of heating. Examples of alternative forms of heating include district heating (for example, using waste heat from the McNeil Plant to heat buildings in Burlington) and biogas generation (capturing the methane produced by landfills or farms and using it instead of natural gas).
- iii. Work with partners to establish a consistent energy code for all jurisdictions and geographic areas to avoid disincentives for infill development in areas planned for growth.
- iv. Reduce fossil fuel consumption in the transportation sector, through the Transportation Demand Management and electric vehicle promotion strategies outlined in Part 6c of this section and in the Metropolitan Transportation Plan (MTP) included in this plan.
- v. Collaborate with the State of Vermont and utilities to ensure that state energy policy implementation (i.e. permits for non-renewable fuels) reflect state energy goals.
- vi. Work with partners to increase rooftop solar generation wherever possible, especially net metering on publicly owned buildings to reduce public money spent on energy costs, provided infill development is not precluded.
- vii. CCRPC will provide assistance to municipalities to enhance town plans to be consistent with Act 174 standards for the purpose of enabling municipalities the ability to gain substantial deference in the Certificate of Public Good Section 248 process. This assistance will include working

with municipalities to identify natural, cultural, historic, or scenic resources to be protected from all development types and identify preferred locations for renewable energy generation facilities.

viii. Use the Vermont Energy Action Network (VEAN) Energy Dashboard to educate residents and municipalities about opportunities to reduce energy use and switch to renewable energy sources.

b. To meet the Vermont Comprehensive Energy Plan's goal of using 90% renewable energy by 2050, xx,xxx MWh of new renewable energy generation will need to be sited in Chittenden County. This energy can be produced through a variety of technologies, including solar, wind, biodigesters, biomass generators, expanded hydroelectric capacity at existing dams. The following statements are CCRPC's energy facility siting policies.

Constraint Policies: Energy generation is constrained in certain areas due to state and local restrictions on development.

- i. Site all types of renewable energy generation to avoid state and local known constraints and to minimize impacts to state and local possible constraints, as defined in strategies 3.2.3.1.f, 3.2.4.1.e, 3.2.4.2.e.
- ii. Ground-mounted solar development must comply with applicable state regulations, including setback standards as defined in 30 V.S.A. §248(s) and screening requirements as defined in 30 V.S.A. §248(b)(B).

**Commented [EN1]:** Flagging this for discussion. Is it OK that we only specifically discuss these policies in relation to energy? We don't have a similar policy in our housing section, for example.

Suitability Policies: Not all unconstrained areas are equally suitable for all types and scales of energy generation. In unconstrained areas, this plan includes the following guidance for suitable locations for energy generation facilities. Energy generation facilities should meet as many of the following guidelines as possible and relevant.

- iii. Site solar generation on previously impacted areas (such as existing structures, parking lot canopies, previously developed sites, brownfields, landfills, or the disturbed portion of gravel pits or quarries).
- iv. Locate solar generation (and residential scale wind?) in our areas planned for growth, provided infill development is not precluded.
- v. Locate ground-mounted solar larger than 15 kW and large-scale wind<sup>1</sup> installations outside of state designated village centers, growth centers, downtowns, new town centers, neighborhood development areas, and historic districts on the State or National Register.
- vi. Locate solar and wind generation in areas identified in ~~in plan~~ as preferred or suitable sites in a municipal plan or in a joint letter from the municipality and CCRPC, as described in Chapter 4.

**Commented [EN2]:** We will need to expand on this policy in Chapter 4.

<sup>1</sup> Large-Scale Wind means any wind turbine with a hub height of 50m or higher, not including the blade. Commercial-scale wind has a capacity between 100kW and 1MW, and utility scale wind has a capacity of 1MW or more.

Draft 8/30/2017

- vii. Locate wind generation in areas with high wind potential, such as the prime and base wind potential areas shown on Map X.
- ~~ix.~~viii. Locate energy generation where distribution and transmission infrastructure has adequate current capacity, where it will not interfere with the reliability of the electric grid, and where any needed connections or extensions can be made within 1,000' of existing infrastructure.

**Commented [EN3]:** Melanie is researching whether 1,000 feet is a reasonable distance or not, given past development in the county.

### 3.2.3 Improve the safety, water quality, and habitat of our rivers, streams, wetlands and lakes in each watershed.

While striving toward all of these ECOS strategies, and particularly Strategy #2 – 80% of growth in 15% of our land area, it is essential to do so in such a way that we do not impair our essential water resources (including potable water) and that we prepare ourselves for the impacts of a changing climate.

1. **River Hazard Protection** – Develop and implement adaptation strategies to reduce flooding and fluvial erosion hazards. While supporting planned growth, ensure that growth is evaluated in terms of preparedness for a changing climate. Chittenden County will continue its efforts, along with the municipalities, to avoid development in particularly vulnerable areas such as floodplains, river corridors, wetlands, lakeshore and steep slopes; protect people, buildings and facilities where development already exists in vulnerable areas to reduce future flooding risk; plan for and encourage new development in areas that are less vulnerable to future flood events (see Section 3.2.2); and implement stormwater management techniques to slow, spread and sink floodwater (see the Non-Point Source Pollution section below).
  - a. Identify problem locations - Conduct on the ground inventories and map flow and sediment attenuation locations and problematic infrastructure (undersized culverts, eroding roadways, "vulnerable infrastructure" - infrastructure subject to repeat damage and replacement, etc.).
  - b. Revise bridge/culvert designs - Revise public works and zoning ordinances with culvert and bridge design specifications that allow for wildlife passage and movement of floodwater and debris during high intensity events. Implement culvert and bridge designs that produce stable structure in river channels (i.e. fluvial geomorphology).
  - c. Protect river corridors– Existing bylaws protect the majority of Fluvial Erosion Hazard (FEH) areas with stream setbacks and floodplain regulations. Work with ANR to get the FEH data incorporated into the River Corridor Protection Area maps. Work with municipalities and ANR to improve bylaws to protect the River Corridor Protection Areas or River Corridors not currently protected and enforce these bylaws. Continue protection of river corridors including non-regulatory protection measures such as stream re-buffering, river corridor easements on agricultural lands, river corridor restoration and culvert and bridge adaptation.
  - d. Support non-regulatory conservation and/or preservation of vulnerable areas through public and land trust investments, including identification of repetitively damaged structures and provide assistance to elevate, relocate or buy out structures, and identify where flood storage capacity may be restored and conserved.
  - e. Participate in the development and implementation of the Lamoille, Winooski and Direct to Lake Tactical Basin Plans. CCRPC will work with the State, municipalities and other partners to address river hazard protection, flood resiliency and water quality through these Plans – including prioritizing projects for funding.
  - f. Locate development to avoid field-verified state and local known constraints, and to minimize impacts to field-verified state and local possible constraints.
    - i. State and Local Known Constraints, as protected by municipalities and State agencies, are shown on Map 6 and include the following: DEC



River Corridors, FEMA Floodways, and Municipal Water Quality Setbacks, Local Known Constraints TBD, as of (date)

- ii. State and Local Possible Constraints are shown on Map 6 and include the following: FEMA Special Flood Hazard Areas and hydric soils, Local Possible Constraints TBD, as of (date)

### **3.2.4 Increase investment in and decrease subdivision of working lands and significant habitats, and support local food systems.**

1. **Habitat Preservation** - Protect forests, ~~and wetlands and agricultural lands from development~~, and promote vegetative landscaping in urban areas in order to maintain natural habitats, natural storm water management and carbon sequestration. This will keep people and infrastructure out of harm's way and allow for natural flood attenuation areas.
  - a. Inventory - Conduct on the ground surveys and inventories of significant habitats (include wetlands), connectivity corridors, scenic resources and locations of invasive species and map this information. Incorporate this data into municipal and regional plan text and maps and establish specific policies that address and protect these resources.
  - b. Municipal Development Review Regulations - Develop clear definitions of the resources to be protected and establish standards to describe how to protect these resources within zoning and subdivision regulations.
  - c. Education - Educate engineers, developers, real estate professionals, planners and the public regarding resources and methods for restoration and protection.
  - d. Non-regulatory Protection - Support non-regulatory conservation and/or preservation through public and land trust investments. Establish invasive plant removal management plans, implement the plans and include long-term monitoring.
  - e. Locate development to avoid field-verified state and local known constraints, and to minimize impacts to field-verified state and local possible constraints
    - State and Local Known Constraints, as protected by municipalities and State agencies, are shown on Map 6 and include the following: State -significant natural communities and rare threatened and endangered species, vernal pools (unconfirmed and confirmed), and Class 1 and Class 2 Wetlands, Local Known Constraints: TBD (as of date)
    - Possible State and Local Constraints, as protected by municipalities and State agencies, are shown on Map 6 and include the following: Protected Lands (state lands in fee simple ownership and privately conserved land), deer wintering areas, the Agency of Natural Resources Vermont Conservation Design Highest Priority Forest Blocks, Local Possible Constraints: TBD (as of date)
2. **Working Lands Implementation** – To preserve the soul of Vermont, as well as move forward into the future with resiliency, Vermont needs to protect the farmland

and forestland we have and support existing and new operations (including, but not limited to, un-intensive urban and suburban home gardens and mini-homesteads).

Support implementation of the Farm to Plate Strategic Plan and the VT Working Landscape Partnership Action Plan.

- a. Municipal Development Review Regulations - Develop clear definitions of working lands to be protected and establish zoning and subdivision standards to describe how to protect these areas from development so that they may be retained and accessible as “working” lands. Maintain access and scale of working lands to ensure viability after subdivision in the rural landscape (including but not limited to protection of log landings of previously logged forested parcels, zoning techniques such as fixed area ratio zoning to separate lot size from density, conservation zoning and homeowners association bylaws that allow for farming on the open space lots, etc.); while promoting urban agriculture in areas planned for growth. While farming is generally exempt from municipal zoning, some structures such as farm houses, processing facilities, the generation of energy for on-farm use, and on-farm retail and related enterprises may be regulated. The economic viability of farm enterprises can often depend on these facilities so municipal regulation should not impede reasonable farm related improvements.
- b. Infrastructure & Systems – support establishment of food processing industries, value-added product markets, workforce training, etc to help support the viability of these industries.
- c. Support non-regulatory conservation and/or preservation through public and land trust investments (including but not limited to municipal land conservation funds).
- ~~c-d.~~ Work with farmers and the Farm to Plate Initiative to balance this plan’s goals of a strong local food system and increased production of renewable energy.
- e. Locate development to avoid field-verified state and local known constraints, and to minimize impacts to field-verified state and local possible constraints

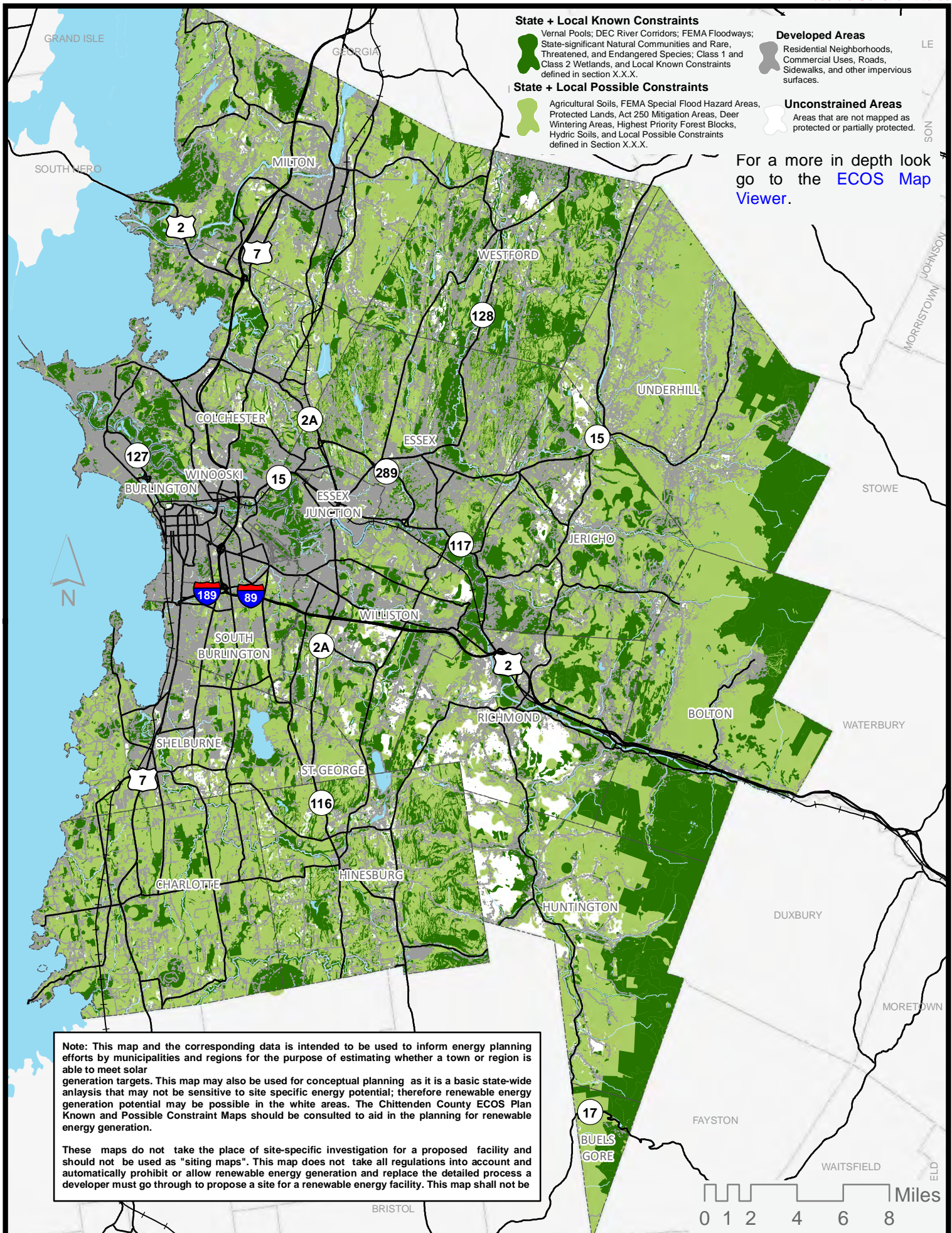
- Possible State or Local Constraints, as protected by municipalities and State agencies, are shown on Map 6 and include the following: Agricultural soils and Act 250 agricultural soil mitigation areas. Local Possible Constraints TBD

# Map 6 - Natural System Areas

Areas with natural, scenic, agricultural and/or recreational values.

**DRAFT**

*Williston Conservation Area  
Possible Constraint to be added*





# Wind Energy Resource Areas

**DRAFT**

**Chittenden County, Vermont  
Act 174**

**The Energy Development  
Improvement Act of 2016**

Date: 8/30/2017

**Legend**

- 3 Phase Power Lines
- Transmission lines
- Local Possible Constraints: Presence of resources or conditions that would likely require mitigation

**Prime Wind Potential:**  
Areas of high wind potential for commercial generation and no state/local known constraints

**Base Wind Potential:**  
Areas of high wind potential for commercial generation and the presence of possible state constraints

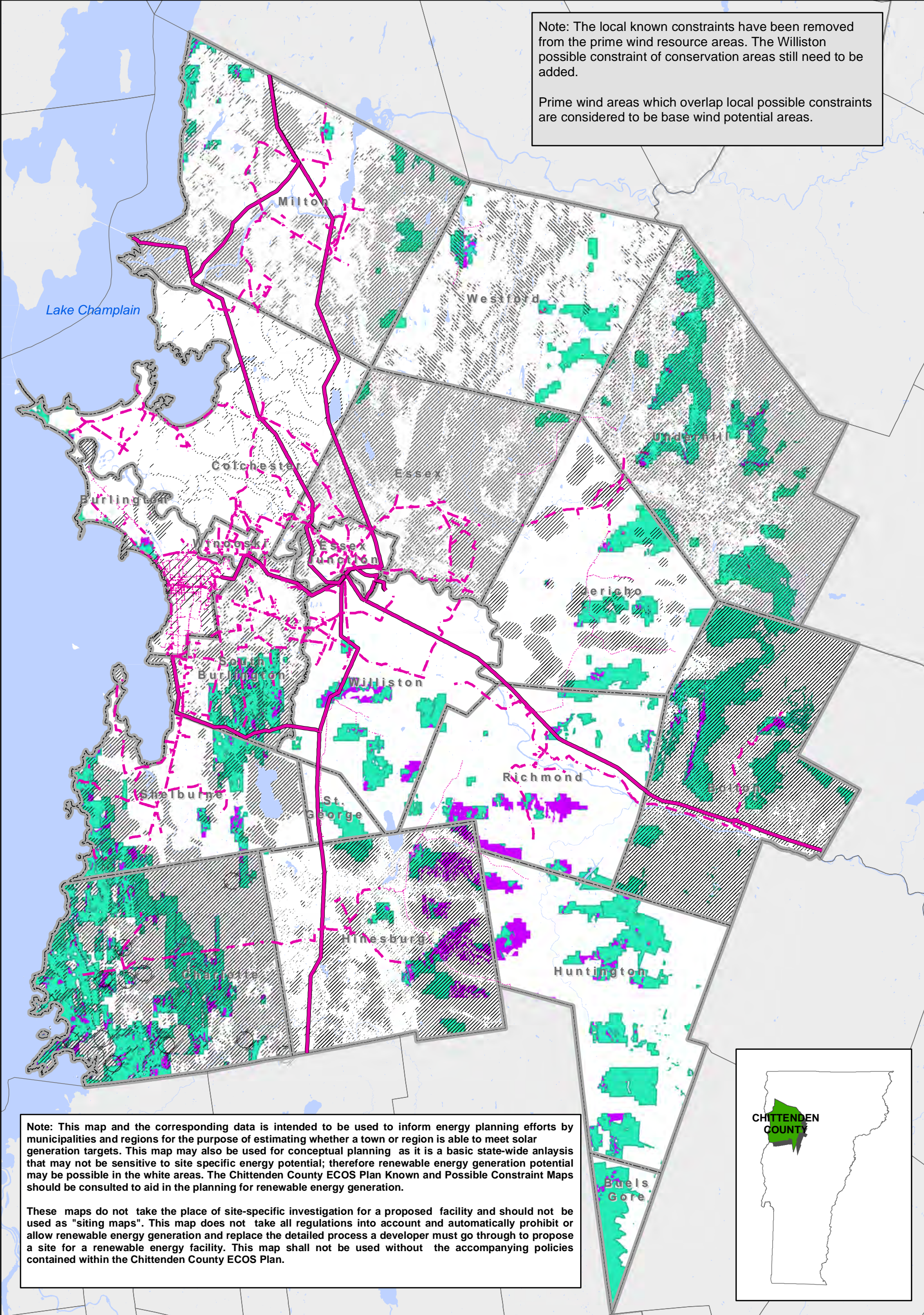
**Sources:**  
Wind Energy Resource Areas;VCGI,2017

**Disclaimer:**  
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

Document Path: D:\Projects\17\Act174\Maps\County\Act174EnergyMap\_CC\_WindGen1\_20170824.mxd

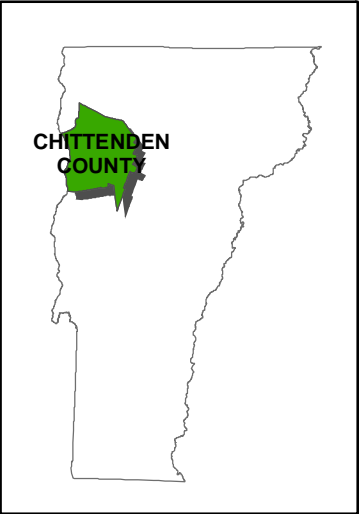
Note: The local known constraints have been removed from the prime wind resource areas. The Williston possible constraint of conservation areas still need to be added.

Prime wind areas which overlap local possible constraints are considered to be base wind potential areas.



Note: This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions for the purpose of estimating whether a town or region is able to meet solar generation targets. This map may also be used for conceptual planning as it is a basic state-wide analysis that may not be sensitive to site specific energy potential; therefore renewable energy generation potential may be possible in the white areas. The Chittenden County ECOS Plan Known and Possible Constraint Maps should be consulted to aid in the planning for renewable energy generation.

These maps do not take the place of site-specific investigation for a proposed facility and should not be used as "siting maps". This map does not take all regulations into account and automatically prohibit or allow renewable energy generation and replace the detailed process a developer must go through to propose a site for a renewable energy facility. This map shall not be used without the accompanying policies contained within the Chittenden County ECOS Plan.





## Constraints and Suitability – Draft August 15, 2017

### Constraints Methodology

#### State Constraints

The Department of Public Service has distributed energy planning standards, which establish known and possible constraints at the state level. Regions and municipalities can make constraints more restrictive (i.e. turn a possible constraint into a known constraint) but not less restrictive (i.e. turn a known constraint into a possible constraint). CCRPC has not made any changes to state constraints.

#### Local and Regional Constraints

Because one of the purposes of Act 174 is to give local land use policies greater weight in the Public Utilities Commission process, CCRPC's ECOS Plan includes local constraints in the energy siting maps and policies. In late 2016, CCRPC staff discussed the possibility of substantial deference for municipal land use policies with planning commissions and municipal staff, and asked municipalities to provide a list of "constraints" that they would like to see given substantial deference. The CCRPC Long Range Planning Committee Energy Subcommittee (the Subcommittee) asked staff to map the constraints provided by the municipalities. Municipalities requested known constraints (areas in which they wanted no renewable energy development), possible constraints (areas on which they wanted renewable energy development to be limited or impacts to be mitigated or minimized). All requested constraints were mapped in early 2017 and reviewed by the Subcommittee.

Based on feedback from the Department of Public Service, it was determined that for constraints on energy to be consistent with the Act 174 energy planning standards, the constraints had to be restrictive of all development, not just renewable energy development. With this in mind, CCRPC staff screened the constraints originally requested by municipalities and determined that a number of them originally requested as known constraints were not equally restrictive of all development. These constraints were considered possible constraints, based on the description below. If no supporting policies or regulations could be located to support a request for a possible constraint, the constraint was not included at all.

**Please note that this is an ongoing process and CCRPC staff will work with municipalities to ensure that constraints are adequately characterized.**

The ECOS Plan ~~included-classified~~ local constraints based on the following methodology: However, the description of constraints below is for classification only, and these descriptions are not the definitions of known and possible constraints as discussed in the policies of the ECOS Plan.

**Known Constraints:** Zoning districts or resource areas where development is prohibited with no exceptions. Typically, phrases such as "development *shall not* take place" are used to denote these areas.

**Possible Constraints:** Zoning districts or resource areas such as those in which: where

- Development is not completely prohibited, but impacts of development should be "minimized", "avoided," "limited," "avoided *where possible*" or similar;
- Development is allowed only following conditional use review;
- The goals of the zoning district are such that large scale energy development may not be appropriate, such as scenic overlay districts;
- ~~The regulation or plan describing the development restriction is in draft format.~~

These constraints may be identified in an adopted municipal plan or municipal land use regulations such as zoning regulations or subdivision regulations, in effect as of December 1, 2017(?). These constraints are included in the ECOS Plan due to their importance at the local level.

**Commented [EN1]:** Discuss: How to classify policies that say "avoid?" Some policies say that development should be "avoided where possible...but development may be allowed if mitigation is not possible," which is clearly a possible constraint. However, should we classify language such as "impacts shall be avoided" as a known constraint?

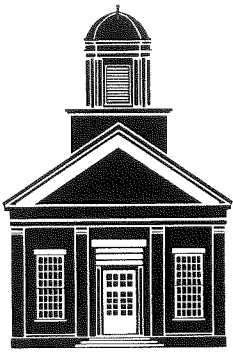
CCRPC staff evaluated constraints based on the requests of the municipality. Not every development constraint in Chittenden County is reflected in the regional energy planning process, because some municipalities did not request any known or possible constraints (no requests from Buel's Gore, Huntington or St. George), or only requested that some of their resource protections ~~a portion of their regulations be~~ considered.

While there was some overlap between the constraints requested by each municipality, no constraints emerged as being universal restrictions to development across the county. Therefore, no region-wide constraints were added.

Constraints are discussed in Strategies 3 and 4 of the ECOS Plan, which addresses the protection of natural resources.

### Suitability Methodology

Constraints represent areas in which all development, including energy generation, is restricted. However, areas in which development is generally appropriate still have different levels of suitability for different types and scales of renewable energy generation. This may be due to conflicts between energy generation and other types of planned development, or infrastructure capacity issues. Therefore, we have incorporated considerations of scale into our siting policy statements in Chapter 3 to address suitability.



**Town of Williston**  
7900 Williston Road  
Williston, VT 05495  
FAX (802) 764-1140

1763

October 5, 2016

Ms. Regina Mahony, AICP  
Planning Program Manager  
Chittenden County Regional Planning Commission  
110 West Canal Street  
Suite 202  
Winooski, VT 05404-2109

**RE: Town of Williston Comprehensive Plan Update (2016-2024)**

Dear Regina,

I am writing to submit a draft of the update to the Town Williston comprehensive plan for review by the Planning Advisory Board (PAC). The town welcomes the comments of the PAC so that we can incorporate them into the final hearing draft of the plan.

The planning commission in concert with some of the town's other citizen boards has been working on this update for the past 18 months or so and the planning commission will be holding a public hearing very soon. I believe the draft submitted meets the state requirements. As you know, the CCRPC completed an initial review of Williston's comprehensive plan in September 2015. The draft plan submitted has address the issues identified.

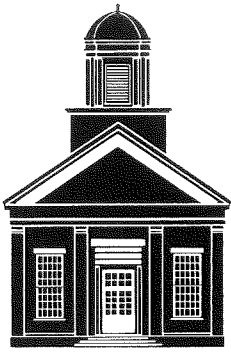
**Focus of the Plan**

An important aspect of the Town of Williston's Comprehensive Plan is that the main aspects of land use, transportation, and public facilities have been very consistent over time. The town has a long-range and focused approach on concentrating new development within the town's state designated growth center while preserving the town's rural character and working lands which goes back over 10 years, supported by policies of providing infrastructure consistent with the goals of the growth center. This has not changed. Thus this update of the town's plan has not endeavored at accomplishing a total revision of the plan, rather a more focused one.

The current update has been focused on achieving the following:

- Revise the transportation chapter to capture the work of the Circ. Alternative Transportation Planning Process coordinated by CCRPC in light of the state's abandonment of the Circumferential Highway
- Update data on demographic changes and recent development activity
- Addition of an Economic Development Chapter as now required by 24 V.S.A 4383(a)
- Addition of river corridor language as now required by 24 V.S.A 4383(a)

Town Manager  
878-0919  
Town Clerk / Treasurer  
878-5121  
Planning / Zoning  
878-6704  
Lister / Assessor  
878-1091  
Public Works  
878-1239  
Recreation  
878-1239  
Police  
878-6611  
Fire  
878-5622  
Dorothy Alling  
Memorial Library  
878-4918  
Williston Central  
School  
878-2762



**Town of Williston**  
7900 Williston Road  
Williston, VT 05495  
FAX (802) 764-1140

1763

- Other minor changes

Table 1.A in Chapter 1 lists all of the 12 elements required by state statute and where each is addressed in the body of the plan.

### **Municipal Support of Planning Activities**

The Town of Williston has been actively engaging in planning for several decades now. The planning office is staffed with four full-time employees, who provide staff support for four different citizen boards including the planning commission, development review board, conservation commission, and the historical and architectural advisory board. Below is a summary of the town's financial support for planning related activities.

	<b>FY 2013</b>	<b>FY2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
<b>Planning and Zoning</b>	\$392,080	\$388,110	\$406,680	\$416,850	\$428,500
<b>CCRPC Dues</b>	\$21,420	\$21,520	\$21,880	\$21,910	\$22,110
<b>GBIC Membership</b>	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000
<b>Total</b>	\$415,500	\$411,630	\$430,560	\$440,760	\$452,610

Please let me know if you have any questions or need any additional information

Sincerely,

Ken Belliveau, AICP

Director of Planning and Zoning

Town Manager  
878-0919

Town Clerk / Treasurer  
878-5121

Planning / Zoning  
878-6704

Lister / Assessor  
878-1091

Public Works  
878-1239

Recreation  
878-1239

Police  
878-6611

Fire  
878-5622

Dorothy Alling  
Memorial Library  
878-4918

Williston Central  
School  
878-2762



CCRPC Formal Staff & PAC Review – 2016-2024 Williston Comprehensive Plan  
September 13, 2017 PAC Meeting

**Staff Review of the 2016-2024 Williston Comprehensive Plan**  
**Emily Nosse-Leirer, CCRPC Planner**  
**September 1, 2017**

---

The Town of Williston has requested, per 24 V.S.A §4350, that the Chittenden County Regional Planning Commission (1) approve its 2016-2024 Williston Comprehensive Plan; and (2) confirm its planning process.

This draft 2016-2024 Williston Comprehensive Plan is an update and re-adoption of the 2011-2016 Williston Comprehensive Plan. In accordance with statute, re-adoption means a fully compliant plan. The 2016-2024 Williston Comprehensive Plan has added several new required elements, including flood resilience and economic development. The addition of these sections ensures that the plan meets statutory guidelines. CCRPC staff reviewed the 2011-2016 plan in 2013 as part of an Enhanced Consultation process. Additionally, staff and the Planning Advisory Committee reviewed the 2016-2024 plan and held a public hearing in October of 2016, while it was in draft format. The Williston Selectboard adopted the plan on August 22, 2017. While CCRPC staff has already completed a formal review of this plan in October 2016, this review looks at changes in the text that happened since the last review.

Following the Chittenden County Regional Planning Commission's (CCRPC's) *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans (2013)* and the statutory requirements of 24 V.S.A. Chapter 117, I have reviewed the draft 2016-2024 Williston Comprehensive Plan to determine whether it is:

- Consistent with the general goals of §4302;
- Consistent with the specific goals of §4302;
- Contains the required elements of §4382;
- Compatible with the 2013 Chittenden County Regional Plan, entitled the *2013 Chittenden County ECOS Plan* (per §4350); and
- Compatible with approved plans of other municipalities (per §4350).

Additionally, I have reviewed the planning process requirements of §4350.

**Please see the CCRPC website for a link to Williston's Plan, maps and associated documents:**  
<http://www.ccrpcvt.org/about-us/committees/planning-advisory-committee/>

Staff Review Findings and Comments

1. The 2016-2024 Williston Comprehensive Plan is consistent with all of the general goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
2. The 2016-2024 Williston Comprehensive Plan is consistent with the specific goals of §4302. See Table 1A on Page 2 of the Plan that describes how the Plan is consistent with these goals.
3. The 2016-2024 Williston Comprehensive Plan contains the required elements of §4382. See Table 1A on Page 2 of the Plan that describes compliance with these required elements.
4. The 2016-2024 Williston Comprehensive Plan is generally compatible with the planning areas, goals and strategies of the 2013 Chittenden County Regional Plan, entitled the *2013 Chittenden County ECOS Plan*.

**CCRPC Formal Staff & PAC Review – 2016-2024 Williston Comprehensive Plan**  
**September 13, 2017 PAC Meeting**

5. The 2016-2024 Williston Comprehensive Plan is generally compatible with the municipal plans for South Burlington, Essex Junction, Essex, St. George, Shelburne, Richmond and Jericho.
6. Williston has a planning process in place that is sufficient for an approved plan. In addition, Williston has provided information about their planning budget and CCRPC finds that Williston is maintaining its efforts to provide local funds for municipal and regional planning.

Additional Comments/Questions:

CCRPC completed an initial review of Williston's 2011-2016 Plan in September 2015, and a formal review of the 2016-2021 Plan in October 2016. The comments from those reviews, and whether they were incorporated or not, can be seen in the attached memos. All required changes were made.

This plan is incredibly comprehensive, easy to read, and it clearly communicates the various planning efforts that Williston is undertaking, both in the text and via references to other documents.

Proposed Motion & Next Steps:

**PROPOSED MOTION:** The PAC finds that the draft 2016-2024 Williston Comprehensive Plan, as submitted, meets all statutory requirements for CCRPC approval, and that the municipality's planning process meets all statutory requirements for CCRPC confirmation.

Upon notification that the Plan has been adopted by the municipality, CCRPC staff will review the plan, and any information relevant to the confirmation process, for changes. If staff determines that changes are substantive, those changes will be forwarded to the PAC for review. Otherwise the PAC recommends that the Plan, and the municipal planning process, should be forwarded to the CCRPC Board for approval.

# Appendix A – Municipal Plan Review Tool

## Chittenden County Regional Planning Commission

### Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans

This form addresses the statutory requirements of the State of Vermont for town plans, as cited in the Vermont Municipal and Regional Planning and Development Act, Title 24 V.S.A Chapter 117 (the Act). It includes the 12 required elements found in § 4382 of the Act; the four planning process goals found in § 4302(b), the 14 specific goals found in § 4302(c); and the standard of review found in § 4302(f), which covers consistency with goals and compatibility standards.

During the Regional approval and confirmation process, specified in § 4350 of the Act, the regional planning commission is required to assess town plans and the process whereby they are developed according to the criteria of the Act. Sections of relevant statute are quoted at each question.

	<b>Required Elements § 4382</b>	<b>Met</b>	<b>Not Met</b>
1	Statement of Objectives, Policies, Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Land Use Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Transportation Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Utility and Facility Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Rare Natural Resources/Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Educational Facilities Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Implementation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Development Trends	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Energy Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Economic Development Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Flood Resiliency Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	<b>State Planning Goals § 4302</b>	<b>Met</b>	<b>Not Met</b>
1	Development Pattern	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Quality of Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Agriculture and Forest Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Use of Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Public Facilities	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Child Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Flood Resiliency	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## TOWN PLAN REQUIRED ELEMENTS

### Title 24 Chapter 117: Municipal and Regional Planning and Development

#### **24 V.S.A. § 4382. The plan for a municipality**

(a) A plan for a municipality may be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

**(1) A statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.**

#### **Met**

Pages: Objectives and policies appear in each chapter according to chapter subject.

Chapter 14 beginning on page 111 presents an overall implementation program summarizing all of the objectives and policies contained in the entire plan.

**(2) A land use plan, consisting of a map and statement of present and prospective land uses, that indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public and semi-public uses and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for aquifer protection; for wetland protection, for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes; sets forth the present and prospective location, amount, intensity and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service; identifies those areas, if any, proposed for designation under chapter 76A of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of § 4302 of this title, and how the area meets the requirements for the type of designation to be sought; and indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests.**

#### **Met**

Pages: Aspects of land use are addressed in every chapter, but principally in Chapter 3 – Land Use.

Land use plan map: Map 3 – Future Land Use.

#### MAPS

Present Land Use Plan     ✓

Prospective Land Use Plan     ☒

**(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;**

#### **Met**

Pages: Chapter 6 describes the town's master transportation plan.

Transportation maps:

Map 9 – Existing Transportation Network

Map 10- Proposed Transportation Improvements

Map 11 – Sidewalks, Paths and Trails

Map 12 – Public Transportation

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;

**Met**

Pages: Most utilities and public facilities are addressed in Chapter 7. Recreational facilities are covered in Chapter 8. The schools are covered in Chapter 9. Power generation and distribution are discussed in Chapter 10.

Public facilities map: Map 13 – Public Facilities

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;

**Met**

Pages: Chapters 3, 4, 12 and 13.

(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system;

**Met**

Pages: Chapter 10. This chapter also addresses child care, as required by 24 V.S.A. § 4302(C)(13)

MAP 13 Public Facilities

Educational Facility ☒

(7) A recommended program for the implementation of the objectives of the development plan;

**Met**

Pages: Chapter 14 Implementation lists all of the objectives within the plan.

(8) A statement indicating how the plan relates to development trends and plans of adjacent municipalities, areas and the region developed under this title;

**Met**

Pages: Objective 3.8, Pages 17 and 18.

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy;

**Met**

Pages: Chapter 11

(10) A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.

**Met**

Pages: Chapter 5 Housing and Growth Management

(11) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Met

Pages: Chapter 7 Economic Development

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

Met

Pages: Chapter 12 Watershed Health

---

## GOALS AND STANDARDS OF REVIEW

### GOALS

#### 24 VSA § 4302

(a) General purposes . . .

(b) It is also the intent of the legislature that municipalities, regional planning commissions and state agencies shall engage in a continuing planning process that will further the following goals:

(1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.

(2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.

(3) To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.

(4) To encourage and assist municipalities to work creatively together to develop and implement plans.

(c) In addition, this chapter shall be used to further the following specific goals:

#### Goal 1:

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

(A) Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.

(B) Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both.

(C) Public investments, including construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.

#### Consistent

Pages: The town's land use goals and policies are detailed in chapter 3 Land Use. Chapter 6 addresses transportation, and Chapter 8 addresses public facilities.

How has the Town Plan addressed this goal: The Town's approach to land use and development are predicated around concentrating new growth and development within our state designated Growth Center in the Taft Corners area. The town only provided municipal water and sewer service in limited portions of town to support these goals

If the goal is not relevant or attainable, how does the plan address why:

#### Goal 2:

To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

How has the Town Plan addressed this goal:

#### Consistent

Pages: Economic Development is addressed in Chapter 7

If the goal is not relevant or attainable, how does the plan address why:

#### Goal 3:

To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

**Consistent**

Pages: Chapter 10 address educational facilities.

#### **Goal 4:**

To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

- (A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

**Consistent**

Pages: Chapter 6 addresses transportation.

#### **Goal 5:**

To identify, protect and preserve important natural and historic features of the Vermont landscape including:

- (A) significant natural and fragile areas;
- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;
- (C) significant scenic roads, waterways and views;
- (D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

**Consistent**

Pages: Chapter 3 addresses the town's historic village, Chapter 12 addresses water resources, and Chapter 13 addresses open space and the natural landscape.

#### **Goal 6:**

To maintain and improve the quality of air, water, wildlife, forests and other land resources.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

**Consistent**

Pages: Chapter 13  
Addresses open space and other natural resources.

#### **Goal 7:**

To encourage the efficient use of energy and the development of renewable energy resources.

**Consistent**

Pages: Chapter 11 addresses energy efficiency and conservation.



How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

**Goal 8:**

To maintain and enhance recreational opportunities for Vermont residents and visitors.

- (A) Growth should not significantly diminish the value and availability of outdoor recreational activities.
- (B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

**Consistent**

Pages: Chapter 9 addresses recreational facilities and services including community parks, country parks and trails.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

**Goal 9:**

To encourage and strengthen agricultural and forest industries.

- (A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.
- (B) The manufacture and marketing of value added agricultural and forest products should be encouraged.
- (C) The use of locally-grown food products should be encouraged.
- (D) Sound forest and agricultural management practices should be encouraged.
- (E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

**Consistent**

Pages: Chapter 13 addresses open space and working landscapes.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

**Goal 10:**

To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

**Consistent**

Pages: Chapter 13 addresses open space and working landscapes.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

**Goal 11:**

To ensure the availability of safe and affordable housing for all Vermonters.

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multi-family and manufactured housing should readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

### Consistent

Pages: Chapter 5 addresses housing, Chapter 3 addresses land use patterns and goals.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

#### Goal 12:

To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

### Consistent

Pages: Public facilities and services are addressed in Chapter 8, growth management is addressed in Chapter 5.

#### Goal 13:

To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

### Consistent

Pages: Child care is addressed in Chapter 10

#### Goal 14:

To encourage flood resilient communities.

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

How has the Town Plan addressed this goal:

If the goal is not relevant or attainable, how does the plan address why:

### Consistent

Pages: Flood resilience is addressed in Chapter 12 Watershed Health. Emergency preparedness is addressed in Chapter 8 Public Facilities.

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## STANDARD OF REVIEW

### 24 V.S.A. § 4302(f)

(1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

(A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;

(B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;

(C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and

(D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

**Details of CCRPC's review process can be found in "Chittenden County Regional Planning Commission Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans," as adopted October 19, 2016.**

**Staff Review of the 2016-2024 Williston Comprehensive Plan**

**Emily Nosse-Leirer, CCRPC Planner**

**October 7, 2016 – Marked up 9/1/2017**

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The Town of Williston has requested, per 24 V.S.A §4350, that the Chittenden County Regional Planning Commission (1) approve its 2016-2024 Williston Comprehensive Plan; and (2) confirm its planning process.

This draft 2016-2024 Williston Comprehensive Plan is an update and re-adoption of the 2011-2016 Williston Comprehensive Plan. In accordance with statute, re-adoption means a fully compliant plan. CCRPC reviewed the 2011-2016 plan in 2013 as part of an Enhanced Consultation process. The 2016-2024 Williston Comprehensive Plan has added several new required elements, including flood resilience and economic development. The addition of these sections ensures that the plan meets statutory guidelines. Town staff has indicated that this plan is in draft format and that some “quality control” issues remain.

CCRPC staff completed a formal review of the 2016-2014 Williston Comprehensive Plan in advance of any public hearings on the plan. The Williston Planning Commission’s public hearing on the plan has been warned and will be held on November 15, 2016.

Following the Chittenden County Regional Planning Commission’s (CCRPC’s) *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans (2013)* and the statutory requirements of 24 V.S.A. Chapter 117, I have reviewed the draft 2016-2024 Williston Comprehensive Plan to determine whether it is:

- Consistent with the general goals of §4302;
- Consistent with the specific goals of §4302;
- Contains the required elements of §4382;
- Compatible with the 2013 Chittenden County Regional Plan, entitled the *2013 Chittenden County ECOS Plan* (per §4350); and
- Compatible with approved plans of other municipalities (per §4350).

Additionally, I have reviewed the planning process requirements of §4350.

Staff Review Findings and Comments

1. The 2016-2024 Williston Comprehensive Plan is consistent with all of the general goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
2. The 2016-2024 Williston Comprehensive Plan is consistent with the specific goals of §4302. See Table 1A on Page 2 of the Plan that describes how the Plan is consistent with these goals.
3. The 2016-2024 Williston Comprehensive Plan contains the required elements of §4382. See Table 1A on Page 2 of the Plan that describes compliance with these required elements.
4. The 2016-2024 Williston Comprehensive Plan is generally compatible with the planning areas, goals and strategies of the 2013 Chittenden County Regional Plan, entitled the *2013 Chittenden County ECOS Plan*.
5. The 2016-2024 Williston Comprehensive Plan **appears to be** compatible with the municipal plans for South Burlington, Essex Junction, Essex, St. George, Shelburne, Richmond and Jericho.

- a. **While there are some references to cooperation between Williston and adjoining municipalities, and the land use and uses proposed in the 2016-2024 Williston Comprehensive Plan appear not to conflict with any neighboring municipalities, the plan does not include the required “statement indicating how the plan relates to the development trends and plans of adjacent municipalities, areas and the region developed under this title” (24 VSA §4382 (a) (8)).** Town staff have indicated that they are aware of the need to add this section.

*Added in Chapter 14 of the final plan.*

6. Williston has a planning process in place that is sufficient for an approved plan. In addition, Williston has provided information about their planning budget and CCRPC finds that Williston is maintaining its efforts to provide local funds for municipal and regional planning.

Additional Comments/Questions:

In September 2015, CCRPC staff completed an initial review of the 2011-2016 Williston Comprehensive Plan, which included a discussion of several new required sections that needed to be added to the 2016-2024 plan, as well as a number of suggestions for changes intended to improve the next draft of the plan. The required additions (flood resilience, water quality and economic development) were all incorporated, as discussed briefly below. Although the suggestions were not required changes, most of them were incorporated. The status of the suggestions can be found in the annotated 2015 memorandum, attached.

1. Flood Resilience: The 2016-2024 Plan discusses flood resilience in objective 12.8, part of the Watershed Health chapter.
2. Water Quality: The 2016-2024 Plan has an extensive discussion of water quality in Chapter 12: Watershed Health.
3. Economic Development: The 2016-2024 Plan describes past and future economic growth in the Town, and connects future economic growth with the land use and transportation goals of the Plan.

CCRPC staff understands that this plan is in draft form, and town staff has stated that some “quality control” issues (ex. typos, map mis-numbering) remain. CCRPC staff have marked-up the draft plan to indicate these changes. **While Staff does not find that any changes are necessary for approval and confirmation of the process by the CCRPC, the following recommendations and clarifying questions are offered to improve the plan:**

1. It appears that parts of the implementation table have not been updated and are still from the 2011-2016 version. *Updated*
2. The Williston Annex of the All Hazards Mitigation Plan is discussed briefly in reference to flood resilience. I recommend a policy related to completing the actions included in the AHMP by the town and/or updating the AHMP as necessary. *Completed*
3. On page 91, Table 1 includes good language explaining erosion and river related jargon. To align with State of Vermont language on this topic and make the issue more understandable to readers, I suggest naming the second item under Flood Protection “River Corridor Protection Area” instead of “Fluvial Erosion Hazard Area,” and labeling the River Corridor Protection Area on the graphic on page 92. *Completed*
4. Policy 8.3.3 mentions studying ways to improve dispatch. Is the Town involved in the regional dispatch study being conducted by CCRPC? If yes, mentioning this may be a good policy addition. *Not added, but not a requirement, just a question for discussion.*
5. The plan has a great energy discussion in Chapter 11 that mentions creating a “Town Energy Plan.” A map showing existing generation and the site of 3-phase power could be helpful. Does the town intend

CCRPC Formal Staff & PAC Review – 2016-2024 Williston Comprehensive Plan  
October 12, 2016 PAC Meeting – *Marked Up 9/1/2017*

to seek a certificate of energy compliance and associated substantial deference related to energy facility siting for this effort, or to contribute development constraints for consideration as part of the CCRPC Regional Energy Plan maps? If yes, mentioning this may be a good policy addition. *Included*

6. Policy 6.7, which discusses Regional Transportation Planning, mentions that “Williston will advocate a new formula that reflects traffic volumes, employment, or other indicators that better reflect jurisdictions’ relative needs for transportation improvements.” Does this refer to the number of votes given to each municipality during votes on MPO business, or to the formula used to prioritize transportation projects? *Policy has been removed.*

Proposed Motion & Next Steps:

PROPOSED MOTION: The PAC finds that the draft 2016-2024 Williston Comprehensive Plan, as submitted, meets all statutory requirements for CCRPC approval, and that the municipality's planning process meets all statutory requirements for CCRPC confirmation.

Upon notification that the Plan has been adopted by the municipality, CCRPC staff will review the plan, and any information relevant to the confirmation process, for changes. If staff determines that changes are substantive, those changes will be forwarded to the PAC for review. Otherwise the PAC recommends that the Plan, and the municipal planning process, should be forwarded to the CCRPC Board for approval.



## MEMORANDUM

**TO: Ken Belliveau, Director of Planning and Zoning, Williston**

**FROM: Emily Nosse-Leirer, Planner**

**DATE: September 2, 2015 – Updated October 6, 2016**

**RE: Initial Review of the Town of Williston, Vermont Comprehensive Town Plan 2011-2016**

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As Williston is in the beginning stages of updating its town plan, CCRPC has completed an initial review of the 2011 Town Plan. We understand that the Town intends to draft the plan between July and December of 2015, and the draft will then be distributed for public hearings.

We also understand that this plan update will focus on Transportation, Demographics, Housing, Stormwater and Economic Development, and as such comments will be focused on those sections. However, in the interest of keeping reviews consistent between towns, there are also comments included on some other sections. The comments below are intended to offer feedback on the 2011 Town Plan for Williston and suggestions for work that might be undertaken during the drafting process. Also included here is a reiteration of staff comments from the Enhanced Consultations conducted by CCRPC in 2013. **With the exception of comments related to new requirements, these comments are intended merely as helpful suggestions.**

### **Strengths – All still true**

- The style of writing made the plan easy and, in places, even fun to read
- Cross references throughout the entire plan make it clear that Williston is truly planning in a comprehensive way.
- The plan is very clear.
- Innovative methodologies in both growth management and agricultural preservation are excellent and useful examples to other municipalities.
- The plan includes great references to other information.

### **New Requirements**

#### **Flood Resilience –Included**

Plans are now required to have a flood resilience section that:

- i. Identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and
  - ii. Recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.
- The 2011 plan has a number of references to Special Flood Hazard Areas and Floodplain zoning districts, but should include a section in Chapter 11 (Watershed Health) to discuss flood resilience directly.

- Two examples of flood resilience sections are attached. One example, from the Essex Junction Town Plan, is based on the Chittenden County All-Hazards Mitigation Plan. The other, from Essex, is based on EPA guidelines. Both are good examples of how other towns integrate discussion of flood resilience into their plans.

#### Water Quality – **Included**

The Vermont Clean Water Act (H35) has several provisions that will need to be reflected in municipal plans. All plans must now include a discussion about water quality that mentions the basin plans from DEC.

- This plan already has a very thorough section on water quality. To meet the new state requirements, there should simply be some tie-in between the town's work and the Department of Environmental Conservation basin plans. The DEC plans cover broader areas than addressed in the plan. The Muddy Brook, Sucker Brook, Allen Brook and Winooski River watersheds defined in Map 14 all fall within the Winooski River Tactical Basin Plan, and the Lake Iroquois/Patrick Brook watershed falls within the Northern Lake Champlain Tactical Basin Plan. The basin plans and more information can be found here:
  - Lake Champlain: [http://www.watershedmanagement.vt.gov/planning/htm/pl\\_northernlcb.htm](http://www.watershedmanagement.vt.gov/planning/htm/pl_northernlcb.htm)
  - Winooski: [http://www.watershedmanagement.vt.gov/planning/htm/pl\\_winooskibasin.htm](http://www.watershedmanagement.vt.gov/planning/htm/pl_winooskibasin.htm)
- In addition, H35 creates a new municipal highway permit designed to regulate stormwater runoff from municipal roads. The permit will be issued by December 31, 2017 and all towns will become subject to it on a rolling basis between 2018 and 2021. Given Chittenden County's proximity to Lake Champlain, CCRPC assumes that all the county's municipalities will be required to apply for the new permit soon after it comes into effect. With that in mind, we suggest including language in the transportation section recognizing that this new permit will have an impact on the planning and capital budgeting processes.
- Lastly, there is a very strong section on watershed management (Chapter 11) already, but it could be improved and made more legally defensible if criteria were defined for what makes an "outstanding" water resource.

#### Economic Development – **Included**

Plans must contain an economic development element that describes present economic conditions and the location, type and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth. The Williston Plan does not include an Economic Development section at this time, however Section 13.4 indicates an intention to develop this element. This will be needed for CCRPC approval on your next Plan.

#### Opportunities for Improvement

##### General – **Updated**

- All references to CCMPO should be changed to references to CCRPC.
- Adding more demographic data would be useful for the plan.



- Specific Census data on age cohorts would be a valuable addition for a discussion on the needs, if any, of Williston's elderly population (for example - housing, services, adult education & recreation).
- A table exploring trends in income and household size would be a useful addition to the housing chapter
- Table 3A (pg. 6 & 9) and 3B (pg. 9) are referenced in Chapter 3, but they don't appear to be included in the Plan.
- 

#### Housing – updated. The housing chapter is great.

- Related to Table 5A, consider including a chart that shows the location of where new housing units are built by year and zoning district. CCRPC can assist with this.
- In Table 5B, the vacancy rate for Chittenden County reported seems too high. There are two ways to report housing vacancy. According to the 2010 Census, the rental vacancy rate was 3.6 percent and the housing vacancy rate was 1.4% ([http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10\\_DP/DPDP1/0500000US0007](http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_DP/DPDP1/0500000US0007)). However, the ECOS Scorecard uses local data from Allen and Brooks Associates, Inc. which give lower vacancy rates (<https://app.resultsscorecard.com/Scorecard/Embed/8502>). It might be worth including both statistics to illustrate the plan's point about housing shortages in Chittenden County.
- There is a good discussion on income verse housing costs in Chapter 5. However, the discussion only includes Chittenden County statistics; including statistics for Williston would be beneficial in the next update.
- Appendix E is referenced under 5.2, Appendix D should be referenced instead.

#### Natural Resources – Included

- Natural resources are addressed through a variety of chapters and more specifically in the Watershed Health and Open Space and Working Landscape sections but both lack a discussion of air quality and archeological sites and archeologically significant areas (required by statute). There is an opportunity to strengthen these sections in the next plan in accordance with §4302(6)(A) and §4302(5)(D).

#### Energy – included

- The Energy Efficiency and Conservation chapter in this plan is very good. Section 10.2.5 encourages farm methane plants, solar orchards and ridgeline wind farms and calls for environmental and aesthetic impacts to be considered in the permitting process. However, there may be an opportunity to influence the PSB process for these types of applications if the Plan is more specific about the appropriate locations for these facilities. The following could also be helpful in the PSB process:
  - Completing the definition of significant conservation areas as proposed in 12.1.2-12.1.5
  - Referring to an updated Visual Resource Assessment as proposed in 12.2.1 and 12.2.2
- Consider doing a profile of the current energy trends in the town that show energy usage and GHG emissions. This kind of analysis will serve as a base for assessing the Town's energy needs and potential savings. Data Resources include Efficiency Vermont, VT Gas, Chittenden County Regional Planning Commission, Vermont Renewable Energy Atlas.
- One action towns can take to support electric vehicle charging infrastructure is to add sections to their bylaws to clarify the regulations surrounding their permitting. If adding such a section to the Williston bylaws is of interest, a discussion of that should be included in the Energy section. As you

know VEIC worked on example bylaw language, using Williston's zoning regulations as an example. That model language can be found here:

[http://www.ccrpcvt.org/EVplanning/20140625\\_CCRPC\\_EV\\_zoning\\_model\\_language\\_clean.pdf](http://www.ccrpcvt.org/EVplanning/20140625_CCRPC_EV_zoning_model_language_clean.pdf)

- Revise the paragraph on page 67 to reflect updated energy codes made available in 2015 and state that although Williston does not currently enforce a building code, the State of Vermont does and any new construction or renovated conditioned space must comply with the State Energy Code prior to receiving a certificate of occupancy.
- Discuss whether the Town will be implementing screening requirements for ground-mounted solar facilities no more restrictive than screening for other commercial development in the town or than flood hazard bylaw requirements if the town has no other screening requirements.

#### Community Design – included

- It may be more understandable for the reader if section 4.5.1 states that parks should be available within ¼ mile rather than 1320 feet.
- The section on Urban Forestry is strong, but since the plan states that half the town's street trees are green ash, it would be useful to update the discussion of the Emerald Ash Borer threat including any steps the municipality intends to take to limit this threat.

#### Transportation – included

- There are more current data available regarding miles of sidewalks, paths and trails. CCRPC can provide this information.
- Section 6.1.2.1 details progress on the paths supported by the Bond Issue. This should be updated with current information.
- There are a number of sections that need to be updated to reflect the CIRC Alternative projects, as opposed to the CIRC:
  - Section 6.1.2.2 should be updated to include paths and sidewalks associated with CIRC Alternative projects
  - If there have been updates to the public transportation system, such as new bus stops from the CIRC Alternative's bus shelter program, those should be reflected.
  - All information in 6.3 should be edited to reflect CIRC Alternative projects
  - Section 6.3.5 should include recommendations from the Route 2 Path Scoping CIRC alternative project
  - The Higher Priority Improvements section should also be revised based on the CIRC Alternative reports and recommendations
  - Section 6.4.9 should be revised to take CIRC alternative projects into account
- The Public Transportation section would benefit from a discussion of the transportation needs of the elderly, given the aging population of Williston and the county
- The section should be updated with the latest CCTA boardings data
- Section 6.1.3.1 should reflect the cost of the fixed route service. CCTA will be able to provide this information.
- 6.3.2 should be revised to include the current status of the Williston Park and Ride
- Section 6.3.4 discussion the intersection of Rt. 2 and North Williston Road. Is this still a problem area?
- Section 6.4.2 should include language about the town considering alternative recommendations from the 2012 CCRPC study of the intersection.
- Are the designated truck routes in 6.5.1 still current?
- The link in 6.5.2 should be updated to lead to the latest plan draft

- The amount of money spent by Williston on road maintenance and charged in transportation impact fees should be updated
- The 2011 Williston AHMP discusses the importance of monitoring at-risk bridges and culverts and upsizing culverts where needed, and includes strategies related to those issues. Including a similar discussion with strategies in the transportation section might improve it. Doing so would also help toward meeting the new flood resiliency element.
- Map 8 identifies a road classification system distinctly different than VTrans' designations (see: <http://www.ccrpcvt.org/communities/townmap/?fips=7085&map=fc>). The plan text, however, acknowledges some, but not all, of these differences on page 30. A further explanation of these differences and implications is recommended.

#### Public Facilities and Services – Included, more comments on AHMP included in formal review

- Chapter 7, Public Facilities and Services, would benefit from a reference to the Chittenden County All Hazards Mitigation Plan and the Williston Annex. The reference would acknowledge that a planning process has taken place regarding significant natural, societal and technological hazards. CCRPC is currently in the process of updating the county-wide All Hazards Mitigation Plan and the local annex, both of which will be completed by August 2016. If possible, references to the AHMP should be changed to refer to the 2016 version before the plan is adopted by the Selectboard.
  - The local annex also identifies actions related to identifying and improving existing emergency shelters as well as increasing coordination between emergency service providers. Including a discussion of those issues and related strategies from the AHMP might improve this section.
- This chapter discusses a sewer capacity expansion, but lacks a discussion about how long that capacity would be sufficient given targeted growth rates, especially for the growth center. More discussion of this would be useful.
- On page 45, Table 7c is missing.

#### Education and Childcare – included

- Paragraphs under Section 9.1 appear to report differing data on school enrollment. Consider clarifying with the next amendment. The first paragraph suggests an increase in the last 5 years, but the rest of the data in the chapter contradicts that.

#### Open Space and Working Landscapes – included

- The map reference under 12.1.1 refers to Map 5 which is the Historic District, not the Protected Areas map. The closest Map appears to be Map 19: Natural Resource and Conservation Areas.
- The second map reference under 12.2, refers to Map 6; it appears that Map 20 should be referenced here instead.

#### Implementation – not included, but not required for approval

- The list of strategies is very comprehensive, but having a Top 10 list or some other form of prioritization would be helpful.

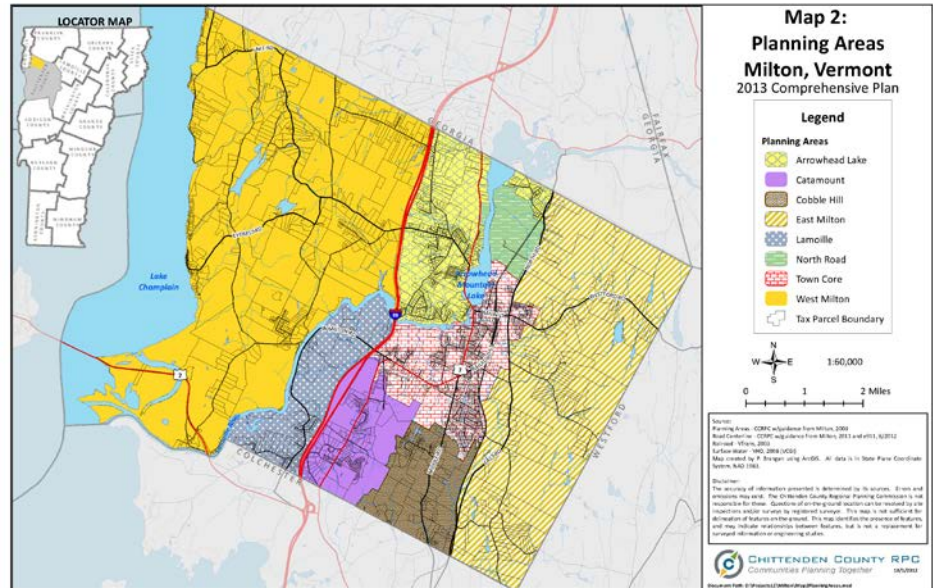
#### Maps – Mostly included, but not required for approval

- All of the maps at the end of the plan should include features past the Williston town boundary (an example map is below). Partially included

- The maps would be improved by editing for legend readability (remove underscores between words, be consistent regarding case, text size, and font).

- On Map 9 (Proposed Transportation Improvements) the traffic counts all have a label of 0. Is this a typo or were there no counts available?

- For this plan, river corridor data will need to be added to Map 2 (Future Land Use).



- Consider adding a map showing existing land use. This can easily be created with E911 point data.
- There could be more current data for many of the maps – Natural Resources, for example.
- Is the 1988 LESA Farmland map the most current and accurate data?
- Map 4 should have the word Soils somewhere in the title or legend
- Map 16 (Elevation) is very aesthetically pleasing, but the legend should provide more description.
- Childcare facilities need to be added to the facilities map.
- Consider adding a map showing current renewable energy sites