



Planning Advisory Committee

Wednesday, November 8, 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 September 9, 2017 Minutes*
- 2:40** ECOS Plan Update – MTP, CEDS & Energy, *Regina Mahony*
- 3:00** Housing Summit Idea, *Regina Mahony*

****PLEASE NOTE ALL THREE TOWN PLANS ARE POSTED HERE:**

<https://www.ccrpcvt.org/about-us/committees/planning-advisory-committee/>

- 3:10** Milton Comprehensive Plan Review*, *Emily Nosse-Leirer*
 - a. Review Staff Summary (attached)
 - b. Questions and Comments
 - c. Recommendation to the CCRPC Board
- 3:30** 2017 Charlotte Town Plan– Public Hearing and Review*, *Emily Nosse-Leirer*
 - d. Open the Hearing
 - e. Accept Public Comment
 - f. Close the Hearing
 - g. Review Staff Summary
 - h. Questions and Comments
 - i. Recommendation to the CCRPC Board
- 3:50** St. George Town Plan Review*, *Lee Krohn*
 - a. Review Staff Summary (attached)
 - b. Questions and Comments
 - c. Recommendation to the CCRPC Board
- 4:10** Regional Act 250/Section 248 Projects on the Horizon, *Committee Members*
- 4:25** Other Business
 - a. December meeting for Richmond Town Plan – December 6th or 13th
 - b. FY19 UPWP Solicitation will go out before Thanksgiving
- 4:30** Adjourn

* = Attachment

NEXT MEETING: December or January 10, 2018 at 2:30pm to 4:30pm.

1 CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
2 PLANNING ADVISORY COMMITTEE - MINUTES
3

4 DATE: Wednesday, September 13, 2017
5 TIME: 2:30 p.m. to 3:30 p.m.
6 PLACE: CCRPC Offices, 110 West Canal Street, Suite 202, Winooski, VT
7

Members Present:

Jacob Hemmerick, Milton
Dana Hanley, Essex
Everett Marshall, Huntington
Darren Schibler, Essex
Andrew Strniste, Underhill
Ken Belliveau, Williston
Luke Valentine, St. George
Victor Sinadinowski, Milton
Sarah Hadd, Colchester (left at 3:10pm)
Alex Weinhagen, Hinesburg (arrived at 3:05pm)
Paul Conner, South Burlington

Others:

Leslie Pelch, VCGI
Jenny Bower, VCGI

Staff:

Regina Mahony, Planning Program Manager
Melanie Needle, Senior Planner
Emily Nosse-Leirer, Planner
Pam Brangan, GIS Data & IT Manager

8
9
10 **1. Welcome and Introductions**

11 Regina Mahony called the meeting to order at 2:36 p.m.

12
13 **2. Approval of July 12, 2017 Minutes**

14
15 Everett Marshall made a motion, seconded by Ken Belliveau to approve the July 12, 2017 minutes. No further
16 discussion. MOTION PASSED. Sarah Hadd abstained.

17
18 **3. Final Building Homes Together Housing Numbers for 2016**

19 Regina Mahony explained that the numbers in the packet were in fact not the final. Underhill and Huntington have
20 been added for a total of 843. Ken Belliveau indicated that the Williston numbers look low. It is possible that only
21 buildings are reported rather than total units. Add "CY" so we know that it isn't a fiscal year. South Burlington did
22 not give us their accessory units, so they probably have more. Question about camps going forward and if we want
23 to count them when there is a conversion from camp to full time. Staff will take a look and revise again if necessary
24 before the September 27th press conference.

25
26 **4. ECOS Plan Update**

27 **Schedule** - Regina Mahony explained that we'll be trying to get feedback on the three big topics (energy, transportation
28 and economy) of the ECOS update over the next few months. Including meeting with the staff to discuss the MTP
29 project list and CEDS project list. We'll be meeting with the Managers, Planners and Public Works staff to review these
30 lists and then will meet with Selectboards as well. We know you'll be starting budget conversations soon and we are
31 doing our best to get these started as soon as possible.

32
33 **Planning Area Map Changes** - Melanie Needle explained the three proposed edits that we've made so far; and asked
34 the PAC to let us know if there are any other potential edits out there.

35
36 **Energy Planning Status** - Melanie Needle provided an overview of the draft Energy Siting Policies and asked if they
37 make sense conceptually? Regina Mahony added that when we've got this framework correct, we'll be circling back
38 with the municipalities on how we've categorized the constraints. We've taken a strict interpretation of what we'll
39 include as a 'known' constraint to ensure that all development is being treated equally, and to make sure we aren't being
40 overly restricted to renewable generation. Questions/comments included:

- 41 • In the real world the constraints should be field verified, and the maps treated more as a 'red flag'. Yes, that is
42 how we are treating the constraints.

- 1 • Some members indicated that this works, but they are looking forward to the continued conversation about
2 classifying the constraints.
- 3 • The first suitability sentence starts out negative; can we be more positive?
- 4 • There was a suggestion to instead describe the suitability section as a suitability analysis process. Since we can't
5 typically answer the "can I develop my lot as..." without going through all the steps of development review first.
- 6 • There was a lengthy discussion regarding the connection to three phase power. The proposed policies suggest
7 that close proximity (and specifically within 1,000' of existing transmission and distribution infrastructure) is a
8 more ideal location for wind and solar generation facilities than further away. The intention is to limit expansion
9 of this infrastructure and create pressure for other types of growth outside of the core. There was some
10 discussion that three phase power really isn't a sprawl vehicle – certainly not for residential. There was some
11 discussion regarding the siting of three phase power and the aesthetic impacts to places where it doesn't
12 currently exist. What size project needs three phase power? Staff will research this. Also, can we buffer the
13 current lines to see how much land this encompasses? Would we be eliminating the majority of places where
14 these resources can go. And would we be able to meet our target by limiting this? On site storage is being talked
15 about more and more and not sure how that will impact the need for 3 phase power. This will almost eliminate
16 all the work on the constraints, because this would be the most limiting.

17
18 Melanie explained that we updated Map 6 to match the constraint language under Strategy 3 & 4.

19
20 Emily Needle described how we've made the distinction between known and possible constraints. There was a
21 suggestion to add "mitigate" under the first bullet under "possible constraints". There was some discussion about
22 the timeframe and when constraints can be added. There was a suggestion to say something like "so long as the
23 RPC approves the Plan, then the constraints as approved in that plan have the backing of the regional plan." We'll
24 need to have some flexibility, presuming you can meet your targets and so we don't have to update the ECOS plan
25 every time a local plan is updated. However, we had similar language to this and the Board wasn't comfortable
26 leaving the language this open ended.

27 28 **5. Williston Comprehensive Plan - Final Review**

29 Emily Nosse-Leirer provided an overview of the Williston Comprehensive Plan. The PAC already reviewed the
30 draft Plan back in October. Staff finds the Plan and planning process to meet all statutory requirements. Ken
31 Belliveau said the major changes between October and now were that they updated all of the goals based on what
32 has actually been started or completed within that timeframe. For example, they started the new sewer allocation
33 process, so changed to "implement". School districts are now merged, etc. They utilized and relied on the CCRPC
34 technical staff review, and the PAC review last fall helped to understand all necessary updates. The plan was
35 adopted by the Selectboard on August 22nd.

36
37 Paul Conner made a motion, seconded by Everett Marshall, that the PAC finds the 2016-2024 Williston
38 Comprehensive Plan, as submitted, meets all statutory requirements for CCRPC approval, and that the
39 municipality's planning process meets all statutory requirements for CCRPC confirmation, and forwards the Plan to
40 the CCRPC Board for approval. No further discussion. MOTION PASSED. Ken Belliveau abstained.

41 42 **6. Regional Act 250/Section 248 Projects on the Horizon**

- 43 • Milton – No Act 250 stuff. Addition to cell tower and 40 acre solar farm. Planning Commission no
44 concerns. The property is currently in agriculture.
- 45 • Williston – Maple Tree Place amendment to include a splash park and ice rink.
- 46 • Essex – UVM medical primary care facility right on corner of Essex Way and Rte 15. Town is happy with
47 it. There is a very conceptual plan to totally re-vision the outlets including 6 story buildings. Current plans
48 don't conform with existing regulations and most residents that came to conceptual design weren't happy
49 about it. An issue about criterion 9(B) (agricultural soils) at the Saxon Hill Industrial Park has been
50 resolved. It was originally ruled that proposed development on Saxon Hill Road did not meet the standards
51 for being in an industrial park, since the park was not permitted as such through Act 250. After
52 communications between the town and the commission, it was determined that the development was in an
53 industrial park, and had to pay 1:1 agricultural mitigation fees as opposed to a higher ratio (the standard for
54 development outside an industrial park).

- 1 • St. George – two new industrial storage sites. Residential in St. George estates.
- 2 • South Burlington – 45 pre-application notice for two Section 248 projects: substation upgrades at UVM,
- 3 and Queen City Park. PC no action yet. Quarry Hill Road residential building. South Village Phase III –
- 4 connect Spear to Dorset. Also amendment to South Village to change original school design. AT&T
- 5 technology with a box that goes under a utility pole for a wifi to wifi network. The intent is to establish
- 6 more tower locations in order to be able to accommodate all of the data plan internet needs (ie. in cars,
- 7 phones, etc) but not as powerful as the big poles. Talks have also taken place in Williston.
- 8 • Hinesburg – nothing on Act 250 or PSB front.
- 9 • Interesting decision from Charlotte – public investment from Mount Philo, solar application denied. Denial
- 10 not based on local town plan language.

11

12 **7. State Parcel Mapping Project**

13 Leslie Pelch provided an update on this 3-year project to create and regularly update parcel data to meet state
14 standards. Leslie is also looking for municipalities to participate in the second year. Project information can be
15 found here: <http://vcgi.vermont.gov/parcels>.

16
17 Leslie Pelch introduced Jenny Bower who has been working on this project. They, and the RPC, can help work
18 with Towns when working with vendors for parcel updates (RFPs, contract templates, etc.). There may be limited
19 capacity to help some municipalities with parcel data (Buel's Gore may be the only place in Chittenden County that
20 they can help). Haven't answered the question about what attributes will be included and available and online. At
21 this point vendors have been chosen. Parcel data work should begin in November on the year 1 municipalities.

22
23 Questions/comments included:

- 24 • How often should the municipalities send the state their updated parcel data? Likely once a year for now.
25 Would like it to be more real time every time the municipalities update the data, but they are not there yet.
26 Have thought about an online interface where the data is shared between the local and state level. For now,
27 the vendors have it in their contract to send/share the data to the state. Extract, transform and load tools will
28 need to be created in order for municipalities to upload their data to the state in the "standardized" parcel
29 data.
- 30 • When municipalities are approving a subdivision, it would be great to know exactly what data we should be
31 asking for or requiring. The mapping contractor would be the best person to ask what geospatial data they
32 want. For VCGI a shapefile is best, but it is also really helpful to have the actual survey (in pdf) alongside
33 to see it. Can you provide the municipalities with a preferred file format? They don't have this suggestion
34 yet.
- 35 • What data will go live once this gets updated? They haven't decided this yet.

36
37 VTrans is assigning the contractors to the year 1 Towns (Underhill, Westford & Williston, and others). Trying to
38 take municipal input into account, but may not be able to accommodate all requests. Needs to be a 99% match to
39 the state grand list. Not requiring vendors to create a parcel for inactive parcels if they aren't in the town's
40 grandlist, attached to a parcel data or have an assigned SPANS. NMERC is one of the 10 vendors. Some town's
41 have good contractor relationships already. Future updates will need to be done at the local level so some
42 municipalities will want to continue to work with their own contractors, since the state isn't fully taking over
43 updates into the future.

44

45 **8. Other Business**

- 46 a. Any interest in RLUIPA workshop from Dwight H. Merriman, Robinson and Cole LLP. They offered to
47 come up and give a presentation for free. Let us know if anyone is interested.
 - 48 b. Let's Talk Progress Speaker Series: <https://letstalkprogress.org/events/>. Emily Talen is coming on 9/21 and
49 recordings of the previous talks are on the website. It has been a great speaker series.
 - 50 c. Housing Summit – ½ day workshop idea. Regina Mahony will follow-up via email with this idea.
 - 51 d. Potential October 11th PAC Meeting for Comprehensive Plan Reviews. The PAC has no objections if this
52 meeting is needed.
- 53

- 1 **9. Adjourn**
- 2 The meeting adjourned at 4:30 p.m.
- 3
- 4 Respectfully submitted, Regina Mahony

DRAFT



CCRPC Planning Advisory Committee

November 8, 2017

ECOS Plan Update/Metropolitan Transportation Plan Draft Scenario

Background:

Staff has developed the first draft MTP Scenario that includes multimodal projects and land use strategies from Scenarios A through D (discussed at the October TAC meeting).

Specifically, the MTP Scenario includes the following:

- Projects listed in the *MTP Project List* included in the packet. Please note that projects that are highlighted in light red/pink were excluded from this first draft MTP Scenario. The following general categories of projects and major projects are included in the scenario:
 - All TIP Projects (Front-of-the-Book, Development & Evaluation, Candidate list)
 - Third lane on I-89 between Exit 14 and Exit 15
 - Exit 12B is included as a placeholder for a future interchange improvement between Exit 12 and Exit 15. Further evaluation of the impacts and benefits of reconstructing Exit 14, constructing Exit 12B or Exit 14N is necessary to determine which is the most beneficial improvement for the region.
 - Intelligent Transportation System investments and signal upgrades for major arterials in the county.
 - Local projects identified by municipalities and the CCRPC through various planning studies and plans.
- 20-minute headways for all existing transit routes & new *VT-127 to Colchester* transit loop service.
- Robust increase in bicycle and pedestrian infrastructure in Villages and City/Town Centers.
- Land Use: 90% of the approved 2050 household (HH) growth is allocated to TAZs that correspond to areas planned for growth with concentration in the urban centers and village planning areas.

Demographic data used in the development of the 2015 and 2050 Base and MTP Scenario is presented in the table below:

Demographic Data	2015	2050	2015 - 2050 % increase
Population	161,382	183,172	14%
Employment	135,511	182,688	35%
Household	63,498	79,151	25%

Just a reminder that the CCRPC is estimated to receive a total of \$1,744.72 million by 2050. 70% (\$1,221.3 million) of the total funding is allocated to preservation projects and 30% (\$523.42 million) to new multimodal improvements that include the TIP projects. This draft MTP Scenario is fiscally constraint at \$420.7 million. The proposed allocations for each major program category for the current draft MTP Scenario are presented in the table below.

Proposed 2050 Program Allocations			FY00-16 TIP Obligation Percentages
Program Category	MTP Allocations	Percent	
Roadway Corridor Improvements	\$289,000,000	68.7%	9.2%
New Facility/ Major Roadway Upgrades			50.8%
Safety/ Traffic Operations/ ITS			13.6%
Bike/Pedestrian/ Enhancement	\$70,000,000	16.6%	14.1%
Transit Expansion	\$40,000,000	9.5%	4.9%
Park & Ride/ Intermodal	\$5,700,000	1.4%	3.5%
Rail	Outside our Fiscal Constraint		3.8%
Stormwater/ Environmental	\$16,000,000	3.8%	0.1%
Total	\$420,700,000	100.0%	100.0%

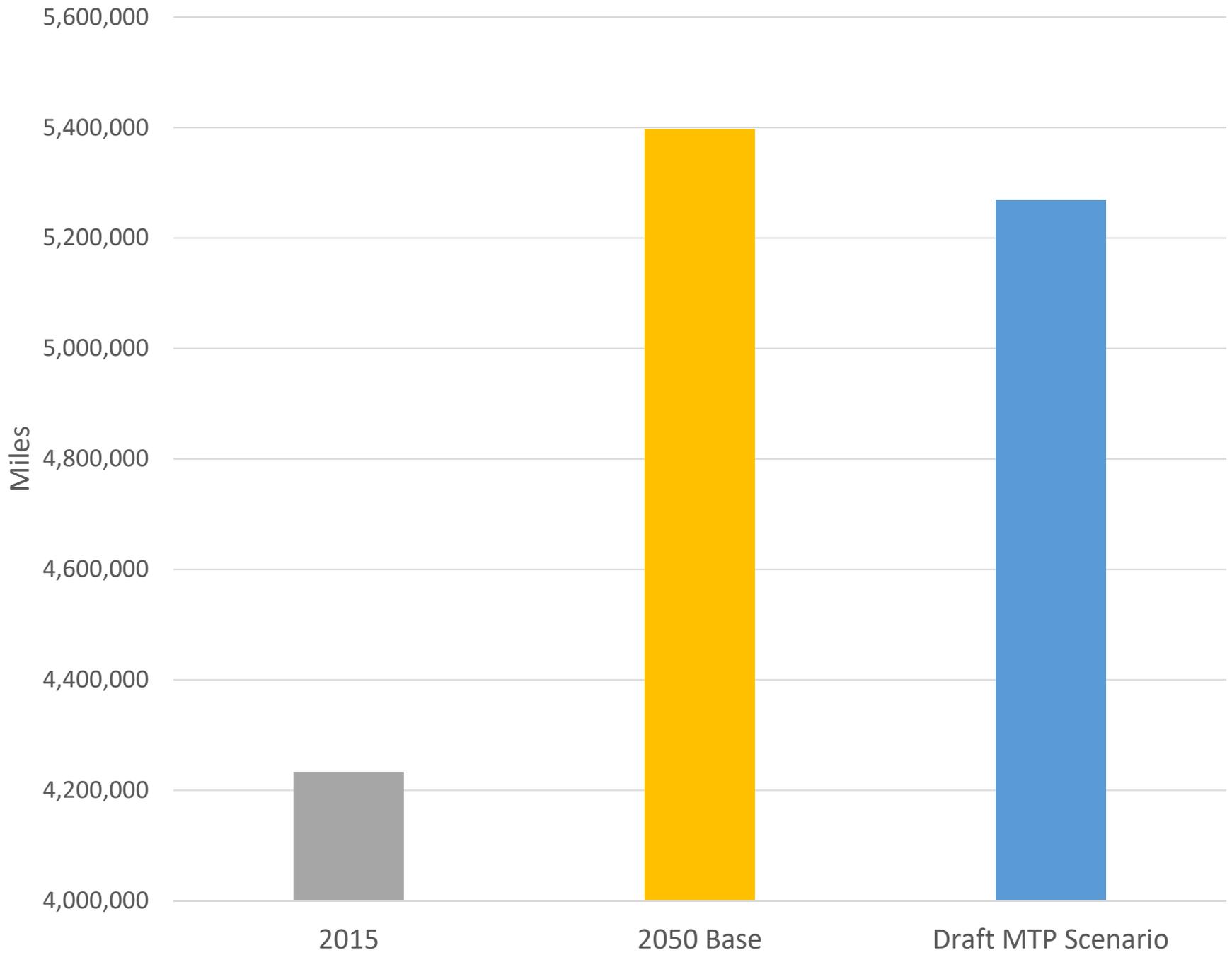
Included in your packet for your review and comment are county-wide metric charts. Maps that indicate delays, volume/capacity, and changes in delays for 2015 & 2050 Base and the draft MTP Scenario can be found in the November 7th TAC Packet here:

<https://www.ccrpcvt.org/about-us/committees/transportation-advisory-committee/>

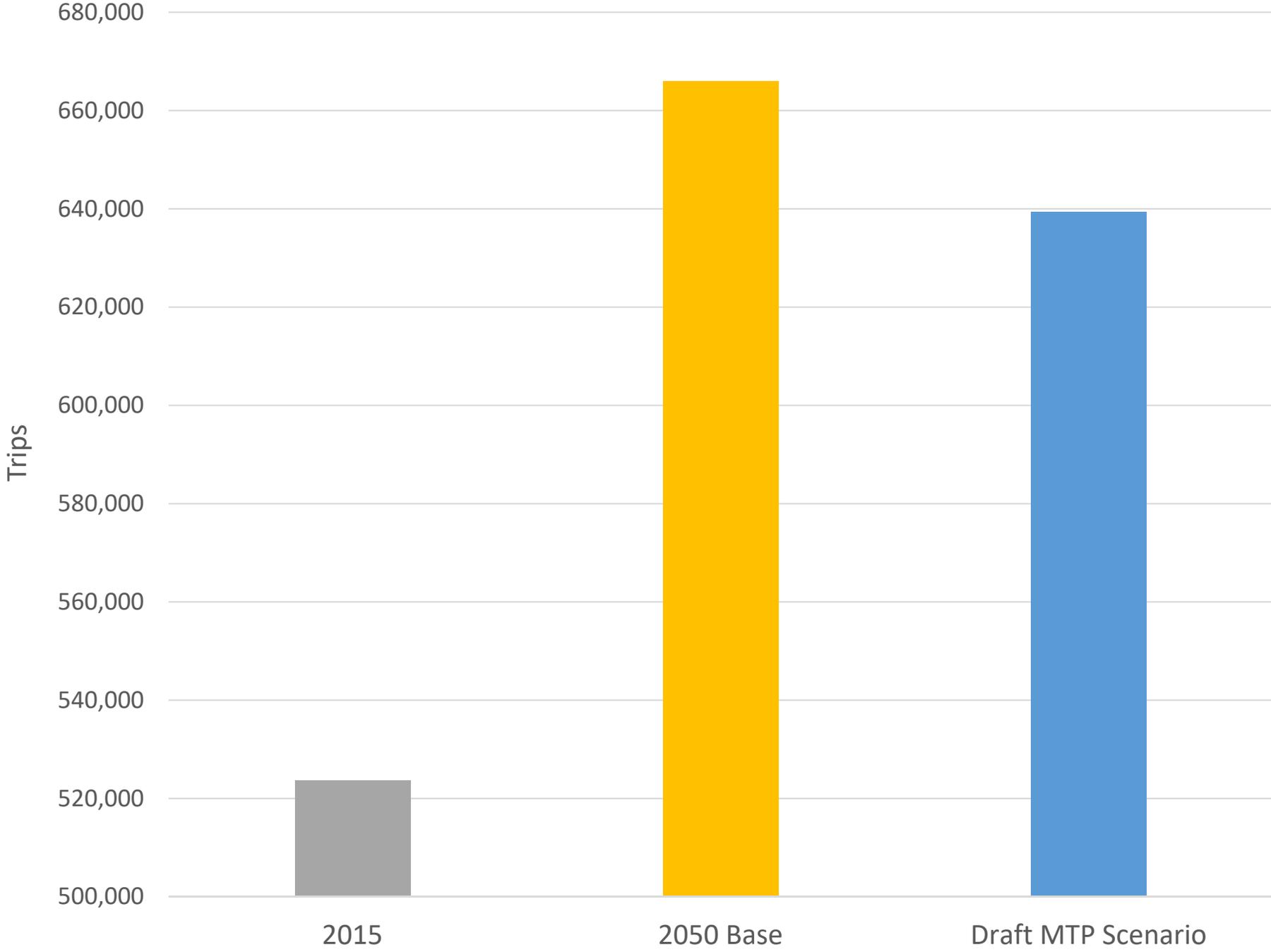
Please note that the 2050 Base Scenarios includes TIP projects that are also “front-of-the book” projects in the VTrans Capital Program.

Staff contact: Jason Charest, jcharest@ccrpcvt.org & Peter Keating, pkeating@ccrpcvt.org

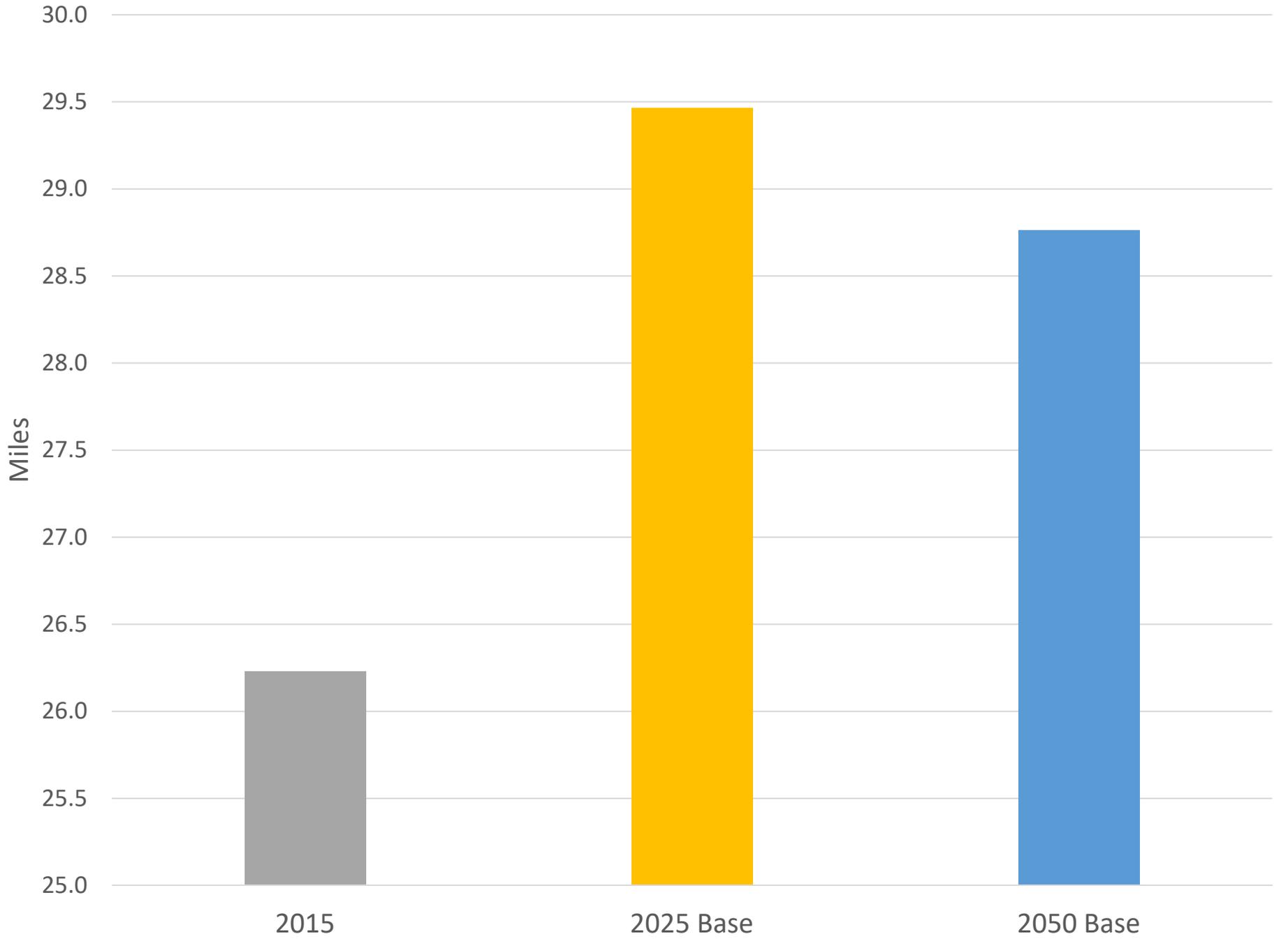
Countywide Daily Vehicle Miles Traveled (VMT)



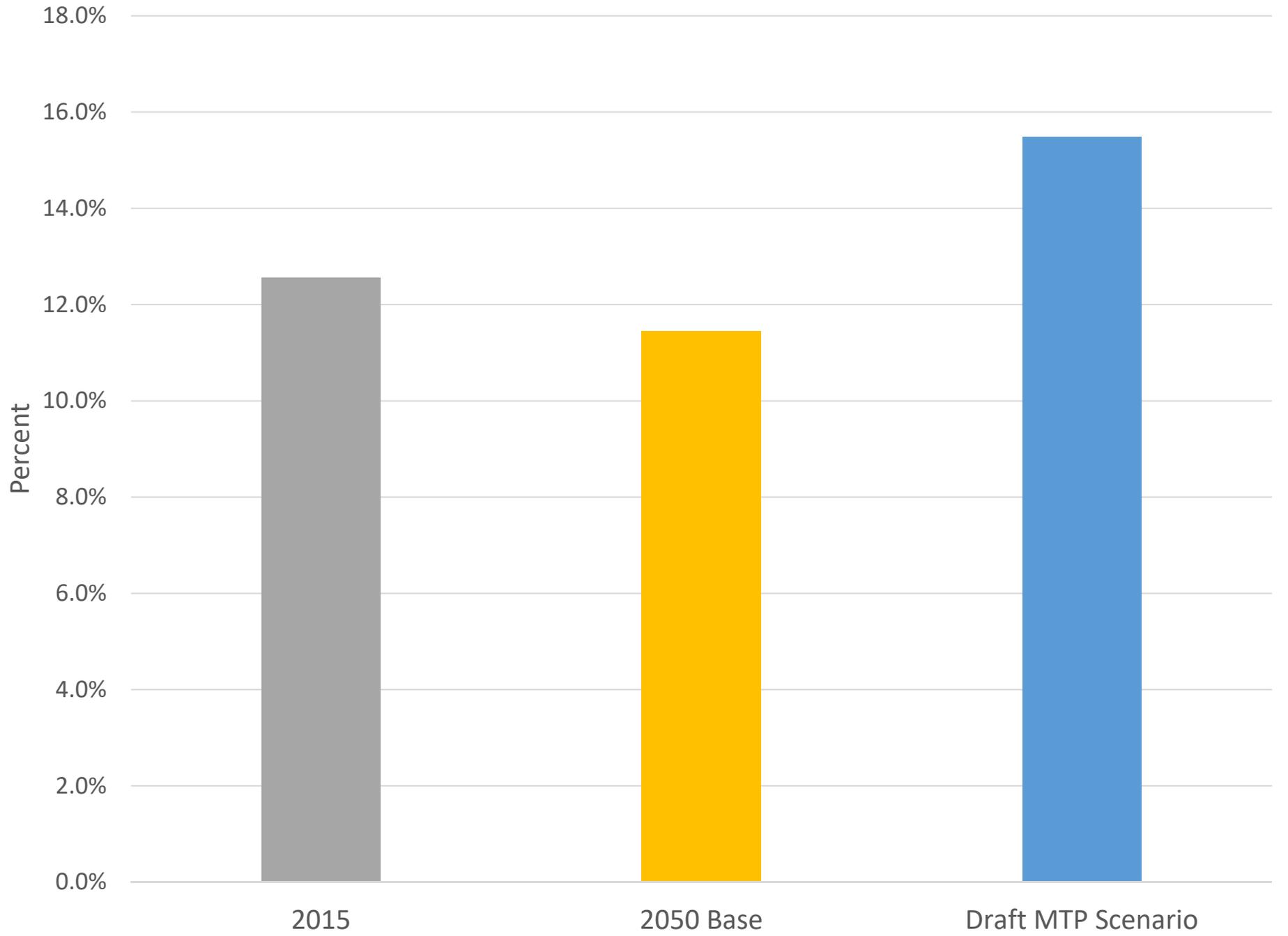
Countywide Daily Total Vehicle Trips



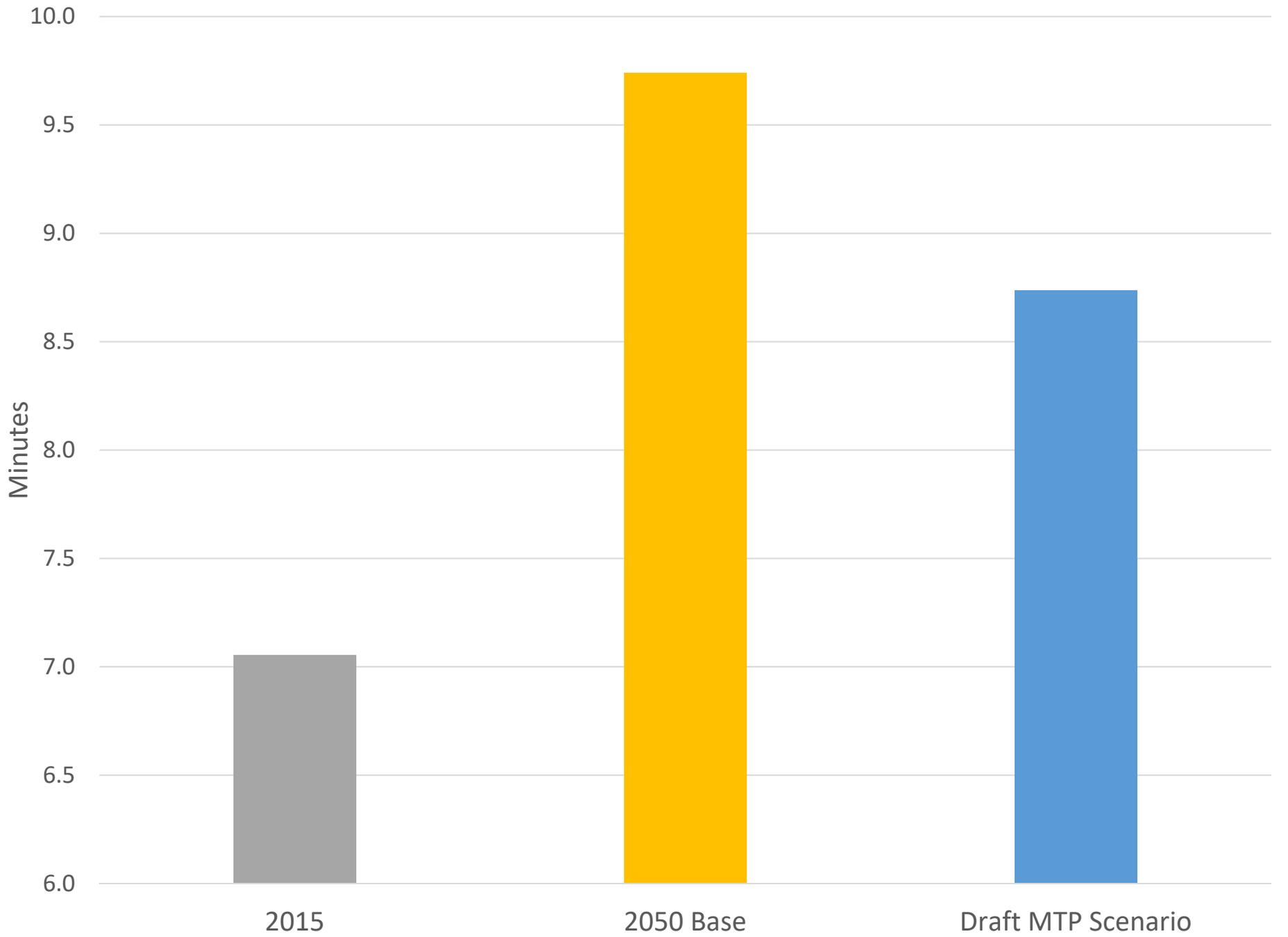
Countywide Daily Vehicle Miles Traveled (VMT) per Capita



Countywide Daily Transit, Walking & Biking Mode Split



Countywide Daily Delay per Capita



**Draft MTP Project List By Municipality & Cap. Prog. Status
2017 - 2050
October 26, 2017**

Color Key:

~~strikethrough~~ Projects proposed for removal

Projects being considered for removal

Project status to be confirmed with Municipality

Municipality	Project Type	Project	Cost Estimate	Time Frame (Short - 2025, Med 2025-2035, Long 2035- 2050)	Funding Source (Fed/State, Local, Other FRA, FAA)
Bolton					
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
1 Bolton	Park and Ride	US2/Bolton Access Road Park & Ride	\$50,000		
Burlington					
Capital Program - Front of the Book and On CCRPC TIP					
2 Burlington	Roadway/Safety & Traffic Operations	Shelburne Street Roundabout	\$2,460,000		
3 Burlington	Roadway/Safety & Traffic Operations	Champlain Parkway	\$25,000,000		
4 Burlington	Bike & Pedestrian	Champlain Elementary Pedestrian Crossing Improvements	\$405,000		
5 Burlington	Bike & Pedestrian	Colchester Avenue Sidepath	\$281,437		
6 Burlington	Bike & Pedestrian	North Avenue Crosswalks	\$246,750		
Capital Program - Development & Evaluation and On CCRPC TIP					
7 Burlington	Roadway/Safety & Traffic Operations	Railyard Enterprise Project	\$6,285,000		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
8 Burlington	Bike & Pedestrian	Burlington Bike Path Rehabilitation - Oakledge to Maple Street	\$10,000,000		
9 Burlington	Bike & Pedestrian	Depot Street Improvements (Bike/Ped)	\$955,000		
10 Burlington	Bike & Pedestrian	North/South Bicycle Route	\$550,000		
11 Burlington	Bike & Pedestrian	Sherman Street Connection to Depot Street - Stairway Street	\$775,700		
12 Burlington / Charlotte	Bike & Pedestrian	Champlain Path Rail Trail	\$14,000,000		
13 Burlington / Winooski	Bike & Pedestrian	Bike/Ped Bridge Crossing of the Winooski River in the vicinity of the "Blue Bridge"	\$2,141,200		
14 Winooski / Burlington	Bike & Pedestrian	Winooski River Bicycle/Pedestrian Bridge	\$1,680,500		
15 Burlington	Roadway/Safety & Traffic Operations	Main Street Great Street	\$10,300,000		Locally funded?
16 Burlington	Roadway/Safety & Traffic Operations	Winooski Avenue Improvements	\$11,330,000		Locally funded?
17 Burlington	Roadway/Safety & Traffic Operations	Battery Street Improvements	\$2,899,000		Locally funded?
18 Burlington	Roadway/Safety & Traffic Operations	Shelburne Street Improvements - Complete Streets	\$11,330,000		Locally funded?
19 Burlington	Roadway/Safety & Traffic Operations	Colchester Avenue/Riverside Avenue Intersection Improvements	\$3,400,000		
20 Burlington	Roadway/Safety & Traffic Operations	Colchester Avenue/Prospect Street Intersection Improvements	\$948,000		
21 Burlington	Roadway/Safety & Traffic Operations	Colchester Avenue/East Avenue Intersection Improvements	\$704,000		
22 Burlington	Roadway/Safety & Traffic Operations	North Avenue Improvements	\$7,888,000		
23 Burlington	Roadway/Safety & Traffic Operations	Queen City Park Road Bridge	Preservation items accounted for separately		

**Draft MTP Project List By Municipality & Cap. Prog. Status
2017 - 2050
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Municipality	Project Type	Project	Cost Estimate	Time Frame (Short - 2025, Med 2025-2035, Long 2035- 2050)	Funding Source (Fed/State, Local, Other FRA, FAA)
24 Burlington-Winooski	Roadway/Safety & Traffic-Operations	Main Street Bridge Improvements	Preservation items accounted for separately		
25 Burlington	Park and Ride	South End Transit Center Expansion	\$18,000,000		
Charlotte					
Capital Program - Front of the Book and On CCRPC TIP					
26 Charlotte	Roadway/Safety & Traffic Operations	US7 Reconstruction	\$2,500,000		
27 Charlotte	Roadway/Safety & Traffic Operations	US7/Ferry Road Intersection Improvemebts	\$535,000		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
28 Burlington / Charlotte	Bike & Pedestrian	Champlain Path Rail Trail	See Line 12		
29 Charlotte	Park and Ride	Charlotte Ferry Road/US7 Park & Ride	\$215,000		
Colchester					
Capital Program - Front of the Book and On CCRPC TIP					
30 Colchester	Roadway/Safety & Traffic Operations	VT2A/US7/Creek Road/Bay Road Intersection	\$5,754,281		
31 Colchester	Roadway/Safety & Traffic Operations	Exit 16 Improvements	\$8,050,000		
32 Colchester	Roadway/Safety & Traffic Operations	Severance Corners Improvements	\$3,848,257		
33 Colchester	Roadway/Safety & Traffic Operations	W Lakeshore Drive / Prim Road Intersection Improvements	\$1,900,000		
34 Colchester	Roadway/Safety & Traffic Operations	Blakely Road / Laker Lane Intersection Improvements	\$425,000		
35 Colchester	Park and Ride	US7/I-89 Exit 16 Park & Ride	\$500,000		
36 Colchester / Essex / Essex Junction	Bike & Pedestrian	VT15 Multi-use Path - Phase 1 Lime Kiln Road to Susie Wilson Road	\$1,430,066		
37 Colchester	Bike & Pedestrian	Ft Ethan Allan Sidewalks	Earmark		
38 Colchester	Bike & Pedestrian	Mountain View Drive Sidewalk	\$370,000		
39 Colchester	Bike & Pedestrian	West Lakeshore Drive Path	\$1,800,000		
Capital Program - Development & Evaluation and On CCRPC TIP					
40 Colchester	Roadway/Safety & Traffic Operations	VT2A Colchester Village and Mill Pond Road/East Road Intersection	\$3,900,000		
Capital Program - Candidate List					
41 Colchester	Roadway/Safety & Traffic Operations	I-89 Exit 17/US2/US7 Interchange Improvements	\$17,238,000		
42 Colchester / Essex / Essex Junction	Bike & Pedestrian	VT15 Multi-use Path - Phase 2, I-89 Exit 15 to Lime Kiln Road	\$305,700		
43 Colchester / Essex / Essex Junction	Bike & Pedestrian	VT15 Multi-use Path - Phase 3, Susie Wilson Road to West Street Extension	\$537,500		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
44 Colchester	Bike & Pedestrian	Severance Road Shared Use Path	\$2,086,500		
45 Colchester	Bike & Pedestrian	Heineberg-Blakely Bypass Bike Path	\$365,000		
46 Colchester	Bike & Pedestrian	West Lakeshore Drive Path - Harbor View Plaza to Public Boat Launch	\$2,010,000		

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2017 - 2050
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47	Colchester	Roadway/Safety & Traffic Operations	VT15/Lime Kiln Road Intersection Improvements	\$1,030,000		
48	Colchester	Roadway/Safety & Traffic Operations	VT127 Intersection Improvements	\$711,000		
49	Colchester	Roadway/Safety & Traffic Operations	Roundabout at Bayside Park Intersection	\$3,310,000		
50	Colchester	Roadway/Safety & Traffic Operations	Mill Pond Road/Severance Road Intersection Improvements	\$277,000		
51	Colchester	Roadway/Safety & Traffic Operations	VT127 Roadway Improvements - East	\$10,012,000		
52	Colchester	Roadway/Safety & Traffic Operations	VT127 Roadway Improvements - West	\$12,463,000		
53	Colchester	Roadway/Safety & Traffic Operations	Heineberg-Blakely Bypass	\$18,952,000		
54	Winooski, Colchester	Roadway/Safety & Traffic Operations	Intelligent Transportation System Improvements - Signal and Communications - US7	\$600,000		
55	Colchester	Roadway/Safety & Traffic Oper	Greenway Drive North	\$1,648,000		
56	Colchester	Roadway/Safety & Traffic Oper	Greenway Drive South	\$4,120,000		
57	Colchester	Roadway/Safety & Traffic Oper	US7 - Rathe Road to Severance Corners Improvements (widening to add lanes)	\$3,090,000		
58	Colchester	Park and Ride	US7/Severance Road Park & Ride	\$372,000		
Essex						
Capital Program - Front of the Book and On CCRPC TIP						
59	Essex	Roadway/Safety & Traffic Operations	VT2A/VT289 Interchange Improvements	\$1,467,400		
60	Essex	Roadway/Safety & Traffic Operations	VT15/Sand Hill Road Signal	\$1,140,453		
61	Essex, Williston	Roadway/Safety & Traffic Operations	Signal Upgrades on VT2A and VT15	\$3,100,000		
62	Colchester / Essex / Essex Junction	Bike & Pedestrian	VT15 Multi-use Path - Phase 1 Lime Kiln Road to Susie Wilson Road	See Line 36		
63	Essex	Bike & Pedestrian	Pincrest Drive Sidewalk	\$242,770		
64	Essex	Bike & Pedestrian	Towers Road Sidewalk	\$169,050		
Capital Program - Development & Evaluation and On CCRPC TIP						
65	Essex	Roadway/Safety & Traffic Operations	Susie Wilson Road Improvements and Intersections including VT15 and Kellogg	\$8,500,000		
66	Essex	Roadway/Safety & Traffic Operations	VT117/North Williston Road Intersection Improvements	\$3,175,000		
Capital Program - Candidate List						
67	Essex	Roadway/Safety & Traffic Operations	North Williston Road Flood Plain Elevation Improvements	\$405,000		
68	Colchester / Essex / Essex Junction	Bike & Pedestrian	VT15 Multi-use Path - Phase 2, I-89 Exit 15 to Lime Kiln Road	See Line 42		
69	Colchester / Essex / Essex Junction	Bike & Pedestrian	VT15 Multi-use Path - Phase 3, Susie Wilson Road to West Street Extension	See Line 43		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP						
70	Essex	Park and Ride	Essex Center, VT15/VT289 Park & Ride	\$186,000		

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71	Essex	Park and Ride	Essex Center VT15 and Allen Martin Drive Park & Ride	\$200,000		
72	Essex	Bike & Pedestrian	Essex Town Path Along VT289	Remove?		
73	Williston, Essex	Roadway/Safety & Traffic Operations	Intelligent Transportation System Improvements - Signal and Communications - VT2A	\$600,000		
74	Essex	Roadway/Safety & Traffic Operations	VT15/Towers Road/VT128 Intersection Improvements	\$309,000		
Essex Junction						
Capital Program - Front of the Book and On CCRPC TIP						
75	Essex Junction	Roadway/Safety & Traffic Operations	VT15 Improvements - Post Office Square to Five Corners Improvements	\$2,750,000		
76	Essex Junction	Roadway/Safety & Traffic Operations	Crescent Connector Road - VT2A to VT15	\$6,000,000		
Capital Program - Candidate List						
77	Colchester / Essex / Essex Junction	Bike & Pedestrian	VT15 Multi-use Path - Phase 2, I-89 Exit 15 to Lime Kiln Road	See Line 42		
78	Colchester / Essex / Essex Junction	Bike & Pedestrian	VT15 Multi-use Path - Phase 3, Susie Wilson Road to West Street Extension	See Line 43		
Needs Identified in a Scoping or Planning Study, Not in Capital Program or on TIP						
79	Essex Junction	Roadway/Safety & Traffic Operations	VT15/West Street Extension Intersection - Additional NB lane on West Street Ext.	\$206,000		
Hinesburg						
Capital Program - Front of the Book and On CCRPC TIP						
80	Hinesburg	Roadway/Safety & Traffic Operations	VT116/CVU Road Improvements	\$2,872,760		
81	Hinesburg	Bike & Pedestrian	Village North Sidewalk	\$170,000		
82	Hinesburg	Bike & Pedestrian	Village South Sidewalk	\$165,000		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP						
83	Hinesburg	Bike & Pedestrian	Richmond Road Shared Use Path, CVU Road to North Street	\$2,131,900		
84	Hinesburg	Roadway/Safety & Traffic Operations	VT116/Silver Street Improvements (signal or roundabout)	\$1,521,000		
85	Hinesburg	Park and Ride	Hinesburg Village Park & Ride	\$90,000		
Huntington						
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP						
86	Huntington	Bike & Pedestrian	Huntington Lower Village Traffic Calming and Bike/Ped Improvements	\$894,100		
Jericho						
Capital Program - Front of the Book and On CCRPC TIP						
87	Jericho	Roadway/Safety & Traffic Operations	VT15/Browns Trace Intersection	\$2,004,190		
88	Jericho	Bike & Pedestrian	Browns Trace Multimodal Connection -- Pratt Road to Lee River Road	\$410,000		
89	Jericho	Bike & Pedestrian	Browns River Middle School and Union ID School Crossing Improvements	\$193,200		
90	Jericho	Bike & Pedestrian	Lee River Road Sidewalk	\$350,000		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP						

Draft MTP Project List By Municipality & Cap. Prog. Status
2017 - 2050
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	Municipality	Project Type	Project	Cost Estimate	Time Frame (Short - 2025, Med 2025-2035, Long 2035- 2050)	Funding Source (Fed/State, Local, Other FRA, FAA)
91	Jericho	Bike & Pedestrian	Browns Trace Multimodal Connection - MMU to Lee River Road	\$471,300		
92	Jericho	Roadway/Safety & Traffic Operations	VT15/Dickinson Street Modifications	\$1,442,000		
93	Jericho	Park and Ride	VT15 Park and Ride	\$120,000		

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Milton					
Capital Program - Front of the Book and On CCRPC TIP					
94 Milton	Roadway/Safety & Traffic Operations	US7/Middle Road/Railroad Street Safety Improvements	\$3,650,000		
95 Milton	Bike & Pedestrian	Cherry Street	\$65,500		
96 Milton	Bike & Pedestrian	US7 Sidewalk - Nancy Drive to Haydenberry Drive	\$1,078,000		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
97 Milton	Roadway/Safety & Traffic Operations	US7/Main Street Intersection Improvements	\$1,030,000		
98 Milton	Roadway/Safety & Traffic Operations	US7/Racine/Legion/Bartlett/West Milton Road Improvements	\$515,000		
99 Milton	Roadway/Safety & Traffic Operations	US7/Rebecca Lander Drive/Barnum Street Intersection Improvements	\$635,000		
100 Milton	Roadway/Safety & Traffic Operations	I-89/West Milton Road New Interchange	\$30,179,000		
101 Milton	Park and Ride	Milton Town Office Park & Ride	\$870,000		
Richmond					
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
102 Richmond	Bike & Pedestrian	US2 Path - Park and Ride to Richmond Village	\$3,388,000		
103 Richmond	Park and Ride	Richmond Village Park & Ride	\$165,000		
104 Richmond	Park and Ride	US2/Cochran Road/Jonesville Park & Ride	\$62,000		
Shelburne					
Capital Program - Front of the Book and On CCRPC TIP					
105 Shelburne	Bike & Pedestrian	Village Sidewalks and Crosswalks	\$137,971		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
106 Shelburne	Bike & Pedestrian	Falls Road Bike/Ped Bridge	\$838,800		
107 Shelburne	Bike & Pedestrian	Bay Road Pedestrian Bike Mobility Improvements			
108 Shelburne	Roadway/Safety & Traffic Operations	US7/Harbor Road Improvements	\$87,000		
109 Shelburne	Park and Ride	Shelburne Village Park & Ride	\$15,000		
South Burlington					
Capital Program - Front of the Book and On CCRPC TIP					
110 South Burlington	Roadway/Safety & Traffic Operations	Market Street	Earmark		
111 South Burlington	Bike & Pedestrian	VT116 Sidewalk to Tilley Drive	\$173,000		
Capital Program - Candidate List					
112 South Burlington	Roadway/Safety & Traffic Operations	Airport Drive Extension to Airport Parkway	\$12,167,000		
113 South Burlington	Roadway/Safety & Traffic Operations	I-89 Interstate Access Improvements (12B or 13)	\$37,302,000		

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Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
114	South Burlington	Bike & Pedestrian	Bike/Ped Bridge over I-89 in the vicinity of Exit 14	\$14,000,000	Locally funded?
115	South Burlington	Bike & Pedestrian	Airport Parkway Shared Use Path, Kirby Road to Winooski River Bridge	\$1,647,400	
116	South Burlington	Bike & Pedestrian	Spear Street Shared Use Path, South of US2	\$452,400	
117	South Burlington	Bike & Pedestrian	Lindenwood Drive Path and Crossing Improvements	\$360,000	
118	South Burlington	Bike & Pedestrian	Spear Street Bike/Ped Improvements - Allen Road to Quarry Hill Road	\$9,540,000	
119	South Burlington	Bike & Pedestrian	Dorset Street Shared Use Path, Nowland Farm Road South 3.500 feet	\$564,900	
120	South Burlington	Bike & Pedestrian	Allen Road Shared Use Path West of Spear Street - 800 foot gap	\$283,600	
121	South Burlington / Williston	Bike & Pedestrian	Shared Use Path Connection over Muddy Brook	\$3,639,200	
122	South Burlington	Roadway/Safety & Traffic Operations	Exit 14 Interchange Improvements	TBD	
123	South Burlington	Roadway/Safety & Traffic Operations	US2/Dorset Street Intersection capacity Increase	\$1,830,000	
124	South Burlington	Roadway/Safety & Traffic Operations	US2 Intersection and Roadway Improvements - Garden Street to VT116	\$3,300,000	Locally funded?
125	South Burlington	Roadway/Safety & Traffic Operations	US2 Intersection and Roadway Improvements between Dorset Street and Garden Street (does not include Dorset or Garden Street intersections)	\$3,080,000	Locally funded?
126	South Burlington	Roadway/Safety & Traffic Operations	Implement Signal Control and Pedestrian Upgrades, Shelburne Road between IDX Drive and I-189	\$1,236,000	
127	South Burlington	Roadway/Safety & Traffic Operations	US2/Kennedy Drive/Airport Drive Intersection Improvements	\$1,204,000	
128	South Burlington	Roadway/Safety & Traffic Operations	Shelburne Road Reconstruction between IDX Drive and Queen City Park Road	\$11,021,000	
129	South Burlington	Roadway/Safety & Traffic Operations	Intelligent Transportation System Improvements - Signal and Communications - US2 Corridor	\$1,000,000	
130	South Burlington	Roadway/Safety & Traffic Operations	Swift Street/Spear Street Intersection Improvements	\$572,000	Locally funded?
131	South Burlington	Roadway/Safety & Traffic Operations	I-89 Widening, Exit 14, South Burlington to Exit 15, Colchester (3 lanes in each direction)	\$37,000,000	
132	South Burlington	Roadway/Safety & Traffic Operations	Exit 14, US2 Eastbound Improvements	\$2,779,200	
133	South Burlington	Roadway/Safety & Traffic Operations	US2/Gregory Drive Turning Lanes and Traffic Signal	\$804,000	
134	South Burlington	Roadway/Safety & Traffic Operations	US2/Shunpike Road Traffic Signal	\$965,500	
135	South Burlington	Park and Ride	US7/I-189 Intercept Park & Ride	\$5,000	
136	South Burlington	Park and Ride	I-89/VT116 Park & Ride	\$2,329,000	
137	South Burlington	Park and Ride	I-89 Exit 14 Intercept Park & Ride Facility	\$18,000,000	
St. George					
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					

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138 St. George	Park and Ride	VT116/VT2A Intersection Park & Ride	\$248,000		

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Underhill					
Capital Program - Front of the Book and On CCRPC TIP					
139 Underhill	Bike & Pedestrian	Underhill Flats Sidewalk	\$360,000		
Williston					
Capital Program - Front of the Book and On CCRPC TIP					
140 Williston	Roadway/Safety & Traffic Operations	US2/Trader Lane Signal	No Federal		
141 Williston	Roadway/Safety & Traffic Operations	US2/Industrial Avenue Intersection	\$5,760,000		
142 Williston	Roadway/Safety & Traffic Operations	VT2A/James Brown Drive	\$1,889,189		
143 Williston	Roadway/Safety & Traffic Operations	VT2A/Industrial Avenue Improvements and Improvements to VT2A to James Brown Drive	\$4,550,000		
144 Essex, Williston	Roadway/Safety & Traffic Operations	Signal Upgrades on VT2A and VT15	See Line 61		
145 Williston, Essex	Roadway/Safety & Traffic Operations	Intelligent Transportation System Improvements - Signal and Communications - VT2A	See Line 73		
146 Williston	Park and Ride	Park and Ride South of I-89	\$1,400,000		
147 Williston	Bike & Pedestrian	VT2A Infill Sidewalks	\$86,083		
Capital Program - Development & Evaluation and On CCRPC TIP					
148 Williston	Roadway/Safety & Traffic Operations	Exit 12 Stage 1 - Shared Use Path and VT2A lane from Marshall to VT2A	\$2,000,000		
149 Williston	Roadway/Safety & Traffic Operations	Exit 12 Stage 2 - New Grid Streets and VT2A Intersection	\$9,300,000		
150 Williston	Roadway/Safety & Traffic Operations	Exit 12 Stage 3 - Diverging Diamond Interchange	\$22,900,000		
151 Williston	Roadway/Safety & Traffic Operations	Exit 12 Stage 4 - VT2A Boulevard	\$11,400,000		
Capital Program - Candidate List					
152 Williston	Roadway/Safety & Traffic Operations	Mountain View Road Multimodal Improvements: Old Stage Road to VT2A	\$3,853,000		
153 Williston	Bike & Pedestrian	US2 - Taft Corners to Williston Village - Shared Use Path	\$2,900,000		
154 Williston	Park and Ride	Taft Corners Park & Ride	\$255,000		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
155 Williston	Park and Ride	Williston Town Office Park & Ride	\$120,000		
156 South Burlington / Williston	Bike & Pedestrian	Shared Use Path Connection over Muddy Brook	See Line 121		
157 Williston	Roadway/Safety & Traffic Operations	US2/VT2A Intersection Improvements	\$1,078,000		
158 Williston	Roadway/Safety & Traffic Operations	US2/North Williston Road/Oak Hill Road Intersection	\$989,000		
159 Williston	Roadway/Safety & Traffic Operations	US2 - Commerce Street to Talcott Road Widening	\$8,512,000		
160 Williston	Roadway/Safety & Traffic Operations	US2 - Industrial Avenue to Commerce Street Minor Widening (bike lanes, sidewalks)	\$4,279,000		
161 Williston	Bike & Pedestrian	Industrial Avenue Sidewalks	\$421,600		

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Winooski					
Capital Program - Front of the Book and On CCRPC TIP					
162 Winooski	Bike & Pedestrian	Gateways Crosswalk Enhancements	\$360,580		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
163 Winooski	Bike & Pedestrian	Riverwalk East	\$1,800,000		
164 Winooski	Bike & Pedestrian	Riverwalk West	\$1,569,000		
165 Burlington / Winooski	Bike & Pedestrian	Bike/Ped Bridge Crossing of the Winooski River in the vicinity of the "Blue Bridge"	See Line 13		
166 Winooski / Burlington	Bike & Pedestrian	Winooski River Bicycle/Pedestrian Bridge	See Line 14		
167 Burlington-Winooski	Roadway/Safety & Traffic Operations	Main Street Bridge Improvements	Preservation items accounted for separately		
168 Winooski	Roadway/Safety & Traffic Operations	Main Street (US7) - West Allen Street to City Line Intersection Improvements	\$294,000		
169 Winooski, Colchester	Roadway/Safety & Traffic Operations	Intelligent Transportation System Improvements - Signal and Communications - US7	See Line 54		
Regional Stormwater					
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
170 Regional	Stormwater	Regional Stormwater Projects	\$16,000,000		
Regional Sidewalks					
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
171 Regional	Bike & Pedestrian	Sidewalks/Paths In Areas Planned for Growth	\$6,000,000		
Regional Transit					
On CCRPC TIP					
T1 Regional	Transit	Burlington-Montpelier Inter-Regional Bus Service	\$152,166		
T2 Regional	Transit	Burlington-Waterbury Inter-Regional Bus Service	\$341,031		
T3 Regional	Transit	Essex Evening	\$186,869		
T4 Regional	Transit	Hinesburg Route	\$348,646		
T5 Regional	Transit	Jeffersonville Commuter (CMAQ funding ending in FY18)	\$172,000		
T6 Regional	Transit	Milton Route	\$880,958		
T7 Regional	Transit	Milton/Colchester to Burlington (CMAQ funding ends in FY18)	\$59,676		
T8 Regional	Transit	North Avenue Increased Peak Frequencies (CMAQ funding begins in FY20)	\$690,000		
T9 Regional	Transit	US2 Corridor	\$3,834,722		
T10 Regional	Transit	Williston Mid-Day (CMAQ funding ends in FY18)	\$30,670		
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
172 Regional	Transit	Transit Capital	\$40,000,000		

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Regional Rail					
Need Identified in a Scoping or Planning Study, Not in Capital Program or on TIP					
173	Regional Rail	Rail	Burlington Rail Platform Upgrades - \$750,000	TIGER Funding	
174	Regional Rail	Rail	Essex Junction Train Station Upgrades - \$3,000,000	\$3,000,000	
175	Regional Rail	Rail	Bring all Tracks in Chittenden County to Class 4 standard - \$67,000,000	FTA or FRA	
176	Regional Rail	Rail	Freight Improvements to bridges, sidings, railyards, crossings and clearance - \$10,000,000	FTA or FRA	
177	Regional Rail	Rail	Essex Junction to Burlington 286 Rail Upgrade - \$15,000,000	FTA or FRA	
Total Cost of All Projects			\$649,263,675		
TIP/Capital Program Front of the Book Projects			\$102,747,675		
Total Cost of Projects After TIP/Front of the Book			\$546,516,000		
Estimated Funds Available			\$420,669,379		
Excess Project Cost			\$125,846,621		

CCRPC Formal Staff & PAC Review and Hearing – 2018 Milton Comprehensive Plan
November 8, 2017 PAC Meeting

Staff Review of the 2018 Milton Comprehensive Plan – Draft PAC memo distributed for Milton PC review
Emily Nosse-Leirer, CCRPC Planner
October 25, 2017

The Town of Milton has requested, per 24 V.S.A §4350, that the Chittenden County Regional Planning Commission (1) approve its 2018 Milton Comprehensive Plan; and (2) confirm its planning process.

This draft 2018 Milton Comprehensive Plan is an update and re-adoption of the 2013 Milton Comprehensive Plan. In accordance with statute, re-adoption means that this is a fully compliant plan that will expire eight years after adoption by the Selectboard. CCRPC reviewed the 2013 plan and met with Milton staff to discuss it in November 2016 as part of an informal review and consultation process. The 2018 Milton Comprehensive Plan addresses several new required elements and provides updated data. Staff have completed this formal review of the plan in advance of the Planning Commission's December 5, 2017 hearing on the plan.

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 2018 Milton 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 2018 Milton Comprehensive Plan is consistent with the general goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
2. The 2018 Milton Comprehensive Plan is consistent with the specific goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
3. The 2018 Milton Comprehensive Plan contains the required elements of §4382. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
4. The 2018 Milton 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 2018 Milton Comprehensive Plan is compatible with the municipal plans for Georgia, Fairfax, Westford, Essex and Colchester.
6. Milton has a planning process in place that is sufficient for an approved plan. In addition, Milton has provided information about their planning budget and CCRPC finds that Milton is maintaining its efforts to provide local funds for municipal and regional planning.

CCRPC Formal Staff & PAC Review and Hearing – 2018 Milton Comprehensive Plan
November 8, 2017 PAC Meeting

Additional Comments/Questions:

CCRPC staff understands that the town intends this update to address new statutory requirements and to update the data included in the plan while maintaining the community vision and most of the goals and objectives of the 2013 plan. We understand that while town staff and the planning commission plan to conduct new community engagement and update the plan more thoroughly in the near future, they want to ensure that the town has an adopted plan by the February 2018 expiration date.

We find that the plan meets all the statutory requirements of 24 V.S.A. Chapter 117. While we appreciate the effort that has been put into updating the data charts throughout the plan, **there are a few additional updates that we ask the planning commission to consider before the 2018 plan is finalized.**

1. Several times throughout the plan, population, employment and housing forecasts from 2001 and 2002 are referenced. The CCRPC board has recently approved new population, household and employment forecasts for our 2018 ECOS Plan. These projections differ significantly from the 2001 forecasts, reflecting the county's slowing growth rate. Consider updating the 2018 draft plan to reflect this more recent work. The forecasts can be found on our website: <https://www.ccrpcvt.org/our-work/our-plans/ecos-regional-plan/#2018-update>
2. There are transportation studies referenced in the transportation chapter and an appendix containing the titles and summaries of transportation studies, but these listings appear to reflect only studies completed by 2007. Consider updating this list with the titles and summaries of studies completed since then, and updating the reference to the 2005 MTP with the 2013 ECOS Plan.
3. While the introduction to the housing chapter correctly states that CCRPC's 2004 housing targets are no longer accurate and that CCRPC no longer provides housing targets for our municipalities, the targets are mentioned multiple times elsewhere in the chapter. Consider eliminating Goal 6.1.3, as this goal states that the town should "continuously compare the housing stock to the CCRPC's housing targets."
4. While the plan addresses all 14 state planning goals, the list on page 12 of the plan omits Goal 14: To encourage flood resilience communities. Consider adding this to the list to clarify that the plan is consistent with all 14 goals.

When the town completes another update of the plan after the 2018 adoption, there are outdated statements that will need to be addressed. For example, the plan states that Georgia Mountain Community Wind is still being constructed and that the last amendment of the zoning regulations was in 2007. However, we do not consider these issues to affect the plan's compliance with statute.

Proposed Motion & Next Steps:

PROPOSED MOTION: The PAC finds that the draft 2018 Milton 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.

Required Elements § 4382		Met	Not Met
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"/>

State Planning Goals § 4302		Met	Not Met
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.

Choose an item.

Pages: 5, 6

Comments: The Plan includes a vision statement followed by specific goals on pages 5 and 6. It also includes specific goals and objects throughout the document in each of the required elements and summarizes them and priorities them in the Implementation chapter.

(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 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.

Choose an item.

Pages: 50-52, 111-133

Comments: The Land Use Chapter (pages 111-133) addresses current and proposed land uses in all areas of Town. The Public Facilities (pages 50-52) and Land Use and Development Patterns chapters address the sufficiency of available facilities and services. Maps are included showing Planning Area (Map 2), Existing Land Use (Map 3), Future Land Use (Map 4), and Water and Wastewater Systems (Maps 14 and 15).

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;

Choose an item.
Pages: 45-48, 85-96

Comments: A Transportation chapter (pages 85-96) and the Public Facilities Chapter (pages 45-48) addresses existing and proposed transportation facilities, including pathways. The Plan includes a map, Transportation and Improvements, (Map 13) showing existing conditions and proposed improvements. Map 11, Pathways, shows existing and proposed pathways and sidewalks through the Town.

MAP
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;

Choose an item.
Pages: Public Facilities and Services

Comments: The Plan includes an analysis and recommendations in multiple chapters for water, wastewater, stormwater, public safety, library, school, communication facilities, and energy. The Plan includes the following maps that include utilities and or facilities: Map 12, Community Facilities, Map14, Water System, Map 15, Municipal Wastewater, and Map 16, Energy Resources.

MAP
Utility and Facility

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

Choose an item.
Pages: 99-108

Comments: The Resource Use and Protection chapter (pages 99-108) address natural and rare resources, natural areas, scenic and historic features and resources. The Land Use and Development Patterns chapter also addresses the natural areas and historic areas of Town. Appendix C also includes a list, keyed to a map, of historic resources.

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

Choose an item.
Pages: 39-42

Comments: Chapter 4, Public Facilities (pages 39-42), address current educational facilities and future school needs and goals. Map 12, Community Facilities, includes school locations.

MAP
Educational Facility

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

Choose an item.
Pages: Chapter entitled
"Implementation"

Comments: The Final Chapter in the Plan is entitled "Implementation". This chapter lists all of the goals and objectives that are found throughout the document and suggests the parties responsible for implementing the goals. This chapter also lays out top priority goals to be accomplished.

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

Choose an item.
Pages: 11-13

Comments: Pages 11- 13 addresses Milton's Plan in context with adjacent towns, the region and the state.

(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;

Choose an item.
Pages: 59-67

Comments: The Plan includes a new Energy chapter (pages 59-67) addressing existing energy conditions and energy considerations, including land use planning, transportation, renewable energy resources, future utilities siting, sustainable foods systems, waste reduction, and municipal energy efficiency and conservation. Specific goals for each of these sections address policies and future energy usage objectives.

(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.

Choose an item.
Pages: 69-84

Comments: Chapter 6, Housing (pages 69-84), address existing conditions including housing stock and population trends, estimates of future growth both in numbers and location, the vision and goals for the future housing in the Town, housing needs including affordable and elderly housing.

(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.

Choose an item.
Pages: 21-32

Comments: The plan includes Chapter 3, Economic Development (pages 21-32), dedicated to economic development in Town. This chapter describes current conditions and addresses specific economic development strategies, along with goals related to future economic growth.

(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.

Choose an item.
Pages: 103-105

Comments: The Plan contains a section of river corridors, which discusses fluvial erosion and river corridor protection areas. Appendix E also contains a map showing River Corridors and River Corridor Protection areas, and the Plan outlines strategies for how to use the map to reduce fluvial erosion.

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.

How has the Town Plan addressed this goal: Plan meets this goal through a plan for a mixed-use, high density Town Core, as well as protecting the historic character of the old village, and maintaining low density in the rural areas of Town.

Choose an item.

Pages:

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.

Choose an item.

Pages: Economic
Development Chapter

How has the Town Plan addressed this goal: The Plan includes an Economic Development chapter that incorporates goals and objectives to help boost Milton's economy.

Goal 3:

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

Choose an item.
Pages: Public Facilities and Services Chapter

How has the Town Plan addressed this goal: The Plan includes a Public Facilities and Services chapter which includes a section on school enrollment and the School District's goals.

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.

Choose an item.
Pages: Transportation Chapter

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

How has the Town Plan addressed this goal: The Plan includes a Transportation chapter which identifies problems within the current transportation system and ways to improve these problems. In addition, the Plan calls for pedestrian and bicycle links to enhance safe and energy efficient modes of transportation, including the addition of a map of existing and proposed pathways in town. Also, the mixed use, high density goals of the Town Core aid the transportation goals by clustering residential land uses with commercial land uses and services (i.e. school, banks, doctor, etc.); thereby allowing residents to walk to shops and services.

Goal 5:

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

Choose an item.
Pages: Resource Use and Protection Chapter

- (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: The Plan includes a Resource Use and Protection chapter which establishes goals on maintaining and protecting the natural resources of the Town. In addition, the Land Use and Development Patterns chapter also includes natural resource protection language, as well protection goals for the historic downtown area. Data and a map are also included showing historical sites throughout town. A map is included showing natural features.

Goal 6:

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

Choose an item.
Pages: Resource Use and Protection Chapter

How has the Town Plan addressed this goal: The Plan includes a Resource Use and Protection chapter which includes provisions for protection of lakes and rivers, floodplains, wetlands, fluvial erosion hazard areas, conservation areas, deer wintering areas, critical habitats, as well as, historic and aesthetic resources. In addition, the Public Facilities and Services chapter includes a Parks and Recreation section which includes existing conditions and goals for maintenance and improvement of parks and trails.

Goal 7:

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

Choose an item.
Pages: Energy Chapter

How has the Town Plan addressed this goal: The Plan includes a Energy chapter which includes goals to facilitate renewable energy, renewable energy resources, future utilities siting, sustainable food systems, waste reduction, including recycling and composting, and municipal energy efficiency and conservation.

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.

Choose an item.
Pages: Parks & Recreation Section in Public Facilities Chapter

How has the Town Plan addressed this goal: The Public Facilities and Services chapter includes a Parks and Recreation section which includes existing conditions and goals for maintenance and improvement of parks and trails. A new trails map is including showing the priority trails that the Town would like to develop. Access to Arrowhead Lake, the Lamoille River and Lake Champlain is also encouraged.

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.

Choose an item.
Pages: Soils map, Land Use Chapter, and Forest Management Section

(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.

How has the Town Plan addressed this goal: The Plan includes a map of the state and prime agricultural soils. The Land Use and Development Patterns chapter also includes the encouragement of a diversity of agricultural uses in the East and West Milton Planning Areas. The Plan also includes a Forest Management section, which recognizes that forest blocks can provide economic benefits through silvicultural practices.

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.

Choose an item.

Pages: Resource Use and Protection, and Energy Chapters

How has the Town Plan addressed this goal: The Plan includes a Resource Use and Protection chapter and a new Energy chapter which meet this goal.

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.

Choose an item.

Pages: Housing Chapter

How has the Town Plan addressed this goal: The Plan includes a Housing chapter that includes existing housing conditions, future housing projections, and goals for affordable and elderly housing.

Goal 12:

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

Choose an item.

Pages: Public Facilities and Services Chapter

(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: The Plan includes a Public Facilities and Services chapter which meets this goal.

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.

Choose an item.
Pages: Child Care Facility
Section in Public Facilities
Chapter

How has the Town Plan addressed this goal: The Plan includes a Child Care Facility section within the Public Facilities and Services chapter. The section identifies the existing child care facilities in Town and calls for continuously monitoring these facilities in comparison to trends in populations requiring these services.

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.

Choose an item.
Pages: Section on river
corridors and fluvial erosion
in Resource Chapter

How has the Town Plan addressed this goal: The Plan discusses floodplain protection, fluvial erosion mitigation and River Corridor Protection Areas.

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.



Department of Planning & Economic Development

October 31, 2017

Charlie Baker, Executive Director
Regina Mahony, Planning Program Manager
Chittenden County Regional Planning Commission
110 West Canal Street
Winooski, VT 05404

Dear Charlie & Regina,

The Town of Milton is respectfully requesting a formal review by the Planning Advisory Committee of our draft Comprehensive Plan at its November 8, 2017 meeting. The deadline for formal adoption of the Plan is February 18, 2018, and we hope to have the Plan adopted before this date.

The Town initially sought to significantly overhaul its current Plan by the February 18th deadline. However, two significant factors contributed to making this impractical. First, the adoption process of Milton's Unified Development Regulations took much longer than expected, and the new regulations were finally adopted on September 18, 2017. This provided the Planning Commission with very little time to address the Comprehensive Plan. Second, the Town's Planning & Economic Development Office experienced significant turnover of staff in the last three months, with the Planning Director, Town Planner and Planning Assistant leaving. As of now, the Planning Director role is still vacant, but the Town plans to fill this position on November 6th. Under such circumstances, any attempt at a serious overhaul of the Town Plan would have jeopardized the quality such update.

With this in mind, the Town decided to limit this update to mostly making necessary changes to meet new State requirements and to update outdated data. These changes were made based on the recommendations of CCRPC's initial informal review of the Town's 2013 Comprehensive Plan, dated October 10, 2016. Milton's Planning Commission met during the late summer and early autumn of 2017 to make these changes so that the necessary hearings could take place before the February 18th deadline.

The Planning Commission will hold a public hearing on the draft Plan on December 5, 2017. The Selectboard will then likely hold its required hearings in early January and early February of 2018 and hopefully adopt the Plan before the deadline passes. After adoption, the Town will then implement the process for a major overhaul of the Plan, with a target adoption of summer 2019.

If you have any questions, please feel free to contact me at (802) 893-1186 or at vsinadinowski@town.milton.vt.us.

Sincerely,

Victor Sinadinowski
Town Planner

Milton Planning & Economic Development Budget from FY 2013 to FY 2017

Milton Planning & Economic Development Budget	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017
Regular Salaries	172,355.97	182,316.14	161,384.68	169,483.65	187,229.00
Other	83,059.26	89,569.63	75,107.92	84,364.30	98,310.00
Total	255,415.23	271,885.77	236,492.60	253,847.95	285,539.00

Milton's 2018 Comprehensive Plan Adoption

Planning Commission Report

- I. **The Milton Comprehensive Plan as proposed is in accordance with 24 V.S.A. §4384(c) and is consistent with the goals established in 24 V.S.A. §4302.**
1. *4302(c)(1) Maintain the historic settlement pattern*
The Plan calls for a mixed-use, high-density Town Core and protection for the historic character of the old village.
 2. *4302(c)(2) Provide a strong and diverse economy*
The Plan has an Economic Development Chapter with goals and objectives to diversify and strengthen Milton's economy.
 3. *4302(c)(3) Broaden access to education*
The Plan includes a section on school enrollment and goals of the School District.
 4. *4302(c)(4) Safe and efficient transportation systems*
The Plan includes a Transportation Chapter that identifies problems within the transportation system and ways to address those problems. The Plan also addresses alternative modes of transportation.
 5. *4302(c)(5) Protect important natural and historic features*
The Plan has two chapters that call for the protection of natural and historic features: Resource Use and Protection, and Land Use and Development Patterns.
 6. *4302(c)(6) Maintain/improve quality of air, water, and land*
The Plan includes provisions for the protection of lakes, rivers, floodplains, river corridors, conservation areas, critical habitats, and other important natural resources in the Resource Use and Protection Chapter.
 7. *4302(c)(7) Encourage efficient use of energy*
The Plan includes an Energy Chapter with goals for efficient use of energy and the development of renewable energy resources.
 8. *4302(c)(8) Maintain/enhance recreation opportunities*
The Plan includes a Parks and Recreation section that outlines goals for improvements of parks and trails.
 9. *4302(c)(9) Strengthen agriculture and forest industries*
The Plan includes a map of state and prime agricultural soils; encourages diverse agricultural practices in certain zoning districts; and includes a Forest Management section, which recognizes that forest blocks can provide economic benefits through silvicultural practices.
 10. *4302(c)(10) Wise and efficient use of natural resources*
The Plan addresses this goal in the Resource Use and Protection Chapter.

11. *4302(c)(11) Safe and affordable housing*
The Plan includes a Housing Chapter that addresses housing needs and describes affordable housing in Milton.
12. *4302(c)(12) Provide efficient system of public facilities*
The Plan includes a Public Facilities and Services Chapter.
13. *4302(c)(13) Availability of safe and affordable childcare*
The Plan includes a Child Care Facility section that identifies existing conditions and calls for continuously monitoring these such facilities.
14. *4302(c)(14) Encourage flood resilience*
The Plan discusses floodplain protection, fluvial erosion mitigation and River Corridor Protection Areas.

II. Milton’s Comprehensive Plan as proposed does not alter the designation of any land area.

This 2018 Town Plan update does not propose any substantive changes to the future land use plan and map.

III. Summary of differences between the 2013 Comprehensive Plan and the draft 2018 Comprehensive Plan.

- a. Added required language under Act 64 regarding the Lamoille Basin Plan.
- b. Added language on forest blocks and fragmentation, as required under Act 171.
- c. Included documentation of progress on our implementation matrix, as required under Act 90.
- d. Updated demographic, housing, education and other data with more current sources.
- e. Eliminated references to CCRPC’s funding program for sidewalk construction.
- f. Acknowledged that CCTA has become Green Mountain Transit.
- g. Included more details on the discussion of flooding in the spring of 2011.
- h. Renamed “fluvial erosion hazard areas” to “Rive Corridors and River Corridor Protection Areas.”
- i. Acknowledged that the housing targets developed by CCRPC in 2004 are no longer accurate.
- j. Where appropriate, replaced “Zoning and Subdivision Regulations” with “Unified Development Regulations” to reflect the recent adoption of Milton’s Unified Development Regulations on September 18, 2017.



MEMORANDUM

TO: Jacob Hemmerick, Director, Town of Milton Planning Division; Donna Barlow Casey, Town Manager

FROM: Emily Nosse-Leirer, Planner

DATE: October 10, 2016

RE: Initial Review of the Town of Milton 2013 Comprehensive Plan

As Milton is at the beginning of the process to update its town plan, CCRPC has completed an initial review of the Milton 2013 Comprehensive Plan. This memo is intended to provide a basis for our meeting on 11/3/2016. We understand that the Town is intending to complete an update of this plan across all elements. CCRPC staff have reviewed the plan and offered comments intended to give feedback on the plan in its current form, to suggest work that might be undertaken as the new plan is drafted, and to ask clarifying questions to guide work going forward. This plan does a great job painting a picture of a town that is actively changing and embracing it by innovating as it changes, especially in promoting economic development.

With the exception of comments related to new requirements, these comments are intended merely as helpful suggestions.

New Requirements

- **Economic Development:** already discussed comprehensively in the 2013 plan. No action needed.
- **Flood Resilience:** already discussed in the 2013 plan—discussed below. No action needed.
- **Water Quality:** Act 64 requires that all plans require a discussion on water quality that mentions the basin plans from DEC. The plan has a strong water quality section, and adding a brief mention of the Lamoyille Basin Plan, being completed now, should be an easy addition. Hopefully there is already a strong connection between the actions in the Basin Plan and the town's priorities. Addressed.
- **Forestry:** Act 171 requires that the land use plan for a municipality must indicate forest blocks in the plan and plan to minimize forest fragmentation and promote the "health, viability and ecological function of forests." This is not currently addressed in the 2013 plan. Addressed.
- **Implementation:** Act 90 requires that all municipal plans include documentation of the municipality's process to implement the adopted plan, as described in 24 VSA §4350(c). Documentation can take two forms. If the previously adopted plan includes an implementation table or spreadsheet, add a column indicating what progress has been made on actions from the previous plan (for example, "completed in 2017," "ongoing," or "no progress."). Your current plan does contain such a table, so this will be an easy addition. Addressed.
- **Designated Centers:** If Milton were to apply for a designated center after the adoption of the new plan, the plan would need to include the requirements outlined by Act 59: the intention to apply for designation shall be included in the plan of the municipality, and the plan shall explain how the designation would further the plan's goals and the goals of section 4302 of this title. Not addressed, but Milton is not currently planning to apply for a designation so that is not a problem.

General

- There is a lot of useful data included in this plan. If the town were interested in shortening the plan, one option may be to pull the data out and create a data profile in the back of the plan, allowing the descriptions of the town's future plans and goals to be more prominent in the text. Not addressed, but not required.
- There are a number of goals in this plan, but there is not sense of prioritization, how long they might take or how they might be paid for. Going through the list and identifying priorities, based on whatever factors are most valued by the town, may be a useful exercise for implementation of the 2018 plan. Not addressed, but not required.
- All data will need to be updated with more current sources. Most of what's in the plan can be found via the American Community Survey 2010-2014 estimates or from the VT Economic and Labor Market Information website, but CCRPC can assist with finding out sources if needed. Addressed for the most part.
- Relatedly, the 2001 EPR population projections are being re-done right now—initial estimates show that the future projected population may be significantly lower than the 2001 projects. These projections will be completed during FY17 and should be available for you before the plan is finalized, depending on your timeline. Not addressed—suggested that this be addressed in the current update.

Transportation – Not addressed, but not required. We do suggest that the list of transportation studies be updated during this current update.

- CCRPC can provide data for each of the studies we have completed since the plan was adopted, to update Table 7.1
- Transportation Task 1: Have some sidewalks been installed since February of 2012?
- CCRPC can provide updated information on the “full hourglass” project at Milton Square as needed.
- Unfortunately, CCRPC's funding program for sidewalk construction is no longer available (referenced as a funding source for Task 2)
- Under Task 5, Bus Service references CCTA, which has merged and become Green Mountain Transit. The naming and websites throughout the section should be updated accordingly.
- VTrans is currently working on a Montpelier to St. Albans Commuter Rail Service Feasibility Study, which assumes a station in Milton. CCRPC can provide more information on this if you like.
- CCRPC can provide updated information regarding the status of the Route 7 Corridor Study in the latest Metropolitan Transportation Study.
- Go! Chittenden County may be a resource for more ways single occupancy vehicle use could be reduced in Milton.
- Consider adding a task and a goal about Stormwater Management to the Transportation Section, referencing the Town's All Hazards Mitigation Plan, which discusses stormwater runoff, erosion and pollution with regards to the town's transportation infrastructure. Example text is below:

Task 11: Stormwater Management

The Town's All-Hazard Mitigation Plan identifies Severe Rainstorms, Fluvial Erosion and Water Pollution as significant hazards. The first two in particular cause damage to town

infrastructure primarily roads and the associated infrastructure of road material (asphalt and gravel), bridges, culverts and ditch material and impacts to residents and businesses in the form of temporary road closures and impacts to the Town's Public Works budget. Water Pollution is also a hazard to the Town due to the costs of compliance with its Municipal Separate Storm Sewer Systems (MS-4) permit issued by the Vermont Department of Environmental Conservation and with new requirements triggered by the Vermont Clean Water Act, namely improved road stormwater management and phosphorus control.

Goal 7.14 (Assigned to SLB and PW)

Implement actions identified in the Town's All-Hazard Mitigation Plan such as culvert upgrades, drainage improvements and bridge replacements to address the vulnerability to Town road infrastructure from the hazards of Severe Rainstorms, Fluvial Erosion and Water Pollution.

Resource Use and Development

- This section is comprehensive in its description of natural resources within the town, but the language on which resources the town intends to protection, and how, could benefit from more specificity. Not addressed, but not required.
- The "Floodplains" section of the plan currently mentions the 2011 AHMP and discusses flooding that happened during the spring of 2011. The latest iteration of the AHMP gives more details about that flooding. Suggested text for the end of the end of the "Floodplains" section to give more detail is below.
 - However, existing development within the floodplain experienced damage during the floods in the Spring of 2011. This event was a reminder of the importance of floodplain protections. As noted in the Town's All-Hazards Mitigation Plan, town infrastructure suffered significant damage at locations such as River Street, Rowley Road, Cadreact Road, West Milton Road and at CVPS Park adjacent to U.S. Route 7. Additionally, a total of more than 25 properties dispersed on 23 different streets filed Assistance claims with the Federal Emergency Management Agency.
 - Also, consider adding a goal related to the All Hazards Mitigation Plan more broadly, indicating that the plan contains projects that the town intends to complete and that the town will participate in updating the plan as needed. Addressed.
- The section on fluvial erosion hazard areas in this plan is great! However, Vermont DEC has changed their naming of this phenomenon from FEH areas to River Corridors and River Corridor Protection Areas. Therefore, we suggest changing the name of this section to "Fluvial Erosion Hazard Areas and River Corridors," and editing the text throughout and the name and labels of the associated map to "River Corridors and River Corridor Protection Areas" instead of FEH areas. This language change would also extend to potential prohibitions against development in these areas. While the town already receives the highest possible ERAF rate because of regulations that act as interim River Corridor protection, the 2013 Plan identified protecting the FEH area from future development as a goal. If this goal has not already been completed, it would make sense to name future regulations based on the State's new language, either River Corridors or River Corridor Protection Areas. Addressed.
- Example explanatory text on the difference between FEH areas, River Corridors and River Corridor Protection Areas is below, and Vermont's Flood Ready site has good explanations and

diagrams as well:

http://floodready.vermont.gov/flood_protection/river_corridors_floodplains/river_corridors

- River Corridor means the land area adjacent to a river that is required to accommodate the dimensions, slope, planform, and buffer of the naturally stable channel and that is necessary for the natural maintenance or natural restoration of a dynamic equilibrium condition, as that term is defined in 10 V.S.A. §1422, and for minimization of fluvial erosion hazards, as delineated by the Agency in accordance with the ANR Flood Hazard Area and River Corridor Protection Procedures.
- River Corridor Protection Area (formerly termed Fluvial Erosion Hazard Area) means the area within a delineated river corridor subject to fluvial erosion that may occur as a river establishes and maintains the dimensions, pattern, and profile associated with its dynamic equilibrium condition and that would represent a hazard to life, property, and infrastructure placed within the area. The river corridor protection area is the meander belt portion of the river corridor without an additional allowance for riparian buffers. Addressed.

Health and Wellness Not addressed, but not required.

- The General Land Use and Development Pattern Goals in Chapter 9 include statements on looking at future growth “through the additional lens of health and wellness” and consideration of future regulations on “adult businesses.” The Public Facilities and Services chapter (Chpt. 4) also covers a lot of great info related to education, childcare, public safety and social services. This emphasis on health could be strengthened throughout the plan, possibly by changing the “Public Safety” section of the plan to a “Health and Safety” section and providing more information on resident health and wellness. CCRPC can work with the Milton Community Youth Coalition to identify key factors to measure and discuss in the town plan if this is of interest, or perhaps these issues were already identified when the town Health and Wellness Needs Assessment and Plan was developed in 2012. A goal related to health at the beginning of the plan may also be an option to increase discussion of this topic.
- Planning for Prevention: This guide from Lamoille County discusses ways in which towns can implement policies to increase health and wellness by lessening drug and alcohol use, especially among children. CCRPC is also in the process of developing a similar guide adapted for Chittenden County. This may assist the town with its goals of looking at future growth in terms of health and wellness and regulating adult businesses http://healthandlearning.org/wp-content/uploads/2016/05/Planning_for_prevention_Final.pdf

Energy Not addressed, but not required.

- Overall, a great section. It makes connections between a wide range of relevant topics and draws on chapters elsewhere in the plan. The data will need to be updated, and CCRPC can provide new data related to energy as we started to crunch the numbers for our Regional Energy Plan. My understanding is that Milton has not yet decided whether to seek a Determination of Energy Compliance from the Department of Public Service before June 2018—and as of the writing of this memo, the final standards aren’t out yet. If Milton chooses to go for the certified plan with this update, CCRPC can provide assistance. If Milton chooses not to seek certification with this update, the PSB’s consideration of the plan could likely still be strengthened with stronger statements on the identification and preservation of certain natural resources throughout the town.
- Other policies that may be helpful for Municipal Energy Efficiency and Conservation include:

- Implement fleet policies to reduce energy consumption and costs, and expand alternative fuel options for fleet,
- Adopt a no idling policy,
- Complete a Municipal Lighting Energy Efficiency Retrofit
- Assist with bringing car sharing programs to Milton.
- Implement policies to reduce parking demand and increase efficient use of parking facilities,
- become a PACE community:
<https://www.encyvermont.com/Media/Default/docs/services/ency-vermont-financing-PACE-eligible-measures-form.pdf>
- Require all new construction to meet the State Energy Stretch code.

Housing Not addressed, but not required. We do suggest that the plan remove its goal related to the outdated housing targets during this update.

- The housing targets developed by CCRPC in 2004 are no longer accurate or relevant and are being replaced by the work of Buildings Homes Together. We will distribute information on the latest identified housing needs as it becomes available. The latest on the work of this group can be found here: <http://www.ccrpcvt.org/housing/>
- The section on Affordable, Moderate and Elderly Housing is very comprehensive (Section 6.4). If you wanted to increase discussion of housing for those in need, you could include a goal ensuring that supportive and transitional housing is a permitted use.
 - Supportive housing is housing linked with social services tailored to the needs of the population being housed, with services either on-site or off-site. Typically, supportive housing is permanent housing.
 - Transitional Housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing offers case management and support services to return people to independent living, usually between 6 and 24 months. Transitional housing usually has a term of tenancy up to two years, preparing an individual or family for permanent housing.

Economic Development Not addressed, but not required.

- The Economic Development section of the plan is very strong, as is the school section, which talks about the aging of the population and the decrease in school enrollment. One of the issues that has emerged consistently through the ECOS Plan and CCRPC's work on Building Homes Together is the issue of workforce development—fewer good jobs means that fewer young people want to stay in (or move to) Vermont, which means that the population shrinks even further as those young people don't raise families in Vermont. (Housing is also related, as even someone with a job offer may not accept it if there is no quality and/or affordable housing to be found.) There may be an opportunity to discuss this in the context of Milton by making a stronger connection between the economic development, housing and education chapters.

CCRPC Formal Staff & PAC Review – 2018 Charlotte Town Plan
November 8, 2017 PAC Meeting

Staff Review of the 2018 Charlotte Town Plan
Emily Nosse-Leirer, CCRPC Planner
October 29, 2017

The Town of Charlotte has requested, per 24 V.S.A §4350, that the Chittenden County Regional Planning Commission (1) approve its 2018 Town Plan; and (2) confirm its planning process.

This draft 2018 Charlotte Town Plan is a full rewrite of the 2013 Plan. (The 2008 Charlotte Town Plan was readopted in 2013 with some changes, and then amended on 3/1/2016 to include a consideration of Village Designation and a revised energy section.) This plan is intended to be presented to voters for adoption on Town Meeting Day in 2018.

CCRPC staff and the PAC previously completed a formal review of the Draft 2016 Charlotte Town Plan in advance of the Charlotte Selectboard's 9/29/2016 public hearing on it. The PAC provided suggestions for strengthening the Plan's compliance with state requirements, and wished to review the plan again before recommending that the CCRPC Board approve it. Those recommendations and their status can be seen in the attached memo, and this draft includes many of those changes. The Charlotte Planning Commission held another public hearing on the plan on October 12, 2017. This review is in advance of the Charlotte Selectboard's public hearing on the plan, which has not been scheduled.

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 2018 Charlotte Town 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 2018 Charlotte Town 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 2018 Charlotte Town Plan is consistent with the specific goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
3. The 2018 Charlotte Town Plan contains the required elements of §4382. See the attached Appendix A submittal that describes compliance with these required elements.

**CCRPC Formal Staff & PAC Review – 2018 Charlotte Town Plan
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4. The 2018 Charlotte Town 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 2018 Charlotte Town Plan is compatible with the municipal plans for Shelburne, Hinesburg, Monkton and Ferrisburgh.
6. Charlotte has a planning process in place that is sufficient for an approved plan. In addition, Charlotte has provided information about their planning budget and CCRPC finds that Charlotte is maintaining its efforts to provide local funds for municipal and regional planning.

Additional Comments/Questions:

CCRPC staff and the PAC have reviewed the Charlotte Town Plan several times in the last few years (see description above). While Staff does not find that any changes are necessary for approval and confirmation of the process by the CCRPC, the following recommendations are offered to improve the efficacy of plan implementation:

1. Terminology at the state level has recently changed from using Fluvial Erosion Hazard (FEH) areas to using River Corridors and River Corridor Protection Areas. In some places in the plan the new terminology is used (Map 4, Utilities and Facilities Strategy 17.g) but this should be used throughout.
2. While an implementation table is included in the back of the plan, it does not appear to have all the strategies from the plan in it. Are only priorities included? It would be easier to tell what is included if numbering was added. If that is because it is tracking the implementation of the last iteration of the plan, then it would be useful add all the latest strategies and to have more status reports (ex. completed, in progress, eliminated or new).

Additionally, for the next update of the plan, we suggest the following:

3. It would be helpful to have stronger linkages drawn between Chapter 1 and Chapter 2 of the plan. For example, water quality is discussed in Chapter 1, but there are no references to Tactical Basin Plans until Chapter 2. While this format makes sense, could the introduction explain the split more clearly, or could each section in Chapter 1 have a callout box stating what extra information can be found in Chapter 2?
4. There are great cross-references between different chapters, but it can be somewhat difficult to

Proposed Motion & Next Steps:

PROPOSED MOTION: The PAC finds that the draft 2018 Charlotte Town 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.

**CCRPC Formal Staff & PAC Review – 2018 Charlotte Town Plan
November 8, 2017 PAC Meeting**

Otherwise the PAC recommends that the Plan, and the municipal planning process, should be forwarded to the CCRPC Board for approval.

Please note that because the plan has been revised since this was filled out, the page numbers may be slightly off.

Town Plan Review Tool

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.

Required Elements § 4382		Met	Not Met
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"/>

State Planning Goals § 4302		Met	Not Met
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.

Choose an item.
Pages: i

Comments: Tracks the evolutionary changes of the Town Plan from 1990 onward, in relation with the growing needs of the Town, including East and West Village growth, as well as other priorities derived from the work of various committees.

(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 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.

Choose an item.
Page: 2-61, Chapter 2.9

MAPS. 11 & 12
Present Land Use Plan ✓
Prospective Land Use Plan ☒

Comments: Map 11 covers existing Land Use, where and Map 12 covers future Land Use.

(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;

Choose an item.
Page: 1-41, Chapter 1.11
Page: 2-55, Chapter 2.7

MAP. 9
Transportation ☒

Comments: 1-41 covers future visioning. 2-55 covers the current status and historic background.

(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;

Choose an item.

Page: 1-32, Chapter 1.10

Page: 2-43, Chapter 2.6

MAP. 8

Utility and Facility

Comments: Discussion of development of Town policies on facilities and services to address the anticipated reduction of school enrollment and increased population of elders within the Town.

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

Choose an item.

Page: 1-23, Chapter 1.7

Page: 2-16, Chapter 2.2

Comments: The plan list special features which the town wishes to emphasize protection for, including; Historic structures and their associated districts and settlement patterns, scenic views and vistas, a dark night sky, working farms and their meadows and pastures, as well as archaeological sites.

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

Choose an item.

Page: 1-32, Chapter 1.10

Page: 2-43, Chapter 2.6

Comments: The Utilities, Facilities, and Services chapters cover the planning aspects of school facilities and education for the town. An area of concern to the Town governance is the dwindling school enrollment and strategies to maintain the higher capacity Town facilities.

MAP. 8: Utilities, Facilities . . .

Educational Facility

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

Choose an item.

Page: 1-32, Chapter 1.10

Page: 1-49, Chapter 1.13

Comments: The Utilities, Facilities, and Services chapter address the Town's desire to continue planning for ("within its means") the provision of public facilities and services to meet anticipated community needs. Educational support is considered to be a high priority throughout the community. However, the Plan does not have an articulated implementation program to meet Utility, Facility, & Service objectives of the Town per se, aside from what is covered in Chapter 1.13 – Implementation. Areas addressed by the chapter include committee work with respect to wastewater, adoption of lighting standards, improvement of municipal Road, Driveway, and Development Standards, the implementation of build out analyses of Village areas and surrounding areas for the purpose of future facility planning (especially for wastewater), and the goal for the Planning Commission to develop a capital budget and 5-year capital improvement program (CIP) within the next two years, which the Selectboard would consider for adoption. The CIP would identify and schedule planned capital improvements in relation to the Town's existing debt service and available sources of funding.

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

Choose an item.

Page: 1-6, Chapter 1.3

Comments: Chapter 1.3 Regional Context qualitatively discusses development trends in neighboring municipalities. However, the general 'policies' and 'strategies' format (which are followed as the standard outline for all chapters of the plan) have not yet been developed. It is

perhaps the opinion of the Planning Commission to garner further ideas and input to address this aspect of the Town Plan from the forthcoming public hearings.

(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;

Choose an item.

Page: 1-46, Chapter 1.12

Page: 2-59, Chapter 2.8

Comments: A tension within the community exists with regard to the power of the Public Service Board to overrule municipal-level policies and regulations on energy facility siting (even in light of the recently passed bill, S.260). As a result of this problem, the Town Plan focus a lot on the attempt to regulate energy siting mitigation than it might on actual implementation of renewable energy strategies and programs (especially in defense of Areas of High Public Value – AHPV). Nevertheless, the Town Plan outlines a list of fourteen of energy strategies under four themes (see page 1-47) that are intended to meet articulated energy budget goals; 1. Renewable Energy (6 strategies), 2. Energy Efficiency in Structures (3 strategies), 3. Transportation (3 strategies), 4. Incentives and Partnerships (2 strategies).

(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.

Choose an item.

Page: 1-26, Chapter 1.8

Page: 2-30, Chapter 2.4

Comments: The Town Plan (and current land use regulations) strongly encourages implementation of PRD and PUD in tandem with simultaneous conservation of open space in development projects. A large portion of inclusionary housing strategies and policy implementation are planned to be undertaken by a proposed “Affordable /Senior Housing Committee”, and proposed additional considerations for the Planning Commission to review in land use applications.

(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.

Choose an item.

Page: 1-29, Chapter 1.9

Page: 2-37, Chapter 2.5

Comments: The Town Plan focuses a lot on agricultural and home-based operations to develop the local economy, in interest of preserving the landscape.

(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.

Choose an item.

Page: 2-15, Chapter 2.1, et al.

See ‘Comments’ below:

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

Comments: An inventory of known inundation and fluvial erosion hazard areas and state river corridors is presented in the Natural Resources & Physical Geography inventory section. Related policies and strategies are presented in Part 1 through incorporation into other plan elements most notably Natural Resources (page 1-9 and 2-13); Lake & Shoreline (pages 1-14 through 1-15); and Utilities, Facilities & Services (pages 1-10 through 1-11, 1-33).

DRAFT

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.

Choose an item.

Page: 1-24, Chapter 1.7

How has the Town Plan addressed this goal : The Plan posits development to occur with historic settlement patterns. Adaptive reuse is promoted to allow for preservation of structures, which no longer serve their original function. The plan suggests updating current land use regulations to include a new provision for historic design review for overlay districts, and for the Town to apply to the State for Village designations for both the East and West Villages of the Town.

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.

Choose an item.

Pages: 1-29 through 1-30,
Chapter 1.9.

How has the Town Plan addressed this goal : Via agricultural enterprises, home-based occupations, and adaptive re-use projects which do not detract from the character of the landscape.

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.

Choose an item.

Pages: 1-32 through 1-34,
Chapter 1.10

How has the Town Plan addressed this goal : The Town intends to work closely with the School Boards for both CCS and CVU to monitor the educational needs of the town's children and adults and the condition and level of use of local school facilities (in addition to the library, recreational, and senior service facilities) to address existing and anticipated needs.

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

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.

Choose an item.

Pages: 1-35, 1-40,
Chapter 1.10
Pages: 1-44 through 1-45,
Chapter 1.11

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

How has the Town Plan addressed this goal : Promotion of upgrading the current standards for the creation, maintenance and repair of private roads, driveways, fire-protection ponds and dry hydrants. The Town will continue to undertake studies and evaluate policies with respect to accommodating "Complete Streets" design as it relates to major roads (e.g. Route 7, Hinesburg Road, Spear Street, Church Hill Road, and Mt. Philo Road) and in East and West Village area development.

The Town will support the Trails Committee to review, update, and expand the "Trail Vision Map" into a pedestrian, equestrian, and bicycling master plan. The Town intends (with the assistance of the Senior Center) to develop a parking plan, which will help identify areas for additional parking and shared parking with other land uses in the West Charlotte Village. The Town further intends to consider Park & Ride facilities (of an agreeable capacity), which might also function as transit stops.

With respect to railroad crossings, the Town will initiate the installation of gated crossings with bicycle safe surfaces on Town roads to ensure traffic, pedestrian and bicycle safety. The Tow also intends to prevent further development of additional rail sidings used for storage of railcars, or an alternate railyard site.

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

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

Choose an item.

Pages: 1-3, Chapter 1.2
Pages 1-14 through 1-16,
Chapter 1.5

How has the Town Plan addressed this goal : During development review, Areas of High Public Value (AHPV) will be identified and prioritized based on the qualities and relative values of each resource. This analysis is site specific, and is undertaken for each development application. The process also considers natural and historic resources in the broader context as appropriate. Land development projects will be designed to complement existing land uses. Furthermore, the Town will evaluate the need for more specific zoning districts (or historic overlay districts), which are intended to promote historic preservation and protect the long-term viability of productive farmland within the Town, as well as areas with significant, limited or irreplaceable natural or scenic resources.

Stormwater management “best practices” are applied to all development, regardless of whether a state stormwater permit is required. Low impact development (LID) methods of stormwater management should be considered during all development reviews, and required where site circumstances warrant. The Town will cooperate with the State to identify alleged violations and further petition for enforcement actions that will minimize impacts in and around Class II wetlands and Shoreline areas. The Town will also request restoration where applicable.

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

Goal 6:

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

Choose an item.

Pages: 1-18 through 1-22,
Chapter 1-6

How has the Town Plan addressed this goal : Agricultural soils will be protected for agricultural use under town regulations. Economic activities will not be allowed to conflict with the existing agricultural and rural character of the town. Fifteen agriculture and forestry policies have been identified, along with ten strategies to implement these planning aspects.

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

Goal 7:

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

Choose an item.

Page: 1-46, Chapter 1.12

How has the Town Plan addressed this goal : the Town Plan outlines a list of fourteen of energy strategies under four themes (see page 1-47) that are intended to meet articulated energy budget goals; 1. Renewable Energy (6 strategies), 2. Energy Efficiency in Structures (3 strategies), 3. Transportation (3 strategies), 4. Incentives and Partnerships (2 strategies).

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.

Choose an item.
Pages: 1-44 through 1-45,
Chapter 1.11

How has the Town Plan addressed this goal : The Town will support the Trails Committee to review, update, and expand the "Trail Vision Map" into a pedestrian, equestrian, and bicycling master plan. The Town intends (with the assistance of the Senior Center) to develop a parking plan, which will help identify areas for additional parking and shared parking with other land uses in the West Charlotte Village. This will accommodate traveling visitors to the community.

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.

Choose an item.
Pages: 1-10 through 1-13,
Chapter 1.4

How has the Town Plan addressed this goal : Town planning will follow actions identified in the State's 2013 Climate Change Report. The Town will identify and conserve natural areas which provide flood control, water filtration, carbon capture. Additionally the Town plans to employ low impact development strategies (e.g. stream crossings that accommodate sediment transport and connectivity), promote riparian stability, buffer wetlands, and monitor pests and invasive species.

Subdivision of forest habitats (as well as their natural corridors which link them together) will be discouraged through regulation, conservation, habitat maintenance, and outreach efforts. The Town Plan addresses twenty-six strategies under four themes to address natural resource preservation, including; Water quality, fragmentation, invasive species, climate change, and a single theme comprised of administrative/education/outreach/funding.

Furthermore, with respect to the agricultural industry, the Town Plan's first two policies state; 1. Agriculture is and shall remain one of the primary land use activities in Charlotte; 2. Economic activities must not be in conflict with the existing agricultural and rural character of the town, and; 3. Healthy, locally produced food should be available for consumption by Charlotte residents, through local stores, farmsteads and farmers' markets. Another policy states that farm-related businesses and housing will be allowed on farm properties as permitted or conditional uses.

A strategy will be implemented (possibly by the Selectboard) establishing a Charlotte "Farm and Food Council" that would create a directory of local farms and food outlets for local farmers and businesses on agricultural development strategies, as well as links to outside resources (e.g. UVM Extension Service and the Vermont Agency of Agriculture, Food and Markets), and promote access of citizens to healthy, locally produced food.

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.

Choose an item.
Pages: 1-10 through 1-13,
Chapter 1.4

How has the Town Plan addressed this goal : Develop a Town Open Space/Conservation Action Plan identifying priority areas for protection and conservation. The plan will include information on state and locally significant natural communities, areas of regionally significant contiguous forest and supporting habitats, riparian corridors, flood and erosion hazard areas, locally identified wildlife road crossings, locally significant natural areas, scenic views, and other features that have been identified as having high public value in Charlotte's Land Use Regulations. The Town Plan calls for working with local watershed associations, conservation commissions, and Natural Resource Conservation Districts to assist landowners in protecting and restoring riparian and upland forest habitats on their lands. Development projects will continue to be evaluated using a suitability analysis that considers the Town's Areas of High Public Value (AHPV).

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

Choose an item.
Pages: 1-26 through 1-28,
Chapter 1-8

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.

How has the Town Plan addressed this goal : Evaluate strategies for the possible build out of areas in and around existing villages, including the analysis of existing and planned facilities. Strongly encourage (and in most cases require in development projects) Planned Residential Developments (PRD) or Planned Unit Developments (PUD), and simultaneous conservation of contiguous and non-contiguous areas. Reappoint members to an Affordable/Senior Housing Committee that works with the Planning Commission in evaluating land use regulation incentives for the creation of affordable and senior housing.

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.

Choose an item.
Pages: 1-33, Chapter 1.10

How has the Town Plan addressed this goal : The rate of growth, at least for student enrollments in local schools is, as a trend, expected to decline over the period the Town Plan currently covers.

If the goal is not relevant or attainable, how does the plan address why : The first two policy statements are unequivocal that 1. The rate of growth and development in Charlotte shall not exceed the ability of the town and other organizations serving the community to provide supporting public facilities and services, and 2. The Town will, within its means, continue to plan for, finance and provide public facilities and services necessary to meet existing and anticipated community needs, in an efficient and cost-effective manner. These include town government, highway, fire and rescue, police, educational, library, recreational and senior services and facilities, water and wastewater systems and solid waste management, and other planned facilities and services supported by the Charlotte community

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,

Choose an item.
Page: 1-34, Chapter 1.10

infrastructure, business assistance for child care providers, and child care work force development.

How has the Town Plan addressed this goal : The Town will continue to advocate for affordable childcare services to meet the needs of local families, including after school and early education programs offered through the Charlotte Central School. The Town will continue to monitor the availability of childcare services in association with the update of the town plan; and ensure that home-based childcare facilities are adequately accommodated under the land use regulations.

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

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.

Choose an item.

Pages: 1-10 through 1-13,
Chapter 1.4

Pages: 1-32, Chapter 1-10

How has the Town Plan addressed this goal : Some of this has already been covered in the first paragraph of **Goal 9** (above). It should be noted that the first strategy listed in the Natural Resources chapter (Chapter 1.4) is to *“Protect lakes, ponds, rivers, streams and wetlands to maintain, and in some instances restore, their natural conditions. Fluvial erosion hazard areas and areas prone to inundation flooding will be examined to ensure that regulations adequately protect these areas.”*

If the goal is not relevant or attainable, how does the plan address why : One of the stated policies in the Utilities & Facilities chapter is that new public facilities and infrastructure shall be designed to avoid or withstand flood and fluvial erosion hazards. The Town desires to strengthen community resiliency in response to natural and manmade hazards and the anticipated effects of changing climate by; 1. Continuing to limit and regulate new development within known hazard areas, including mapped flood hazard areas to ensure community participation in the National Flood Insurance Program; 2. Updating the town’s road standards, including local culvert and bridge standards, as necessary to improve infrastructure resilience to flooding; 3. Implementing the recommendations included in Charlotte’s All Hazards Mitigation Plan as the Town’s can accommodate.

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 _____, 2016 (DRAFT TO BE DISCUSSED AT 9/7 PAC MEETING).



Town of Charlotte

ESTABLISHED 1762

September 7, 2016

Charlie Baker, Executive Director
Emily Nosse-Leirer, Planner
Chittenden County Regional Planning Commission
110 West Canal Street
Winooski, VT 05404

Re: Charlotte Proposed Town Plan - 2016

Dear Charlie and Emily:

The Town of Charlotte has undertaken a rewrite of its current Town Plan, which was last re-adopted in 2014. The 2014 version was comprised of a series of re-adoption amendments since the 2008 rewrite of the Town Plan. The current draft document of the Town Plan and a copy of the public warning notice is available for review at: <http://bit.do/csgEb>.

The Charlotte Planning Commission officially announced the release of the 2016 draft of the Town Plan on August 18, 2016 during a previously warned Public Informational Meeting. In accordance with 24 VSA §4350, the following steps have been taken thus far; 1. An additional Public Hearing for the plan has been warned to take place on September 29, 2016. 2. The Town of Charlotte citizens, the Addison County RPC, Chittenden County RPC, the Vermont Agency of Commerce & Community Development, and all of Charlotte's abutting municipalities (e.g. Shelburne, Hinesburg, Monkton, and Ferrisburgh) have been notified of the upcoming Public Hearing, which has also been announced in "The Citizen" newspaper.

The requested information for CCRPC's plan review and confirmation as outlined in its "Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans" is being submitted along with this letter.

The Charlotte Planning Commission anticipates formal adoption of the plan during Town Meeting Day in March of 2017, pending the Selectboard's approval. With this in mind, we request a formal review by CCRPC's Planning Advisory Committee (PAC) at its next meeting scheduled to be held on September 14, 2016.

Please contact me if you have any questions. I may be reached at 802.425.3071 (ext. 206), or by email at dbenoit@townofcharlotte.com.

Sincerely,

Daryl Benoit,
Town Planner

159 FERRY ROAD P.O. BOX 119 CHARLOTTE, VERMONT 05445-0119

TOWN CLERK: (802) 425-3071 ♦ PLANNING & ZONING: (802) 425-3533 ♦

LISTER: (802) 425-3855 RECREATION: (802) 425-6129 ♦ FAX: (802) 425-4713

Town of Charlotte: Planning & Zoning (P&Z) Department Budget: FY2012 - FY2016

	<i>Actual</i> FY2012	<i>Actual</i> FY2013	<i>Actual</i> FY2014	<i>Approved</i> FY2015	<i>Budgeted</i> FY2016
P&Z Expenses	115,716	113,902	103,030	106,209	107,471
CCRPC Dues	8,037	5,937	11,708	11,259	11,179
CCMPO Dues	5,651	5,556	n/a	n/a	n/a
VLCT Dues	4,553	4,604	4,854	4,992	5,079
TOTAL	133,957	129,999	119,592	122,460	123,729



MEMORANDUM

To: Charlotte Planning Commission
From: Emily Nosse-Leirer, Planner
Date: September 19, 2016 – UPDATED 10/29/2017
Re: Draft 2018 Charlotte Town Plan

Per CCRPC's *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans*, CCRPC Staff and Planning Advisory Committee (PAC) have reviewed the Draft 2016 Charlotte Town Plan in advance of your September 29, 2016 Planning Commission public hearing. While Staff and the PAC have found that the Draft 2016 Town Plan is consistent with the State planning goals, contains all required elements, and is compatible with the *2013 Chittenden County ECOS Plan* and the plans of adjoining municipalities, **the following recommendations are offered to strengthen the consistency with the State planning goals, and to improve the efficacy of the plan:**

1. Historical and Cultural Resources Strategy #1 states that the Town intends to apply for village designation for both the West Charlotte and East Charlotte Village Areas. Act 59, which took effect in July 2013, requires that communities applying for any state designated center have a confirmed planning process and a municipal plan that has been approved by the regional planning commission and includes the following:
 - a. A description of how the proposed Village Centers would support the plan's land use and other goals, and
 - b. Maps showing the proposed designated Village Centers boundaries.

Because applying for Village Center designations for two communities is one of the identified strategies of the plan, staff highly recommends adding those two items before the plan is adopted. While the plan can be approved by CCRPC's Board without this addition, it is unlikely that an application for Village Center designation would be successful without it. Upon request, CCRPC can provide an example of brief language and maps that will meet the Act 59 requirements. – New descriptions, aerial photos and descriptions of desired future land use in the Village areas have been added in the Historical and Cultural Resources Strategies section (Strategy 1 on page 1-25 and descriptions and photos on pages 1-26 and 1-27).

2. The plan makes many mentions of "Areas of High Public Value," which is a combination of multiple natural, scenic and historic resources. This grouping allows these features to be succinctly referenced throughout the plan, but the full list of features included as "Areas of High Public Value" is not clear. Is Policy 4 of the Utilities, Facilities and Services section the full list (page 1-34)? If yes, it would be useful to define it earlier in the plan, as AHPVs are mentioned several times in earlier sections, including Land Use, without definition. Additionally, on the maps, features that are included as "Areas of High Public Value" are not specified. Indicating which features in the legend are Areas of High Public Value may

make the maps more useful to the user. Figure 1 on page 1-3 lists the features included in Areas of High Public Value.

3. In Section 3.8 (page 3-11), the plan states that “it is the Planning Commission’s responsibility to develop, maintain, review and revise the plan at least every five years.” While the town is free to create a new plan every five years, it is worth noting that as of July 1, 2016, state law requires a re-adoption every eight years rather than every five. – Addressed
4. The plan does a great job listing areas that should be protected during future development, which provides a strong foundation for the Town’s land use policies and regulations. Energy Strategy #2 states that “the Town will review new projects using Site Plan Review Standards as identified in the Charlotte Land Use Regulations” (Page 1-47). While these standards can provide a good list of what the town values and chooses to advocate for during PSB proceedings, CCRPC staff recommend that towns avoid direct reference to zoning regulations (with the exception of setbacks) during PSB proceedings and instead directly reference plan policies, such as those listed beginning on Page 1-46. (However, the review of energy siting is in a state of flux due to the recent signing of Act 174, and may change over the next goals few months.) – I have met with the Charlotte Planning Commission and Energy Committee to discuss the energy section of this plan and the requirements to have the plan get a determination of energy compliance, and my understanding is that the PC and EC will revisit this section in detail after the plan is adopted by voters on Town Meeting Day 2018. The energy section has been revised to include this intention, and to incorporate some of the goals from the Vermont Comprehensive Energy Plan.
5. While the plan does contain discussion of siting the town’s development in compact village areas, PAC members felt that a more detailed discussion would provide further support to other and policies throughout the plan, including those related to natural resources, young families and applying for Village Center Designation. Specific recommendations include:
 - a. Charlotte’s thorough natural resources section, including the identification of Areas of High Public Value throughout town, indicates that the town values and wishes to preserve its natural and scenic resources. More detailed strategies regarding steering development towards compact centers would help protect these resources. One change that could be made in the town plan would be to ensure that the Future Land Use map on page 1-5 is the most recent version (Map 12 online is different), and to ensure that all of the “concentrated community areas” on Map 12 are described. Currently, it’s unclear where the “compact villages,” “hamlets” and “summer communities” described throughout the plan are located. The Future Land Use section has been strengthened (beginning on page 1-2). The Future Land Use Map (Map 12) includes both “concentrated community areas” and “existing communities,” with an explanation that an existing community depicts where development has already occurred, and a “concentrated community area” shows where future development will provide for clustered mixed uses. Policies defining Areas of High Public Value and calling for them to be avoided have been added to the Land Use section (Policies 7-9, pages 1-3 and 1-4). A policy on the siting of non-agricultural commercial services has also been added to this section (Policy 6, page 1-3). Additionally, see discussion of village center designation above.
 - b. The PAC appreciated the thorough demographic analysis in the plan, which concluded that the town needs to attract younger families. However, the rest of the

plan did not contain many strategies for attracting younger families. Attracting young families could be furthered in part by encouraging more development in compact areas, where housing tends to be less expensive for families. See above to discussion of compact. It does not appear that other strategies were added. However, this is not a requirement.

- c. The PAC agreed with staff's opinion that the language and maps regarding the town's village centers is very likely not strong enough to be considered for Village Center designation (see #1, above). See discussion under #1 above.
 - d. The Utilities, Facilities and Services section makes some reference to prior water and wastewater planning. At the PAC, Dana Hanley, a Charlotte resident and volunteer, expressed concern that the recent West Village Wastewater Management Plan and associated ordinance and policy suggestions were not discussed in the plan. A stronger discussion of wastewater and water infrastructure planning would also strengthen the town's ability to site development in compact centers. – Economic Development Strategy 3 has been revised to discuss more recent work of the Charlotte Wastewater Committee completed in 2015-2016 and 2017 (page 1-32). The most recent report is also linked in the plan.
6. The PAC also had several recommendations about the layout of the plan:
- a. While splitting the discussion in the plan into two sections and beginning the plan with a focus on goals, policies and strategies is a useful format, the PAC felt that an explanation in the introduction to the plan would be useful. Until they got to Section II in their reading, some PAC members were confused because they thought the plan had no data about current conditions. – Not addressed, but not required.
 - b. The PAC appreciated the implementation table starting on page 1-50, but would like more information on the timing of the proposed strategies. A few had timeframes associated with them, but most did not. Identifying timelines for plan strategies will be effective for prioritizing the town's work and will increase the plan's compliance with Vermont's new implementation program requirements for town plans. The implementation table included timelines for projects but only included a report on the progress for one project.

Next Steps: CCRPC approval of municipal plans and confirmation of planning processes are actions by the full CCRPC Board, upon recommendation from the Planning Advisory Committee. The Planning Advisory Committee will review the next draft of the 2016 Charlotte Town Plan and provide a recommendation to the Board. For your information, the PAC will meet next on October 12 and November 9.

If you have any questions, or would like assistance with these recommendations, please contact me at enosse-leirer@ccrpcvt.org, or 802-846-4490, ext. *15.

CCRPC Formal Staff & PAC Review and Hearing – 2018 Milton Comprehensive Plan
November 8, 2017 PAC Meeting

Staff Review of the 2017 St. George Comprehensive Plan – Draft PAC memo distributed for St. George PC review

**Lee Krohn, AICP, CCRPC Senior Planner
October 31, 2017**

The Town of St. George has requested, per 24 V.S.A §4350, that the Chittenden County Regional Planning Commission (1) approve its 2017 Comprehensive Plan; and (2) confirm its planning process.

This draft 2017 St. George Comprehensive Plan is an update and re-adoption of the 2012 Plan, which has since expired. In accordance with statute, re-adoption means that this is a fully compliant plan that will expire eight years after adoption by the Selectboard. Accordingly, this 2017 Plan primarily addresses several new required elements. CCRPC staff had conducted an advance review of the 2012 Plan in December of 2015, and provided the Town with comments and suggestions for this update; we offer this formal review of the plan in advance of the Planning Commission’s upcoming public hearing on November 28, 2017.

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 2017 St. George 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 2017 St. George Comprehensive Plan is consistent with the general goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
2. The 2017 St. George Comprehensive Plan is consistent with the specific goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
3. The 2017 St. George Comprehensive Plan contains the required elements of §4382. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
4. The 2017 St. George Comprehensive Plan is generally compatible with the planning areas, goals and strategies of the 2013 Chittenden County Regional Plan (amended in 2016), entitled the *2013 Chittenden County ECOS Plan*.
5. The 2017 St. George Comprehensive Plan is compatible with the municipal plans for the adjoining municipalities of Hinesburg, Shelburne, and Williston, as described in Section 5.13.

CCRPC Formal Staff & PAC Review and Hearing – 2018 Milton Comprehensive Plan
November 8, 2017 PAC Meeting

6. St. George has a planning process in place that is sufficient for an approved plan. Staff is still waiting on information for this.

Additional Comments/Questions:

CCRPC staff understands that the Town prepared this update primarily to address new statutory requirements, while maintaining the community vision and most of the goals and objectives of the 2012 plan.

We find that the plan meets all the statutory requirements of 24 V.S.A. Chapter 117. However, much of the data are quite dated. If there is not time to research and incorporate data from more current sources, it may be helpful and appropriate to at least include citations for data sources in this Plan; for example:

New CCRPC population, household and employment forecasts for our 2018 ECOS Plan:

<https://www.ccrpcvt.org/our-work/our-plans/ecos-regional-plan/#2018-update>. The American Factfinder/U.S. Census Bureau tables provide more current information on a wide array of demographic statistics:
https://factfinder.census.gov/faces/nav/jsf/pages/community_facts.xhtml.

There are also a number of technical or grammatical updates or corrections needed, which have been communicated to the Town under separate cover.

For the next plan, we would encourage the Town to move beyond the required elements of the plan to a more forward-looking vision for the town and specific actions for getting there. This could include: protection of natural resources and ridgelines, encouraging appropriately scaled economic development, providing for a range of housing types affordable to varying income levels, and the like.

Proposed Motion & Next Steps:

PROPOSED MOTION: The PAC finds that the draft 2017 St. George 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.

Planning Commission Report

2017 Revisions to the St. George Town Plan

1. The St. George Town Plan as proposed is consistent with the goals established in 24 V.S.A. §4302.

4302(c)(1) Maintain the historic settlement pattern	Page 60
4302(c)(2) Provide a strong and diverse economy	Page 53
4302(c)(3) Broaden access to education	Page 54
4302(c)(4) Transportation systems	Page 50-51
4302(c)(5) Identify important natural and historic features	Page 47-48
4302(c)(6) Quality of air, water, wildlife, and land	Page 47-48
4302(c)(7) Encourage the efficient use of energy	Page 53
4302(c)(8) Enhance recreational opportunities	Page 49-50
4302(c)(9) Strengthen agriculture	Page 48-49
4302(c)(10) Wise and efficient use of natural resources	Page 49
4302(c)(11) Safe and affordable housing	Page 54
4302(c)(12) Efficient system of public facilities	Page 51-52
4302(c)(13) Availability of safe and affordable childcare	Page 54
4302(c)(14) Encourage flood resilience	Page 47-48

2. The St. George Town Plan as proposed does not alter the designation of any land area.

The future land use plan and map in the St. George Town Plan was revised in 2007. Subsequently, the town's land use regulations were extensively revised to implement the policies of the Town Plan. The Town Plan was re-adopted in 2012. This 2017 update to the Town Plan does not propose any substantive changes to the future land use plan and map, or the implementing land use regulations.

Appendix A, CCRPC Guidelines and Standards for Confirmation of the Municipal Planning Processes and Approval of		
Requirement	Guideline Questions	Comments
Consistent with General Goals in Sec. 4302(b)		
1	(1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies. <i>Are municipal decisions guided by a coordinated, comprehensive planning process and policy framework?</i>	Appears to be, especially given resource/personnel constraints.
2	(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. <i>Is citizen participation encouraged at all levels of the planning process?</i>	Not explicitly referenced.
3	(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. <i>Is consideration being given to the use of resources and the consequences of growth and development?</i>	Yes.
4	(4) To encourage and assist municipalities to work creatively together to implement and develop plans. <i>Is the municipality working creatively together with other municipalities to develop and implement plans?</i>	Plans appear compatible; resource limitations likely preclude significant action. Perhaps an annual meeting of the PCs would help?
Requirement	Guideline Questions	Comments
Consistent with Specific Goals in Sec. 4302(c)		
5	1. To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside. <i>Do the land use patterns proposed in the Land Use chapter of the Plan support this goal? If so, are proposed densities higher within or adjacent to village/downtown/growth areas?</i>	Most of St. George is very rural, and the plan supports the preservation of the rural nature of the town by prohibit or discouraging certain kinds of development, encourage PUD when
6	A. Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged. <i>Does the plan ensure that intensive residential development is encouraged primarily in areas related to village/downtown/growth areas?</i>	Yes, given resource and infrastructure constraints.
	<i>Does the plan allow for auto-centered commercial uses outside of designated village/downtown/growth areas?</i>	Multiple references to being careful about this.
	<i>If so, are these areas that already have historic strip-type development? Is the town making an effort to incorporate more multi modal land uses?</i>	Yes.
	<i>If so, is strip development limited to areas that are already developed as strip developments or is the community encouraging new strip development?</i>	Multiple references to being careful about this.
	<i>Is economic growth encouraged in locally designated growth areas, or employed to revitalize existing village and town urban centers, or both?</i>	Yes. There are not many businesses in the town, and the plan focuses mainly on bringing new economic activity to the proposed village center and facilitating home-based businesses, working

As approved by CCRPC Board on May 22, 2013

7	B. Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both.	<i>Does the plan discuss where economic growth is to be located?</i>	Yes, in the village center or on former farms
		<i>Are the types of uses described of a scale and type that they will have little or no impact on the rural countryside? (such as home businesses)</i>	Yes, though it should be ensured that the adaptive reuse of ag buildings does not lead to strip development or businesses that will greatly increase traffic or parking needs without proper planning
		<i>Does the plan discuss the need to locate most municipal or public buildings within the economic core of the community?</i>	Yes, there are very few public buildings but the town is committed to creating a village center.
		<i>Does the proposed transportation system encourage economic development in existing village centers/growth areas/downtowns?</i>	The roads proposed by St. George are compatible with economic development in the village center, but the town will have to be proactive in managing traffic from Williston to Hinesburg as best it can.
8	C. Public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.	<i>Are public investments, including the construction or expansion of infrastructure, planned to reinforce the general character and planned growth patterns of the area?</i>	Development of utilities and roads are mostly planned to reinforce the village center and village residential pattern.
		<i>Does the plan effectively discuss future infrastructure needs?</i>	Yes, the town recognizes what is lacking.
		<i>Does the plan effectively discuss where future infrastructure will be needed?</i>	Yes.
		<i>If no planned infrastructure investments are planned, does the plan make this clear?</i>	N/A
		<i>Are the development patterns proposed in the land use chapter likely to lead to forced infrastructure improvements and increased services due to increases in density? (such as high density development on rural roads)</i>	There may be a need simply because of the extremely low population, but I do not believe the development of new infrastructure to be inherently inconsistent. Existing needs in existing mobile home parks may require infrastructure
9	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.	<i>Does the plan have an economic development chapter?</i>	Yes
		<i>Does the plan discuss its position in terms of regional employment? (i.e. is it an employment center, is it a bedroom community, etc.)</i>	Yes.
		<i>Does the plan discuss unemployment or lack thereof?</i>	No.
		<i>Does the plan discuss the balance of improving the economy and maintaining environmental standards?</i>	Yes.

As approved by CCRPC Board on May 22, 2013

10	3. To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.	Does the plan discuss adult education?	Somewhat.
		Does the plan discuss where educational opportunities are and might be found?	Yes.
		Is the town working with the local school district or the community to provide educational opportunities in schools and in other community settings?	Yes, the town seems to have a dedicated presence on the Williston school board.
11	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.	Is the proposed land use plan coordinated with the transportation network? Does it discuss the connection between land use and transportation efficiency? The following ought to be considered:	Yes, especially given existing conditions and topography/resource constraints.
		o Access management	Yes, access management is referenced several times as a way to ensure traffic safety as development increases.
		o Discouraging new roads in outlying areas	The plan mentions that new roads in outlying areas, if constructed, should have the feel of typical country roads and not disturb the rural feel of the area.
		Does the Transportation chapter discuss and encourage multi-modal transportation?	The plan states that there are no multimodal transportation options available besides carpooling, but this is consistent with the very rural nature of the town.
		Does the Transportation chapter discuss and encourage public transit?	The town monitors demand for public transit and will act if necessary.
12	(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.	Does the Plan discuss development of transportation connections between smaller towns and centers of employment?	Yes, the town is one of those smaller towns without much employment, and continues to monitor need/desire for public transit.
		In the development of the transportation system, does the plan use good resource management and minimize or reduce negative impacts to the natural environment?	to a degree, but this will likely need to be discussed more with the development of new TMDL standards and changes in the Better Back Roads program
		If the community has rail or air transportation, is it discussed?	N/A
		Does the community consider other modes of transportation when discussing expansion of transportation infrastructure?	Sidewalks, greenways and other forms of active transportation are encouraged as part of the recreation policies.
13	5. To identify, protect and preserve important natural and historic features of the Vermont landscape, including:		

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14	(A) significant natural and fragile areas;	Does the plan identify significant natural and fragile areas? (Note to planners: does the plan include criteria for what makes an area "significant"? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).	Yes, there are very specific guidelines.
		If identified, does the plan clearly (not vaguely) discuss how they should be preserved?	Generally, but not specifically or precisely; as is the nature of a plan (as compared with a bylaw).
		If identified, is land use proposed in such a fashion that these areas will be protected?	Generally, but not specifically or precisely; as is the nature of a plan (as compared with a bylaw).
		Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?	No.
15	(B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands.	Does the plan identify outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands? (Note to planners: does the plan include criteria for what makes a resource "outstanding"? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).	The plan identifies water resources that should be protected, but there may not be "outstanding" resources as defined by the State.
		If identified, does the plan clearly (not vaguely) discuss how they should be preserved?	Generally, but not specifically or precisely; as is the nature of a plan (as compared with a bylaw).
		If identified, is land use proposed in such a fashion that these areas will be protected?	Generally, but not specifically or precisely; as is the nature of a plan (as compared with a bylaw).
		Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?	No.
16	(C) significant scenic roads, waterways and views;	Does the plan identify scenic roads, waterways and views? (Note to planners: does the plan include criteria for what makes a scenic resource "significant"? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).	The plan identifies some specific scenic roads, waterways and views, and lists criteria for identifying others.
		If identified, does the plan clearly (not vaguely) discuss how they should be preserved?	Generally, but not specifically or precisely; as is the nature of a plan (as compared with a bylaw).

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		<i>If identified, is land use proposed in such a fashion that these areas will be protected?</i>	Generally, but not specifically or precisely; as is the nature of a plan (as compared with a bylaw).
		<i>Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</i>	No.
17	(D) important historic structures sites, or districts, archaeological sites and archeologically sensitive areas.	<i>Does the plan identify historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas? (Note to planners: does the plan include criteria for what makes a site "important"? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible)</i>	Yes, the plan identifies historic structures and indicates that no archaeological sites have been found in the town.
		<i>If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</i>	The plan discussed possible ways to limit or avoid loss, but not ways to help ensure the preservation of historic buildings.
		<i>If identified, is land use proposed in such a fashion that these areas will be protected?</i>	The plan would benefit from discussion of incentives, not just regulation.
		<i>Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</i>	Yes, the town encourages adaptive reuse; of this could be improved by mentioning incentives or possible tax credits.
18	6. To maintain and improve the quality of air, water, wildlife and land resources.		
19	(A) Vermont's air, water, wildlife, mineral and land resources should be planned for use and development according to the	<i>Is there a complete inventory/map of existing water resources, wildlife habitat, mineral resources and other land resources?</i>	No.
		<i>Does the plan discuss air quality? If so, does it describe measures to maintain and improve its quality?</i>	Not as relevant in this very rural area.
		<i>Does the plan discuss water quality? If so, does it describe measures to maintain and improve its quality? Recommendation: Include watersheds - could be a good way to present/organize this information.</i>	The plan does address water quality, and the Lake Iroquois watershed is mapped, but other watershed mapping may be helpful.
		<i>Does the plan discuss wildlife resources? If so, does the plan describe measures to maintain and improve its quality?</i>	Yes, the town specifically addresses deer wintering areas, bear feeding areas and threatened/rare species.

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	principles set forth in 10 V.S.A 6086(a).	<i>Does the plan discuss floodplain protection? If so, does the plan describe measures to maintain and improve its quality? Recommendation: Also include Fluvial Erosion Hazard maps and information.</i>	The plan prohibits development in floodplain areas, and this update references resilience and water quality issues throughout the plan.
		<i>Does the proposed land use pattern maintain or improve the quality of the resources listed above?</i>	Water quality is mentioned as an issue, especially due to septic systems. It is clear that development in the village center will be limited unless served adequately by some form of community septic systems.
		<i>Recommendation: Include reference to the All Hazards Mitigation Plan & Emergency Operation Plans. Do these plans call for any changes that should be addressed in the Town Plan?</i>	These plans are not addressed, but should be.
20	7. To encourage the efficient use of energy and the development of renewable energy resources.	<i>Does the town recognize the connection between energy, transportation and land use?</i>	Yes, but there are not many options for such a rural place.
		<i>Does the energy chapter of the plan discuss energy efficiency and renewable energy? Recommendation: Reference the VT State Residential Building Energy Code & the Commercial Building Energy Standards.</i>	In limited fashion.
		<i>Does the plan contain policies and recommendations that encourage energy efficiency?</i>	Yes.
		<i>Does the plan contain policies and recommendations that encourage the development of renewable energy resources?</i>	Only at the residential scale.
		<i>Does the pattern of land use proposed in the community appear to encourage the efficient use of energy either through the proposed location of development in relation to community services, or in terms of lot layout and design?</i>	Yes.
21	8. To maintain and enhance recreational opportunities for Vermont residents and visitors.	<i>Does the plan discuss recreation and identify important recreational areas?</i>	Yes.
		<i>Does the land use plan encourage development that protects or harms access to or the availability of recreational activities?</i>	It encourages access and protection.
22	(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.		Clearly a goal.

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23	(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.		Clearly a goal.
24	9. To encourage and strengthen agricultural and forest industries.	<i>Does the plan discuss agriculture and forestry?</i>	Clearly a goal.
25	(A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.	<i>Does the plan discuss the protection of agriculture and silviculture? If not, does it legitimately discuss why it does or cannot?</i>	Clearly a goal.
		<i>Do proposed densities of development appear to negatively impact the availability of workable land?</i>	Depends on perspective. Encouraging large lot zoning to ensure viability may do just the opposite.
26	(B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.	<i>Does the plan discuss the economic value of agriculture and forestry?</i>	It discusses future forestry and agriculture as possible economic development strategies.
		<i>If so, does it have viable policies and recommendations on how to encourage them?</i>	Language is encouraging.
27	(C) The use of locally grown food products should be encouraged.	<i>Is the availability of locally produced food encouraged in the plan?</i>	Yes.
28	(D) Sound forest and agricultural management practices should be encouraged.	<i>Does the plan discuss methods of agriculture/silviculture and their potential impact on the environment?</i>	Discussion more focused on impacts upon neighbors than upon the environment.
29	(E) Public investment should be planned so as to minimize development pressure on agriculture and forest land	<i>Does the plan direct public investments such as roads and sewer systems and other infrastructure away from agricultural and forest land?</i>	Yes.
30	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.	<i>Does the plan adequately discuss the extraction of earth resources?</i>	Yes.
31	11. To ensure the availability of safe and affordable housing for all Vermonters.	<i>Does the plan inventory the types and costs of housing in the community?</i>	Yes, at length.
		<i>Do the proposed land use patterns or public investments in the plan support the resident's ability to have safe and affordable housing?</i>	Yes.
		<i>Does the plan adequately discuss housing and housing density throughout the community?</i>	Much emphasis on current conditions, not as much on context or future.
32	(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.	<i>Does the plan have a housing section that encourages low income housing and housing for the elderly?</i>	Yes, especially recognizing the importance of mobile homes as a source of affordable housing for the Region.

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33	(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.		Housing development is proposed to be situated in the village center, but it's unclear how viable the village center is due to septic/soils limitations.
34	(C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings.		Yes.
35	(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.	Does the plan discuss accessory apartments?	Yes, as a goal.
		Does the plan discuss the availability of health care and elderly services?	Discusses supporting agencies.
36	12. To plan for, finance and provide an efficient system of public facilities and services to meet future needs.	Does the plan discuss future public facility investments, or at least acknowledge that none are needed?	Yes, including the plan for the construction of public buildings in the town center.
		If so, does the plan discuss how these projects will be financed and how they will meet the needs of the public?	The intent to create a capital budget is stated.
		Does the plan discuss how it provides services to the community and whether or not they are meeting the community's needs?	Yes, identifying gaps and needs.
		Does the town have a Capital Improvement Plan and Budget outlining timing and funding for necessary public investments to ensure efficiency and coordination in their provision?	As noted above, there is a stated intent to create one.
37	(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.	Are fire, police, emergency medical services, schools, water supply, sewage and solid waste disposal discussed adequately in the plan? Recommendation: Identify how stormwater is being managed in the municipality as well, use of low impact development practices, etc.	All of these services, as well as stormwater, are mentioned throughout the plan.
38	(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.	Does the plan ensure that high density development occurs only where urban public facilities and services exist or can be reasonably made available?	The village center plan encourages this.
		Does the plan discuss growth in relation to the provision of services and facilities adequately?	The town appears to be struggling with sprawl and spread-out houses on large lots, yet slope
		Does the plan speak clearly about how growth might impact these services and facilities?	

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		<i>Does the plan discuss how they will control growth in a manner that allows them to phase upgrades in facilities and the expansion of services at a rate that is sustainable?</i>	The town has grand ambitions about the village center but seems to be struggling to provide services to current rural sprawling housing.
39	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.	<i>Within the childcare element of the plan, is there a discussion about the availability of childcare related to the needs of the community? Note: Child Care Resource can be a good source of data.</i>	Referenced within.
		<i>Does the plan discuss how the town can make childcare more available?</i>	Goal of allowing in-home child care.
40	14. To encourage flood resilient communities. Note: this will take effect on July 1, 2014.		
41	(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.	<i>Is new development discouraged in these areas?</i>	Yes.
42	(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.	<i>Is protection and restoration of these areas encouraged?</i>	Yes.
43	(C) Flood emergency preparedness and response planning should be encouraged.	<i>Is flood emergency preparedness and response planning encouraged?</i>	Can always include more, but the AHMP does this.
Requirement		Guideline Questions	Comments
Contains 11 Required Elements in Sec. 4382(a)			
44	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.		Yes.
45	2. A LAND USE PLAN, consisting of a MAP and statement present and prospective land use, indicating those areas proposed for forests, recreation, agriculture, (using 6 VSA Section 8), residence, commerce, industry, public and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting 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 services.	<i>Does the plan include future and prospective land uses - both descriptions and locations on a map?</i>	There is an existing land use plan, which the plan states is intended to remain essentially 'as is'. However, this or another map must show a
		<i>Does the plan collectively indicate appropriate timing or sequence of land development in relation to facilities and services?</i>	Here, topography and soils constraints seem more limiting factors than timing or sequences...

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46	3. A TRANSPORTATION PLAN, consisting of a MAP and a 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.	Does the plan include an inventory of existing roads and other transportation facilities?	Generally, yes. No map.
		If relevant, does the plan indicate the transportation problems in the community and the relative seriousness of those problems?	Generally, yes.
		If relevant, does the plan include possible solutions that the community can work toward, as specified by this element?	Generally, yes.
		Is the plan consistent with the currently adopted Metropolitan Transportation Plan?	Generally, yes.
47	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 methods of financing.	Does the plan indicate the location, character, and capacity of existing community facilities and public utilities as referenced in this element?	Generally, yes. No map.
		Does the plan describe how changes in population will affect the need for services and facilities, indicating the priority of need?	
		Does the plan indicate the recommended prospective facilities to meet future needs, indicating their estimated costs and methods of financing?	
48	5. A statement of policies on the PRESERVATION of rare and irreplaceable natural areas, scenic and historic FEATURES AND RESOURCES.	Does the plan include one or more policy statements that document the community's commitment to take steps to ensure the preservation of the rare and irreplaceable features and resources in keeping with the goals of 24 VSA 4302? Recommendation: Include features from surrounding municipalities on your natural resource maps (and other maps if it makes sense to)?	Generally, yes.
49	6. An EDUCATION FACILITIES PLAN consisting of a MAP and a statement of present and projected uses and the local public school system.	Does the plan include statements and maps that collectively indicate the location, character and capacity of existing and prospective educational facilities?	All educational facilities are located in other towns.
		Does the plan describe the ability of the local public school systems to meet the needs of children and adults, with specific reference to attendance trends, school facilities, and future needs?	All educational facilities are located in other towns, and the Town is an active presence on the school board.

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		<i>While not required, it is encouraged that this element be written in conjunction with local school boards.</i>	The Town is an active presence on the school board.
50	7. A recommended program for the IMPLEMENTATION of the objectives of the development plan.	<i>Does the plan include statements that identify programs the municipality expects to use to address the objectives in the plan?</i>	Generally, yes; it may be helpful to clarify prospective timing, priorities, and responsibilities.
		<i>When known funding, timeframe and responsible party can be helpful within the implementation element.</i>	As noted above.
51	8. A statement indicating how the plan relates to development trends and plans for ADJACENT MUNICIPALITIES, areas and the REGION developed under Title 24.	<i>Does the plan include statements that collectively indicate that the municipality examined and considered development trends for the municipality, adjacent municipalities and the region?</i>	Yes.
52	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	<i>Does the plan include an analysis of energy resources, needs, scarcities, costs and problems within the municipality?</i>	Generally, yes.
		<i>Does the plan include an energy conservation policy and programs to implement that policy?</i>	Generally, yes.
		<i>Does the plan include a policy on the development and use of renewable energy resources?</i>	Yes.
		<i>Does the plan include a policy on how future development in the municipality can support energy conservation — both in terms of individual buildings and general land use patterns?</i>	Generally, yes.
53	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 Section 4348a (a) (9) of Title 24.	<i>Does the plan include an inventory of the existing housing stock that identifies the number of housing units in each major type of housing in the community based on recent data?</i>	Yes, the housing section is comprehensive in documenting current conditions.
		<i>Does the plan compare the existing housing stock with recent population trends (such as changes in total population, households, and household size)?</i>	Yes.
		<i>Does the plan assess the ability of municipal residents to reasonably afford safe, well-constructed, and efficient housing?</i>	Yes.

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		<i>Does the plan identify progress and/or implementation steps toward Regional Plan strategies and actions regarding housing? (NOTE: this will not come into effect until the new Regional Plan (aka ECOS Plan) is adopted)</i>	The plan discusses mobile homes as an essential form of affordable housing.
54	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.	<i>Does the plan identify present economic conditions and the location, type and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth?</i>	The plan discusses economic development, and acknowledges limitations in this arena, given its own rural nature, and proximity to nearby commercial centers.
55	(12)(A) A flood resilience plan that: Note: this will take effect on July 1, 2014.		
56	(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	<i>Does the plan identify flood hazard and fluvial erosion hazard areas, and designate these areas to be protected (including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests) for the purposes of reducing the risk of flood damage to infrastructure and improved property?</i>	Generally, yes.
57	(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.	<i>Does the plan recommend policies to protect these areas and mitigate risks to public safety, critical infrastructure, historic structures and municipal investments?</i>	See above.
58	(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.	<i>Does the municipality have an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6, and if so is it referenced in the Plan?</i>	See above.
	Requirement	Guideline Questions	Comments
	Compatible with the Current Regional Plan, Chap 117, Sec 4350(b)(1)(B)		
59	Planning areas		yes
60	Goals and strategies		yes
	Requirement	Guideline Questions	Comments
	Compatible with Plans in other municipalities, Chap 117, Sec 4350(b)(1)(C)		
61	Land use		yes
62	Goals and objectives		yes
	Requirement	Guideline Questions	Comments
	Confirm planning process, Chap 117, Sec 4350(a)		

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63	1. Continuing planning process resulting in approved plan		awating info from Town
64	2. Maintaining efforts to provide local funds for municipal & regional planning		awating info from Town