



CHITTENDEN COUNTY RPC

Communities Planning Together

Planning Advisory Committee

Wednesday, May 8, 2019

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 February 13, 2019 Minutes***
- 2:40 Data – 2018 Development Activity and Census Prep, Melanie Needle**
- a. Review 2018 Housing Data*
 - b. Census 2020 Prep - PSAP (please respond to the email Melanie sent on 4/24, and attached*) if you haven't done so already) and New Construction Program*
- 3:10 2019 Huntington & Enhanced Energy*, Regina Mahony & Melanie Needle**
- a. *Open the Hearing*
 - b. *Accept Public Comment*
 - c. *Close the Hearing*
 - d. *Review Staff Summary*
 - e. *Questions and Comments*
 - f. *Recommendation to the CCRPC Board*
- 3:40 2019 Essex Junction & Enhanced Energy*, Emily Nosse-Leirer**
- a. *Open the Hearing*
 - b. *Accept Public Comment*
 - c. *Close the Hearing*
 - d. *Review Staff Summary*
 - e. *Questions and Comments*
 - f. *Recommendation to the CCRPC Board*
- 4:10 Regional Act 250/Section 248 Projects on the Horizon, Committee Members**
- 4:20 Other Business**
- a. Milton Plan Amendment for Village Center Designation*
 - b. Housing Convening – Inclusionary Zoning held on 4/30/19. [Grounded Solutions](https://www.ccrpcvt.org/our-work/economic-development/housing/) is a great resource for inclusionary zoning. CCRPC has also added these convenings to our website, including notes and resources: <https://www.ccrpcvt.org/our-work/economic-development/housing/>.
- 4:30 Adjourn**

* = Attachment

NEXT MEETING: July 10th meeting (unless June 12th is needed)

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Vaughn, CCRPC Title VI Coordinator, at 802-846-4490 ext *21 or evaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
PLANNING ADVISORY COMMITTEE - MINUTES

DATE: Wednesday, February 13, 2019
TIME: 2:30 p.m. to 4:30 p.m.
PLACE: CCRPC Offices, 110 West Canal Street, Suite 202, Winooski, VT

Members Present:

Joss Besse, Bolton
Matt Boulanger, Williston
Larry Lewack, Bolton
Darren Schibler, Essex
Alex Weinhagen, Hinesburg
Eric Vorwald, Winooski
Everett Marshall, Huntington
Sarah Hadd, Colchester
Sean Cannon, Colchester
Victor Sinadinowski, Milton
Meagan Tuttle, Burlington
Paul Conner, South Burlington
Zachary Maia, Colchester (intern)

Andrew Strniste, Underhill (via phone)
Dean Pierce, Shelburne (via phone)

Other:

Pam Loranger, Colchester Planning Commission
Jacki Murphy, Colchester Selectboard Member
Deb Sachs

Staff:

Regina Mahony, Planning Program Manager
Emily Nosse-Leirer, Senior Planner
Melanie Needle, Senior Planner
Dan Albrecht, Senior Planner (in attendance for Other Business)

1. Welcome and Introductions

Paul Conner called the meeting to order at 2:34 p.m.

2. Approval of December 12, 2018 Minutes

Darren Schibler made a motion, seconded by Victor Sinadinowski, to approve the December 12, 2018 minutes with a correction in the title for item #3 to "State Parcel Mapping Project"; and the motion for the Richmond energy plan should be corrected because the Plan wasn't a draft with amendments at the time of review, so "the draft energy amendments" will be changed to "enhanced energy elements". No further discussion. MOTION PASSED.

3. Data – 2018 Development Activity and Census Prep

Melanie Needle sent out the annual data request for 2018 development activity and bike-ped infrastructure in January. Thanks to those who have provided the data so far. We don't yet have all of the municipal data, but the very preliminary number is 560 units for 2018.

Melanie Needle provided an overview of the preparations for the 2020 Census including review and modification of statistical boundaries. There are proposed changes to the census tracts and block groups based on the 2010 Census population numbers. Melanie provided a preliminary map of roughly where these changes are proposed.

There is also an opportunity to request a Census Designated Places (CDP) designation, in order to receive data based on that geography. Melanie Needle does not yet know how complicated the process is, or how likely it is to receive the designations.

There was a question regarding how the block and census changes relate to previous Census' data and how can we compare that data going forward? Do they back correct the data? Melanie Needle will look into this. There was also a question about whether the block geographies have gone away? Melanie Needle will look into this as well; it may just be that there aren't any changes proposed to them.

CCRPC will communicate with all municipalities that have proposed changes to the census tracts and block groups. Once we have a way to view this data correctly, we will share the information.

4. CCRPC's draft Act 250 Legislative Recommendations

Regina Mahony provided an overview of CCRPC's draft comments, and handed out the latest version with edits from the Executive Committee meeting. The PAC reviewed the comments and had the following comments/suggestions:

- #2, enhanced designation concept – there was a lot of discussion on this concept. There was an overall sentiment that the existing designations are flawed so why build on a broken system? The Village and Downtown designations are narrowly focused on commercial and civic uses and exclude redevelopment and infill in existing neighborhoods surrounding Villages and Downtowns. The Neighborhood Development Area designation is only intended for residential growth. Lastly, the Growth Centers (there are only 6) and New Town centers are hardly used. And for those municipalities that have gone through the arduous growth center and new town center designations, the enhanced designation concept would require them to get another approval; rather than allowing them to stand up on their own under the existing Downtown Board approval. It was also discussed that the Growth Center designation is not appealable, but the Enhanced Designation is appealable. If the problem is that the Growth Center designation should be appealable, then just fix that rather than creating another designation. It was also discussed that the Growth Center and Neighborhood Development Area designations come with an affordable housing requirement, and this should not be lost under a new structure. Overall there should be a more comprehensive growth strategy that doesn't put existing growth in illogical silos; and accommodates planned areas for growth.
- #4, more costly development – There was general consensus that the point of this comment is unclear. These changes are in the criteria, they aren't intended to dictate jurisdiction. There appear to be two concepts comingled: all the fees should be comprehensively looked at including the impact on development costs and what those fees will be used for, in light of reinforcing our goals in #2; and concepts are too new and not well thought out – significantly more detail is needed. The fees should be purposed to disincentivize growth where we don't want it. There was also a recommendation to get away from cost altogether in this statement, and just explain that the fees/concepts are too new; and there may be unintended consequences such as affordability issues. There was also agreement that CCRPC shouldn't be saying that forest block protection adds to the cost of development; and that "catastrophic" is hyperbole and should be edited.
- #5, conceptual plans – There was a strong recommendation to delete this statement, as it isn't likely to make a difference. After all the input on streamlining and coordinating ANR and Act 250 permits the Commission ultimately decided that state permits should not be beyond reproach. Regina clarified that the intent is to allow an opportunity in Act 250 for the neighbors to weigh in and adjust the design before more detailed engineered plans are developed so that they don't need to be amended after the neighbor input. It is a significant cost. There was a comment that generally, folks who are opposed to a project demand more detail earlier on. The real solution would be to consolidate review at the local and state level so you don't need to change the engineering plans at every level. There was a suggestion to perhaps re-word the statement to consider incorporation of a sketch plan type of review; and/or an opportunity to contest Act 250 criteria earlier in the process. There was some concern about overcomplicating the Act 250 review. There was also a suggestion to perhaps fix the master planning process to address this concern.
- #6, mapping in local and regional plans – There was a suggestion to word this more strongly. The developed areas and areas planned for growth should be defined at the local level.

Regina explained that these comments were developed by an ad hoc Committee of the Board. Both the Executive Committee and the PAC were asked to weigh in on these comments. The comments will be edited based on today's discussion and forwarded on to the Board for their consideration next week.

5. 2019 Colchester Municipal Development Plan & Enhanced Energy Review

Joss Besse opened the public hearing at 3:37pm. Regina Mahony distributed an email to the PAC that Charlie Baker received from Deb Sachs. Deb Sachs was in attendance as well and indicated that she was here as a volunteer on behalf of Sue Deppe, the Chair of the Colchester Energy Committee. Deb Sachs expressed concern that the draft Colchester Plan (as well as the Regional Plan) is falling short of meeting statewide energy goals, including greenhouse gas emission reduction goals that have actually gone up since 2011. She added that CCRPC is approving the opportunity for the Plan to be used by the PUC, and from her view the Plan does not call for bold policy necessary to meet the state's energy goals. In addition, the Town has developed a Scorecard to regulate renewables

over 15kW which is discriminatory against commercial solar. Deb Sachs added that perhaps there will be an opportunity to re-work this planning framework at the state and regional plan level. Based on her math Colchester would need about 2,000 acres of ground mounted solar to meet the goals, which is higher than what the Plan indicates.

Joss Besse asked if there was any other public comment. Pam Loranger, Colchester Planning Commission Chair, stated that the energy component of the Plan was at the forefront of the Plan update since 2017 and represents a significant amount of work on the topic. They feel confident that the Plan meets the Act 174 standards.

Hearing no further comment, Joss Besse, closed the public comment period at 3:48pm.

Emily Nosse-Leirer started by providing an explanation of the process and working with the Act 174 enhanced energy planning standards. She explained that the CCRPC Staff and the PAC have worked within the parameters of the Act 174 standards, and we don't have the ability to adjust those in our process. Emily Nosse-Leirer provided an overview of the staff report for the Colchester Plan. There were initial comments that the staff provided to the Colchester Planning Commission for their public hearing on Feb. 5th. The staff report is annotated to explain that these comments have been addressed. Further, the data on current electric vehicle registration has been added and the state and local constraint maps have been included.

Sarah Hadd stated that she appreciated the staff review and the timing of the comments so the PC could review those at their public hearing. She also appreciates the comments received from colleagues that can be categorized as typos. Sarah Hadd added that the intent of the Scorecard is to be more supportive of solar siting and they've had legal review of it.

PAC comments/questions:

1. Are there any zoning changes proposed in the energy planning part of the Plan? Sarah Hadd stated that there is an action to consider siting standards.
2. The plan overall is very well written. A minor edit is needed on page 2 – clarify that you are talking about electricity sources.
3. Really like the Scorecard concept as well; perhaps a map of how areas rank could be helpful to show solar developers the highest scoring locations.
4. There is a lot of really good stuff in the Plan including the implementation analysis, and year by year implementation program.
5. Regarding energy/preferred sites – how does the Scorecard align with the state's preferred site locations. Does the scorecard open up further areas to preferred site status? Sarah Hadd stated that the land use chapter does identify areas where they are concerned about these utilities and places they don't want to see any development, and areas where they want to see these energy facilities happen. Sarah explained that the scorecard process of granting preferred sites is a way to incentivize net metering development where they really want to see it. She stated that the town has been responsible for two solar facilities coming online for their own electricity use during the drafting process of this plan, both of which were granted preferred site status. Emily Nosse-Leirer clarified the difference between net metering and non-net metering generation, and that the preferred site scorecard only applies to net metering generation. Net metering means that the owner uses the power they produced and get paid for any excess that goes back into the grid. Net metering generation can be bigger and/or receive better buy back rates if it is located on a preferred site. Many preferred sites are defined by the Vermont Net Metering Rules, but the rules also allow towns to define their own preferred sites in addition. Net metering can still happen on non-preferred sites, it just can't be as large and probably won't be as lucrative. Other generation isn't net metered at all, it just goes directly into the grid. The preferred site process doesn't apply to this kind of commercial generation. The only town plan policies that would be evaluated during that process are the land use policies that are receiving substantial deference.

1 There was a question for Deb Sachs – are your comments specific to the CCRPC process which we are all following?
2 If you found that 2,000 acres of solar is much more than what this Plan calls for, is there a major flaw in the system?
3 Deb Sachs stated that the issue is that the LEAP model relies on importing half of renewable energy from outside of
4 the state, and the current Hydro Quebec - GMT deal expires in 2028. Therefore we may need more renewable energy
5 than the current planning framework calls for. This would need to be re-worked at the state level, and then the
6 regional level.

7
8 *Alex Weinhausen made a motion, seconded by Victor Sinadinovski, that the PAC finds that the draft 2019 Colchester*
9 *Town Plan meets all statutory requirements for CCRPC approval, and that the municipality's planning process meets*
10 *all statutory requirements for CCRPC confirmation.*

11
12 *The PAC also finds that the draft 2019 Colchester Town Plan will meet the requirements of the enhanced energy*
13 *planning standards ("determination") set forth in 24 V.S.A. §4352.*

14
15 *Upon notification that the Plan has been adopted by the municipality, CCRPC staff will review the plan, and any*
16 *information relevant to the confirmation process. If staff determines that substantive changes have been made, the*
17 *materials will be forwarded to the PAC for review. Otherwise the PAC recommends that the Plan, and the municipal*
18 *planning process, should be forwarded to the CCRPC Board for approval, confirmation, and an affirmative*
19 *determination of energy compliance.*

20
21 *No further discussion; the MOTION PASSED.*

22
23 Colchester staff left the meeting at this point to prepare for a DRB meeting. Sarah Hadd expressed her support for the
24 Winooski Plan, and congratulated Eric Vorwald on a job well done.

25
26 Paul Conner thanked Deb Sachs for bringing these issues to the attention of the PAC and recognized that we do have
27 a disconnect between the state's goals and the framework. Deb Sachs suggested that we have a conversation about
28 this outside of a particular Plan review process.

29
30 **6. 2019 Winooski Master Plan & Enhanced Energy Review**

31 There is no public hearing for this Plan review because it was held in December.

32
33 Emily Nosse-Leirer provided an overview of the staff report which addresses concerns that the PAC expressed at the
34 December meeting. The Planning Advisory Committee reviewed this plan at their December 12, 2018 meeting and
35 requested that several changes be made to the plan to ensure compliance with statutory requirements. Additionally,
36 the PAC's motion indicated that they would review the plan again before deciding whether to recommend that the
37 CCRPC board grant approval, confirmation and a determination of energy compliance to the plan. The comments
38 from the December PAC meeting and the City of Winooski's response to them are summarized in the Staff report
39 and memo. Emily provided an overview of these comments and changes. We also now have clarity that the City is
40 indeed requesting the enhanced energy designation. Staff finds that the Plan meets all of the statutory requirements.

41
42 Paul Conner thanked Eric Vorwald for the clarifications and found that they really helped. He added that while we
43 would all like to have every planning area clearly defined, that isn't always possible. The three aerial photos in the
44 beginning are super helpful in conveying Winooski's story.

45
46 *Paul Conner made a motion, seconded by Darren Schibler, that the PAC finds that the draft 2019 Winooski Master*
47 *Plan will meet all statutory requirements for CCRPC approval, and that the municipality's planning process meets*
48 *all statutory requirements for CCRPC confirmation.*

49
50 *The PAC also finds that the draft 2019 Winooski Master Plan meets the requirements of the enhanced energy*
51 *planning standards ("determination") set forth in 24 V.S.A. §4352.*

52
53 *Upon notification that the Plan has been adopted by the municipality, CCRPC staff will review the plan, and any*
54 *information relevant to the confirmation process. If staff determines that substantive changes have been made, the*

materials 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, confirmation, and an affirmative determination of energy compliance.

No further discussion; the MOTION PASSED.

7. Regional Act 250/Section 248 Projects on the Horizon

Milton: mixed use development proposal at 444 Route 7 South – Sawyer property.

Huntington: still seeking projects

Burlington: nothing going to Act 250

Winooski: there is an application for a hotel and parking structure in Downtown under an Act 250 master plan, so this will go to Act 250, and the City Council needs to be a co-applicant.

Williston: Shunpike and Williston Road – industrial project. Jurisdictional question about whether they will need to go to Act 250 or not.

Essex: Nothing significant. Just minor amendments.

Bolton: nothing.

South Burlington: Three airport projects (quick turn-around for rental cars, relocation of taxiway G, establishment of airplane waiting area). New hotel on south end of the parking garage.

Hinesburg: Nothing new.

Shelburne: no longer on the call.

Underhill: nothing.

8. Other Business

- a. Underhill Amendment Letter. Regina Mahony stated that Underhill did a minor plan amendment as the letter suggests. This does not change the Plan expiration date, and staff has indicated that the Plan still meets their Plan approval and confirmation process. As is our approved process, the letter is attached as a FYI for the PAC.
- b. River Corridor Maps – The State has now released a new version of the River Corridor maps with the old geomorphic/fluvial erosion hazard area data incorporated. Regina Mahony showed the PAC CCRPC's River Corridor [online map](#) where you can compare the newest River Corridor map layer, with the previous version and your municipal setbacks. Regina Mahony stated that the state included the geomorphic/fluvial erosion hazard area data into the latest river corridor boundary. The state is also open to further edits of the map for a period of time; there was no end date specified. Regina Mahony urged the PAC members to review the map layers and let CCRPC staff know if they'd like any assistance with this. This is relevant for two reasons: this is the boundary that ANR will regulate to via Act 250; and ERAF match funds. Currently the ERAF rule is not changing and most of our municipalities have early adopter status. That may change down the road. Related to this, the current ERAF rule and information from DEC was attached to the packet.
- c. Dan Albrecht provided the PAC with a quick reminder that we have a Brownfields Program here at CCRPC – we can help support municipal projects with Phase I and II assessments. Anytime you want to buy a property or are thinking of doing a land swap let us know because we might be able to help.

8. Adjourn

Matt Boulanger made a motion, seconded by Victor Sinadinowski, to adjourn. MOTION PASSED. The meeting adjourned at 4:40 p.m.

Respectfully submitted, Regina Mahony

Draft 2018 Housing Development
May 2, 2019

Table 1. Housing by town by type

Municipality	Accessory Unit	Multi-Family	Mobile Home	Single Family	Demo	Grand Total
Bolton				3		3
Charlotte	1			7	-2	6
Colchester	1	6	4	7	-7	11
Essex	2	13		12	-6	21
Essex Junction	4	137		4	-1	144
Hinesburg	4			8		12
Huntington				1		1
Jericho	1	3		4	-2	6
Milton	1	2		11	-1	13
Richmond			1	3		4
Shelburne		46		8	-4	50
South Burlington	2	62		55	-14	105
St. George	1					1
Underhill	2			8		10
Westford	2			9	-2	9
Williston	3	89		18	-1	109
Winooski		27			-5	22
Grand Total	24	385	5	158	-45	527

Note: Burlington data is still in process, UVM did not add any new housing in 2018

Table 2. Affordable Housing Units

Town	Address	# of Units	Type of Unit	Comment
Williston	122 Seymour St	24	MF	Private Developer Units as a result of municipal growth management regulation
South Burlington	146 Market St	39	MF	affordable senior
South Burlington	435 Dorset St	105	MF	Dorset Commons purchased by CHT
Burlington	140 Grove St	7	MF	Bayberry Commons IZ units
Burlington	316-322 Flynn Ave.	4	MF	IZ Units
Total		179		

Regina Mahony

From: Melanie Needle
Sent: Wednesday, April 24, 2019 10:03 PM
To: Melanie Needle
Cc: Jason Charest; Regina Mahony
Subject: Please Review CCRPC Proposed Census Boundary Changes

Resending this email, the previous email(which I tried to recall) had an issue with the attachments. I apologize for any confusion this may have caused.

Dear Planners,

To follow up from our conversation we had at the February PAC meeting on the Census Participant Statistical Area Program (PSAP), I am sending out the proposed changes CCRPC staff has made to the Census tract and block group boundaries. **Please review/respond by May 3rd letting us know if you agree with the proposed changes or if you have edits that you would like to make.**

The PSAP process is essentially the process to edit tract and block group boundaries to meet the Census's established thresholds for population/housing. Additionally and equally as important, this process gives us the ability to use local knowledge to improve these boundaries. Improving these boundaries will ensure that they better represent the homogeneity in neighborhoods, commercial areas, downtowns, villages, and in rural areas. **Better Boundaries = Better Data.**

To develop proposed changes, CCRPC staff reviewed the boundaries in each municipality with the questions below in mind. We made a change to a boundary if the 2010 geography did not meet one or more of these questions.

- Do the individual boundary polygons group similar demographics and land uses together?
- Is the boundary drawn along a visible physical linear feature or a property line?
- Does the block group or tract meet the Census thresholds for population/housing?
- Is this a special use area?

Please see attached the notes on the changes we proposed for your town. You can also view the proposed changes [here](#).

Additionally, we added a number of Census Designated Places based on the regional planning areas and state designated areas. Census designated places (CDPs) are statistical geographic entities representing closely settled, unincorporated communities that are locally recognized and identified by name. If accepted by the Census, the Census will produce demographic information for these areas. Unfortunately, CDPs cannot be added in Essex Junction Village, Burlington, Winooski, South Burlington, or Jericho Corners because these are considered incorporated places. Incorporated places cannot have CDPs, according to the Census.

Please review these changes by May 3rd. Feel free to call or email with questions. If CCRPC doesn't hear back from you we will assume that you are ok with the changes.

Best,
Melanie



Proposed2020C...

Melanie Needle

Senior Planner

Chittenden County Regional Planning Commission

110 West Canal Street, Suite 202

Winooski, VT 05404

*(802) 846-4490 ext. *27*

Regina Mahony

From: New York RCC Geography (CENSUS/ OTHER) <new.york.rcc.Geography@2020census.gov>
Sent: Tuesday, April 2, 2019 3:26 PM
To: New York RCC Geography (CENSUS/ OTHER)
Subject: U.S. Census Bureau, New Construction Invitations

To whom it may concern,

The Invitation Phase for the 2020 Census New Construction Program has begun. This program provides the opportunity for eligible governments to submit city-style addresses of residential structures for which construction is in progress during or after March 1, 2018 and with completion (windows, door, and roof that enclose the structure from the elements) expected by April 1, 2020. This may include addresses for residential housing, residential group quarters, and transitory locations.

The highest elected official or tribal chair of directly eligible governments (including federally recognized tribes with reservation and/or off-reservation trust lands, states, counties, incorporated places, and townships) that contain blocks where the Census Bureau plans to mail questionnaires to housing units were sent invitations earlier this week. If they are unable to participate in the New Construction Program for any reason, they may designate a higher level of government, with the higher level of government's agreement, to participate on their behalf. Regional Planning Commissions and the State Data Centers were not directly invited for the program, but are eligible if requested by their constituent governments.

For further information about the program, please go to <https://www.census.gov/programs-surveys/decennial-census/about/new-construction.html> or email <GEO.2020.NC@census.gov>.

New Construction Program - census.gov

www.census.gov

The New Construction Program is offered to federally recognized tribes with a reservation and/or off-reservation trust lands, states, counties, incorporated places (cities, towns, villages), and minor civil divisions (townships) that contain blocks where the Census Bureau plans to mail questionnaires to housing units for the 2020 Census.

The deadline for registration for the New Construction program is June 14, 2019.

Mail out of materials to participants will begin in September 2019, and participants will have 45 calendar days to complete their review and make a submission. Training webinars will be given in August or September 2019. In December 2019, the Census Bureau will mail out closeout letters to participants.

Thank you for your partnership!

Geography Department
New York Regional Census Center
U.S. Census Bureau
Office: 212.882.2150

Email: new.york.rcc.Geography@2020census.gov
[@uscensusbureau](mailto:census.gov)

Staff Review of the 2019 Huntington Town Plan, Including Enhanced Energy Plan Review

Melanie Needle, Senior Planner

Regina Mahony, Planning Program Manager

Reviewed by the CCRPC Planning Advisory Committee on May 8, 2019

The Town of Huntington has requested, per 24 V.S.A. §4350, that the Chittenden County Regional Planning Commission (1) approve its 2019 Huntington Town Plan; and (2) confirm its planning process.

Additionally, the Town of Huntington has requested that the Chittenden County Regional Planning Commission issue a determination of compliance with the enhanced energy planning standards set forth in 24 V.S.A. §4352 for the 2019 Huntington Town Plan.

This draft 2019 Huntington Town Plan is a full re-write of the town plan. At the time of this review the Plan is nearly a final draft. At their May 13th meeting, the Huntington Planning Commission intends to warn their public hearing for June 25th. 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 2014 plan in September 2017 as part of an informal review and consultation process. The 2019 Huntington Plan addresses the comments from that initial review (as seen in the attached annotated memo), several new required elements, provides updated data, addresses recent changes to the community and includes an enhanced energy plan. Staff have completed this formal review of the plan and review of the plan against the Vermont Department of Public Service's Energy Planning Standards for Municipal Plans in advance of the town's public hearing scheduled for June 25th.

Confirming and Approving the Municipal 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 (2018)* and the statutory requirements of 24 V.S.A. Chapter 117, I have reviewed the draft 2019 Huntington 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 2018 Chittenden County Regional Plan, entitled the *2018 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 2019 Huntington Town 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 2019 Huntington 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.

CCRPC Staff & PAC Review – 2019 Huntington Town Plan (Enhanced Energy Plan Review)
May 8, 2019 PAC Meeting

3. The 2019 Huntington Town 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 2019 Huntington Town Plan is generally compatible with the planning areas, goals and strategies of the 2018 Chittenden County Regional Plan, entitled the *2018 Chittenden County ECOS Plan*.
5. The 2019 Huntington Town Plan is compatible with the municipal plans for Richmond, Bolton, Hinesburg, Starksboro, Buels Gore, Duxbury and Fayston. In addition, the identification of specific objections to work with neighboring towns to advance shared interests is great.
6. Huntington has a planning process in place that is sufficient for an approved plan. In addition, Huntington has provided information about their planning budget and CCRPC finds that Huntington is maintaining its efforts to provide local funds for municipal and regional planning.

While there are no changes needed for CCRPC approval, here are a few minor additional comments/questions:

1. Consider adding photos to break up some of the text and make it more readable, especially with most of the data tables being in an earlier demographic section.
2. Great education section – really brings home the value the residents have in Brewster.
3. Great section on the importance of wastewater for long-term vitality in the village.
4. Legend on Map 1 needs to be adjusted down into the outline.
5. Map 2 includes a “Class A Ecological Watershed” that isn’t described in the text (unless I missed it). What is this?
6. Map 4 should have a reference to the source for the “potential community wastewater area” and “potential community water area” data.
7. Map 5 – is the “protected land” a subset of the Use Value appraisal program? If not, perhaps adjust the legend so that the 2017 agriculture/forestry land is the only thing from the Use Value appraisal program (maybe a separate header isn’t needed).
8. There are other minor suggestions that Staff made in the body of the text for Huntington Planning Commission to consider.

Enhanced Energy Plan Review

Following the statutory requirements of 24 V.S.A. §4352 and Vermont Department of Public Service’s Energy Planning Standards for Municipal Plans, I have reviewed the draft Comprehensive Plan to determine whether:

7. The Comprehensive Plan includes an energy element that has the same components as described in 24 V.S.A. §4348a(a)(3) for a regional plan and is confirmed under the requirements of 24 V.S.A. §4350.
8. The Comprehensive Plan is consistent with following State goals:
 - a. Vermont's greenhouse gas reduction goals under 10 V.S.A. § 578(a);
 - b. Vermont's 25 by 25 goal for renewable energy under 10 V.S.A. § 580;
 - c. Vermont's building efficiency goals under 10 V.S.A. § 581;
 - d. State energy policy under 30 V.S.A. § 202a and the recommendations for regional and municipal energy planning pertaining to the efficient use of energy and the siting and development of renewable energy resources contained in the State energy plans adopted pursuant to 30 V.S.A. §§ 202 and 202b (State energy plans); and
 - e. The distributed renewable generation and energy transformation categories of resources to meet the requirements of the Renewable Energy Standard under 30 V.S.A. §§ 8004 and 8005.

CCRPC Staff & PAC Review – 2019 Huntington Town Plan (Enhanced Energy Plan Review)
May 8, 2019 PAC Meeting

9. The Comprehensive Plan meets the standards for issuing a determination of energy compliance included in the State energy plans as developed by the Vermont Department of Public Service.

Staff Review Findings and Comments

Consistency with the requirements above is evaluated through the Vermont Department of Public Service's Vermont Department of Public Service's Energy Planning Standards for Municipal Plans, which is attached to this document and briefly summarized below.

Standard	Met	Not Met	N/A
1. Plan duly adopted and approved		Necessary for final determination	
2. Submit a copy of the adopted plan		Necessary for final determination	
3. Plan contains an energy element	X		
4. Analysis of resources, needs, scarcities, costs and problems in the municipality across all energy sectors	X		
5.a. Report Current energy use for heating, electricity, and transportation	X		
5.b. Report 2025, 2035 and 2050 targets for energy use	X		
5.c. Evaluation of thermal-sector energy use changes	X		
5.d. Evaluation of transportation-sector energy use changes	X		
5.e. Evaluation of electric-sector energy use changes	X		
6.a. Encourage conservation by individuals and organizations	X		
6.b. Promote efficient buildings	X		
6.c. Promote decreased use of fossil fuels for heat	X		
6.d. Demonstrate municipal leadership re: efficiency of municipal buildings?	X		
7.a. Encourage increased public transit use	X		
7.b. Promote shift away from single-occupancy vehicle trips	X		
7.d. Promote shift from gas/diesel to non-fossil fuel vehicles?	X		
7.e. Demonstrate municipal leadership re: efficiency of municipal transportation?	X		
8.a. Promote Smart growth land use policies	X		
8.b. Strongly prioritize development in compact, mixed use centers	X		
9.a. Report existing renewable energy generation	X		
9.b. Analyze generation potential	X		
9.c. Identify sufficient land to meet the 2050 generation targets	X		
9.d. Ensure that local constraints do not prevent the generation targets from being met	X		
9.e. Include policy statements on siting energy generation	X		
9.f. Maximize potential for generation on preferred sites	X		
9.g. Demonstrate municipal leadership re: deploying renewable energy		X – see note below	
10. Include maps provided by CCRPC	X		

Staff finds that the draft 2019 Huntington Town Plan meets the requirements of the enhanced energy planning standards (“determination”) set forth in 24 V.S.A. §4352. However, staff identified that additional work in the

CCRPC Staff & PAC Review – 2019 Huntington Town Plan (Enhanced Energy Plan Review)
May 8, 2019 PAC Meeting

plan is needed to demonstrate Huntington's leadership on deploying renewable energy generation (standard 9.g.). Staff suggested revisions for achieving standard 9.g. below.

Action 32 in Appendix 1 discusses the potential to use hydroelectric turbines in conjunction with a municipal water and wastewater system. This action does not represent the planning Huntington has done for water and wastewater infrastructure. Consider rephrasing this action to capture the status of planning for water and wastewater infrastructure. To demonstrate the town's dedication to energy planning, the town should also consider including language that creates the basis for pairing new infrastructure with combined heat and power system technology and water use efficiency. This revision could be made to action 32 in the appendix. The town should also identify a more prominent location for this action. For example, integrating the new revision into action B of Utilities Goal 2 ties energy planning nicely into the development of water and wastewater systems. Additional actions related to standard 9.g. could also be discussed in the plan. This could include siting of a solar array to offset municipal electricity use. Adding any other energy actions related to town leadership may necessitate a new goal in the energy section.

Staff encourages the Town to consider making these changes to not only meet standard 9.g. but to create a foundation for ensuring that the town is planning for reducing its energy use.

Proposed Motion & Next Steps:

PROPOSED MOTION: The PAC finds that the draft 2019 Huntington Town Plan, meets all statutory requirements for CCRPC approval, and that the municipality's planning process meets all statutory requirements for CCRPC confirmation.

The PAC also finds that the draft 2019 Huntington Town Plan meets the requirements of the enhanced energy planning standards ("determination") set forth in 24 V.S.A. §4352.

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. If staff determines that the required data and reference have not been added, or that substantive changes have been made, the materials 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, confirmation, and an affirmative determination of energy compliance.



Town of Huntington
4930 Main Road Huntington, Vermont 05462
PLANNING COMMISSION

April 30, 2019

Regina Mahony, Planning Program Manager
Chittenden County Regional Planning Commission
110 West Canal St., Suite 202
Winooski, VT 05404

RE: Request for CCRPC Review of the Draft 2019 Huntington Town Plan

Dear Ms. Mahony,

The Town of Huntington requests review of our draft 2019 Huntington Town Plan for Chittenden County Regional Planning Commission (CCRPC) approval of the plan, confirmation of the Town's planning process in accordance with §4350, and compliance with the Department of Public Service's Municipal Standards for Enhanced Energy Plans. The Plan is currently in draft form. The Planning Commission plans to warn a public hearing on the plan at our meeting on May 13, 2019, with the hearing planned for June 25, 2019. The Town requests that the CCRPC Planning Advisory Committee review the proposed 2019 Comprehensive plan at its meeting on May 8, 2019 to ensure that any necessary changes can be made before the document is finalized at the May 13 meeting.

Information about the Town of Huntington's budget for planning is included in the table, attached.

Please let me know if you need additional information.

Sincerely,

Adam Miller, Chair
Huntington Planning Commission

CC: Huntington Planning Commission
Heidi Racht, Huntington Town Clerk
Barbara Elliott, Huntington Town Administrator

Huntington Planning Commission Budgets Five Years
2015-2016 to 2019-2020

	A	B	C	D	E	F	G	H	I
1		Budget	Actual	Budget	Actual	Budget	Actual	Budget	Budget
2		2015-2016	2015 - 2016	2016-2017	2016 - 2017	2017-2018	2017-2018	2018-2019	2019-2020
3									
4	Salaries - HPC Clerk	\$ 1,399.00	\$ 1,041.00	\$ 1,500.00	\$ 1,072.00	\$ 1,325.00	\$ 1,714.00	\$ 1,344.00	\$ 1,343.00
5	FICA/MEDI - HPC Clerk	\$ 107.00	\$ 78.00	\$ 114.00	\$ 81.00	\$ 101.00	\$ 130.00	\$ 103.00	\$ 103.00
6	VMERS HPC Clerk	\$ -	\$ -	0	0	\$ -	\$ -	\$ 99.00	\$ 99.00
7	Advertising	\$ 300.00	\$ -	\$ 300.00	\$ 333.00	\$ 200.00	\$ 353.00	\$ 200.00	\$ 350.00
8	Dues/Training	\$ 200.00	\$ -	\$ 300.00	\$ -	\$ 300.00	\$ -	\$ 100.00	\$ 60.00
9	Office Supplies	\$ 50.00	\$ -	\$ 50.00	\$ 8.00	\$ 50.00	\$ -	\$ 50.00	\$ 25.00
10	Postage/Shipping	\$ 500.00	\$ 108.00	\$ 500.00	\$ 278.00	\$ 300.00	\$ 96.00	\$ 300.00	\$ 275.00
11	Purchased Services	\$ -	\$ -	\$ 2,800.00	\$ 2,800.00	\$ 2,000.00	\$ 339.00	\$ 2,000.00	\$ 2,000.00
12	Travel	\$ 50.00	\$ 63.00	\$ 50.00	\$ 55.00	\$ 75.00	\$ 65.00	\$ 50.00	\$ 50.00
13	Printing	\$ 500.00	\$ 194.00	\$ 800.00	\$ 742.00	\$ 300.00	\$ 427.00	\$ 500.00	\$ 400.00
14		-----	-----	-----	-----	-----	-----	-----	-----
15		\$ 3,106.00	\$ 1,484.00	\$ 6,414.00	\$ 5,369.00	\$ 4,651.00	\$ 3,124.00	\$ 4,746.00	\$ 4,705.00

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.

Comments: An implementation section is located at the end of each chapter. The final plan will also include the top 20-30 priority implementation items at the end of the plan (pg. 58 in the current draft).

Met

Pages: end of each chapter,
page 58

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

Comments:

The Land Use chapter is pg. 53-57. It describes each area of Huntington in its current state and identifies whether current land uses are in line with the town's goals or, if not, what changes are necessary. Natural resources are discussed in the Natural Resources chapter, pg. 45-52. This plan uses the Science to Action terminology of Contiguous Habitat Units and Potential Wildlife Travel Corridors to identify the resources necessary to meet the "forest blocks and habitat connectors" requirement. The designated village center is discussed in the Historic Resources chapter (pg. 38) and the Land Use chapter (pg. 56), and the boundaries are shown on Map 6. Other relevant maps are Map 1 (Natural Resources), Map 2 (Hydrological Resources), Map 5 (Soils and Conserved Lands) and Map 8 (Existing Land Use).

Choose an item.

Pages: 45-52, 53-57

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;

Comments: The Transportation chapter discusses each item. Airports, railroads and port facilities are not discussed, as none exist in Huntington. Map 3 shows transportation facilities, and CCRPC's Road Erosion Inventory web map is incorporated by reference.

Met
Pages: 40-42

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;

Comments: The Facilities, Services and Utilities chapter (pg. 33) discusses most items. Exceptions are hospitals (not discussed, as none exist in Huntington); energy, which is discussed in the Energy chapter and Energy Appendix; recreation, which is discussed in the Recreation chapter; and storm drainage, which is discussed in the transportation section as it pertains to road erosion. Map 4 shows existing and planned facilities.

Met
Pages: 33-36

MAP
Utility and Facility ☒

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

Comments: Natural areas and the scenic features they create are discussed in the Natural Resources chapter. Historic features and resources are discussed in the Historic Features chapter and shown on Map 4.

Met
Pages: 37-39

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

Comments: The education chapter discusses the educational opportunities available to Huntington residents, and describes the uncertain future of the Huntington School District in light of Act 46 and school consolidation discussions and votes. Educational facilities are shown on Map 4.

Met
Pages: 30-31

MAP
Educational Facility ☒

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

Comments: An implementation section is located at the end of each chapter. The final plan will also include the top 20-30 priority implementation items at the end of the plan (pg. 58 in the current draft).

Met
Pages: end of each chapter

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

Comments: This is described in the Relationship to Surrounding Towns and Regions chapter, pg. 6-9.

Met
Pages: 6-9

(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;

Comments: This plan includes a robust energy discussion. The energy chapter in the plan (pg. 26-29) and the discussion of energy use in the Data Profile (pg. 19) meet these requirements. Energy facilities are shown on Map 10. The plan also contains a full additional energy plan in Appendix 1, which goes into much more detail and meets the requirements of the Department of Public Service's Energy Planning Standards for Municipal Plans.

Met

Pages: 19, 26-29, Appendix 1

(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.

Comments: Data on housing in the town is discussed in the Data Profile (pg. 17-18). The Housing chapter (pg. 24-25) discusses each of these requirements.

Met

Pages: 17-18, 24-25

(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.

Comments: Data on the town's economy and the financial security of residents is discussed in the data profile (pg. 13-16). The Economy chapter discusses each of these requirements (pg. 22-23). The discussion of possible community water and wastewater systems are also important to this discussion (pg. 34).

Met

Pages: 13-16, 22-23, 34

(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.

Comments:

Flood hazard areas and river corridors are described in the Natural Resources chapter in the discussion of surface waters and riparian areas (pg. 47-49). The town mitigates these hazards through its Flood Hazard Overlay District, described in the Land Use chapter (pg. 55). This plan also incorporates the 2017 Huntington All Hazards Mitigation Plan by reference. These hazards are shown on Map 7 and Map 2.

Met

Pages: 47-49, 55

§4382(c) Data:

Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

(1) population characteristics and distribution, including income and employment;

(2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;

(3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

GOALS AND STANDARDS OF REVIEW

GOALS

24 VSA § 4302

(a) General purposes . . .

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

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

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

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

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

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

Goal 1:

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

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

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

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

Consistent
Pages: pg. 53-57

How has the Town Plan addressed this goal: The Land Use chapter (pg. 53-57) describes future land use plans for each area of Huntington, including encouraging development in the Village Centers, promoting the continued conservation of areas over 1,500 feet in elevation, and describing places in the Rural Residential district where more work is needed to stop sprawling development. The Facilities, Utilities and Services chapter describes the town's investigation of a community water and wastewater system to promote future growth in the historic village centers.

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

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.

Consistent
Pages: 22-24

How has the Town Plan addressed this goal: The economy chapter (pg. 22-24) discusses these issues and includes implementation items to better Huntington's economy.

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

Consistent

Pages:

Goal 3:

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

How has the Town Plan addressed this goal: The Education chapter (pg. 30-32) includes implementation items to meet this goal.

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

Consistent

Pages: 30-32

Goal 4:

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

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

How has the Town Plan addressed this goal: The Transportation chapter (40-41) discusses issues and future work needed for transportation in Huntington. The Education section discusses the challenge of transporting students to schools, many of which are 10+ miles away (pg. 31). The plan also incorporates the Lower Village Bicycle and Pedestrian Scoping Study by reference.

If the goal is not relevant or attainable, how does the plan address why: Air and rail transportation are not discussed, as they do not exist in Huntington.

Consistent

Pages: 31, 40-41

Goal 5:

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

(A) significant natural and fragile areas;

(B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;

(C) significant scenic roads, waterways and views;

(D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas

How has the Town Plan addressed this goal: The Natural Resources chapter of this plan (pg. 45-52) discusses significant natural and fragile areas, water resources, and scenic areas of Huntington. The Historic Features chapter (pg. 37-39) discusses historic features of the town.

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

Consistent

Pages: 45-52, 37-39

Goal 6:

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

How has the Town Plan addressed this goal: The Natural Resources chapter (pg. 45-52) includes strategies to maintain and improve the natural resources of the town, including identifying areas where they are not currently adequately protected. The Energy appendix (Appendix 1) discusses greenhouse gas emissions in Huntington and identifies strategies to reduce them.

Consistent

Pages: 45-52, Appendix 1

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

Goal 7:

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

How has the Town Plan addressed this goal: The Energy chapter of this plan addresses energy use and renewable energy (pg. 26-29) and the Energy Plan appendix (Appendix 1) goes into much greater detail on each issue.

Consistent

Pages: 26-29, Appendix 1

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

Goal 8:

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

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

Consistent

Pages: 41-44

How has the Town Plan addressed this goal: The Recreation and Open Space chapter of this plan discusses Huntington's recreational opportunities for all ages and abilities (pg. 41-44), and incorporates the Huntington Outdoor and Forest-Based Recreation Plan by reference. Recreational facilities are shown on Map 3.

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

Goal 9:

To encourage and strengthen agricultural and forest industries.

(A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.

(B) The manufacture and marketing of value added agricultural and forest products should be encouraged.

(C) The use of locally-grown food products should be encouraged.

(D) Sound forest and agricultural management practices should be encouraged.

(E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

Consistent

Pages: 45-57

How has the Town Plan addressed this goal:

Working lands are described and inventoried in the Natural Resources chapter of this plan (pg. 45-52). A discussion of the development pressures facing Huntington's working lands, particularly farms and primary agricultural soils, can be found in the Land Use chapter (pg. 53-57).

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

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.

How has the Town Plan addressed this goal: Information on earth extraction is included in the Natural Resources chapter, pg. 50.

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

Consistent

Pages: 50

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.

How has the Town Plan addressed this goal: The housing market and affordability is described in the Data Profile chapter (pg. 17-18) and discussion of housing policy, including accessory dwellings, is in the Housing chapter (pg. 24-25).

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

Consistent

Pages: 17-18, 24-25

Goal 12:

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

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

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

How has the Town Plan addressed this goal: Rate of growth and population projections are discussed in the Data Profile chapter (pg. 10-12). These items are discussed in the Facilities, Services and Utilities chapter (pg. 33-36). The issue of school district consolidation is unresolved as of this writing, and this is indicated in the plan.

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

Consistent

Pages: 10-12, 33-36

Goal 13:

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

How has the Town Plan addressed this goal: Data on childcare availability in Huntington is in the Data Profile chapter (pg. 13), and an action on childcare is in the Economy chapter (pg. 23).

Consistent

Pages: 13, 23

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

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.

Consistent

Pages: 47-49, 55

How has the Town Plan addressed this goal: Flood hazard areas and river corridors are described in the Natural Resources chapter in the discussion of surface waters and riparian areas (pg. 47-49). The town mitigates these hazards through its Flood Hazard Overlay District, described in the Land Use chapter (pg. 55). This plan also incorporates the 2017 Huntington All Hazards Mitigation Plan by reference. These hazards are shown on Map 7 and Map 2.

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

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 "Guidelines and Standards for Confirmation of Municipal Planning Processes, Approval of Municipal Plans and Granting Determinations of Energy Compliance," as amended on September 19, 2018.

Appendix B – Municipal Plan Implementation Assessment

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

Municipality: Huntington

Date: April 28, 2019

Municipal Plan Expiration: September 8, 2019

Planning Process Currently Confirmed? X Yes ☐ No

Activity	Progress? (select all that may apply)	Explanation of Progress
Preparation or adoption of bylaws or amendments:	<input type="checkbox"/> Activity Completed X Currently Implementing <input type="checkbox"/> Not a Priority During Time Period <input type="checkbox"/> Not a Priority in Plan <input type="checkbox"/> Hindered or Delayed <input type="checkbox"/> No Activity	The Huntington Planning Commission has prepared updates to the Huntington Land Use Regulations, with an emphasis on (1) establishing a Village Center district that allows greater density and smaller lot sizes in Huntington's historic centers and (2) adopting River Corridor regulations. These draft regulations are under consideration by the Selectboard at this time.
Capital budgets and programs:	X Activity Completed X Currently Implementing <input type="checkbox"/> Not a Priority During Time Period <input type="checkbox"/> Not a Priority in Plan <input type="checkbox"/> Hindered or Delayed <input type="checkbox"/> No Activity	As stated in the draft plan: "Annual capital planning currently provides detailed cost assessments for necessary expenditures on highway equipment, bridges, pavement, the fire and first response department, and maintenance of buildings and grounds. The capital plan then informs Huntington's annual budgets. Huntington's Selectboard is committed to the development and documentation of all facets of highway infrastructure policies, practices and schedules."

<p>Supplemental plans: [list one or more identified in the plan, but not necessarily all]</p>	<p>X Activity Completed <input type="checkbox"/> Currently Implementing <input type="checkbox"/> Not a Priority During Time Period <input type="checkbox"/> Not a Priority in Plan <input type="checkbox"/> Hindered or Delayed <input type="checkbox"/> No Activity</p>	<p>As stated in the draft plan: “In 2018, Huntington developed an action-based town outdoor recreation plan, which provides actionable strategies to assist the community in taking the next steps. The planning process captured a strong desire among Huntington residents to have more town forest land and to have greater access to this land. Key steps to meet this need include identifying and purchasing a new town forest, mapping out current and future recreation opportunities, building access trails, and establishing partnerships with local groups – a strategy known as “Buy, Map, and Build.” The Huntington Outdoor and Forest-Based Recreation Plan is incorporated into this document by reference.”</p>
<p>Other actions, programs, or measures undertaken or scheduled to implement the adopted plan: [list one or more identified in the plan, but not necessarily all]</p>	<p><input type="checkbox"/> Activity Completed X Currently Implementing <input type="checkbox"/> Not a Priority During Time Period <input type="checkbox"/> Not a Priority in Plan <input type="checkbox"/> Hindered or Delayed <input type="checkbox"/> No Activity</p>	<p>In addition to the activities described above, Huntington continues to implement its current land use regulations, work towards identifying locations for future community water and wastewater systems to support its village centers, and support the work of the Conservation and Recreation committees, which implement some of the items in the 2014 Plan.</p>

24 V.S.A. 4350(c): *In order to retain confirmation or the planning process, a municipality shall document that it has reviewed and is actively engaged in a process to implement its adopted plan.*

- (1) When assessing whether a municipality has been actively engaged in a process to implement its adopted plan, the regional planning commission shall consider the activities of the local boards and commissions with regard to the preparation or adoption of bylaws and amendments; capital budgets and programs; supplemental plan; or other actions, programs, or measures undertaken or scheduled to implement the adopted plan. The regional planning commission shall consider factors that may have hindered or delayed municipal implementation efforts.*
- (2) The consultation may include guidance by the regional planning commission with regard to resources and technical support available to the municipality its adopted plan and recommendations by the regional planning commission for plan amendments and for updating the plan prior to readoption under section 4387 of this title.*

In order to obtain or retain confirmation, a municipality must be actively engaged in a process to implement its adopted plan. Actively engaged is defined as making progress in all of the four implementation categories above or a determination that the plan does not call for any implementation actions in a category.

Energy Planning Standards for Municipal Plans

Instructions

Before proceeding, please review the requirements of Parts I and II below, as well as the Overview document. Submitting a Municipal Plan for review under the standards below is entirely voluntary, as enabled under [Act 174](#), the Energy Development Improvement Act of 2016. If a Municipal Plan meets the standards, it will be given an affirmative “determination of energy compliance,” and will be given “substantial deference” in the Public Service Board’s review of whether an energy project meets the orderly development criterion in the Section 248 process. Specifically, with respect to an in-state electric generation facility, the Board:

[S]hall give substantial deference to the land conservation measures and specific policies contained in a duly adopted regional and municipal plan that has received an affirmative determination of energy compliance under 24 V.S.A. § 4352. In this subdivision (C), “substantial deference” means that a land conservation measure or specific policy shall be applied in accordance with its terms unless there is a clear and convincing demonstration that other factors affecting the general good of the State outweigh the application of the measure or policy. The term shall not include consideration of whether the determination of energy compliance should or should not have been affirmative under 24 V.S.A. § 4352.

Municipal Plans should be submitted by the municipality’s legislative body to the Regional Planning Commission (RPC) if the Regional Plan has received an affirmative determination of energy compliance. If a Regional Plan has not received such a determination, until July 1, 2018¹, a municipality may submit its adopted and approved Municipal Plan to the Department of Public Service (DPS) for a determination of energy compliance (determination), along with the completed checklist below. After a Municipal Plan and completed checklist have been submitted to the RPC (or DPS), the RPC or DPS will schedule a public hearing noticed at least 15 days in advance by direct mail to the requesting municipal legislative body, on the RPC or DPS website, and in a newspaper of general publication in the municipality. The RPC or DPS shall issue a determination in writing within two months of the receipt of a request. If the determination is negative, the RPC or DPS shall state the reasons for the denial in writing and, if appropriate, suggest acceptable modifications. Submissions for a new determination following a negative determination shall receive a new determination within 45 days.

The plans that Municipalities submit must:

- Be adopted
- Be confirmed under 24 V.S.A. § 4350
- Include an energy element that has the same components as described in 24 V.S.A. § 4348a(a)(3)
- Be consistent with state energy policy (described below), in the manner described in 24 V.S.A. § 4302(f)(1)
- Meet all standards for issuing a determination of energy compliance (see below)

¹ These standards will be revised after July 1, 2018 to reflect that Municipal Plans should be submitted only to the Regional Planning Commissions – which will all have had an opportunity to seek a determination of energy compliance – from that point forward.

Municipalities are encouraged to consult with their reviewer (either their RPC or DPS) before undertaking the process of plan adoption, which may help in identifying any deficiencies or inconsistencies with the standards or other requirements that would be more difficult to remedy after a plan has gone through the formal adoption process.

The state's Comprehensive Energy Plan (CEP) is revised on a 6-year basis. When the next CEP is published in 2022, it will include a revised set of standards, as well as Recommendations that are customized to regions and municipalities. The Recommendations that accompany this initial set of Standards represent a subset of recommendations from the 2016 CEP, which were not written with regions and municipalities specifically in mind. A Guidance document – which is expected to evolve as best practices from regions and municipalities emerge – will be published shortly after the Standards are issued. It will serve as the warehouse for relevant recommendations from the 2016 CEP, links to data sources, instructions on conducting analysis and mapping, and sample language/best practices. Once issued and until the 2022 CEP is published, this Guidance document will supplant the Recommendations document.

Affirmative determinations last for the life cycle of a revision of the Municipal Plan, and Municipal Plans that are submitted after the 2022 CEP is issued will be expected to meet the Standards that are issued at that time. Municipalities are encouraged to consult with their RPC or DPS regarding interim amendments that might affect any of the standards below, to discuss whether a new review is triggered.

If you wish to submit your Municipal Plan to your RPC or to DPS for a determination, please read closely the specific instructions at the start of each section below, and attach your Municipal Plan to this checklist.

Determination requests to an RPC (and any other questions) should be submitted to your RPC's designated contact. Determination requests to DPS until July 1, 2018 – and only for municipalities whose Regions' plans have not received an affirmative determination – should be submitted to:

PSD.PlanningStandards@vermont.gov.

Part I: Applicant Information

The plan being submitted for review is a:	<input checked="" type="checkbox"/> Municipal Plan in a region whose regional plan has received an affirmative determination of energy compliance from the Commissioner of Public Service Please submit these plans to your RPC	<input type="checkbox"/> Municipal Plan in a region whose regional plan has <u>not</u> received a determination of energy compliance Until July 1, 2018, please submit these to the DPS. After July 1, 2018, this option ceases to exist.
Applicant:	Huntington Planning Commission	
Contact person:	TBD	
Contact information:	TBD	
Received by: Click here to enter text.	Date: Click here to enter text.	

Part II: Determination Standards Checklist

The checklist below will be used to evaluate your plan's consistency with statutory requirements under Act 174, including the requirement to be adopted and approved, contain an enhanced energy element, be consistent with state energy policy, and meet a set of standards designed to ensure consistency with state energy goals and policies.

Please review and attach your plan (or adopted energy element/plan, along with supporting documentation) and self-evaluate whether it contains the following components. Use the Notes column to briefly describe how your plan is consistent with the standard, including relevant page references (you may include additional pages to expand upon Notes). If you feel a standard is not relevant or attainable, please check N/A where it is available and use the Notes column to describe the situation, explaining why the standard is not relevant or attainable, and indicate what measures your municipality is taking instead to mitigate any adverse effects of not making substantial progress toward this standard. If N/A is not made available, the standard must be met (unless the instructions for that standard indicate otherwise) and checked "Yes" in order to receive an affirmative determination. There is no penalty for checking (or limit on the number of times you may check) N/A where it is available, as long as a reasonable justification is provided in the Notes column.

Plan Adoption Requirement

[Act 174](#) requires that municipal plans be adopted and approved in order to qualify for a determination of energy compliance. In the near term, it is likely municipalities will revise and submit isolated energy plans or elements, particularly due to long planning cycles. Therefore, the plan adoption requirement can be met through an amendment to an existing plan in the form of an energy element or energy plan, as long as the amendment or plan itself is duly adopted as part of the municipal plan and incorporated by reference or appended to the underlying, full plan (i.e., is officially "in" the municipal plan), as well as approved for confirmation with the region. If this route is chosen, the municipality should also attach the planning commission report required for plan amendments under 24 V.S.A. § 4384, which should address the internal consistency of the energy plan/element with other related elements of the underlying plan (particularly Transportation and Land Use), and/or whether the energy plan/element supersedes language in those other elements. Standards 1 and 2 below must be answered in the affirmative in order for a plan to receive an affirmative determination of energy compliance.

1. Has your plan been duly adopted and approved for confirmation according to 24 V.S.A. § 4350 ?	<input type="checkbox"/> Yes. Adoption date: Click here to enter text. Confirmation date: Click here to enter text.	<input checked="" type="checkbox"/> No	Anticipated adoption in September 2019
2. Is a copy of the plan (or adopted energy element/plan, along with underlying plan and planning commission report addressing consistency of energy element/plan with other elements of underlying plan) attached to this checklist?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: Click here to enter text.

Energy Element Requirement

To obtain a determination of energy compliance, Act 174 requires municipalities to include an “energy element” that contains the same components described in 24 V.S.A. § 4348a(a)(3), which was revised through Act 174 to explicitly address energy across all sectors and to identify potential and unsuitable areas for siting renewable energy resources:

An energy element, which may include an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.

The standards below are generally organized to integrate each component of the enhanced energy element with related determination standards that evaluate the plan’s consistency with state goals and policies. **Energy element components are identified in bolded text.**

While municipalities may choose to primarily address energy used for heating, transportation, and electricity in the required energy element, they may also choose to address some of these components in related plan elements (e.g., Transportation and Land Use) and should indicate as much in the Notes column. To the extent an energy element is designed to comprehensively address energy, it should be complementary to and reference other relevant plan elements.

3. Does the plan contain an energy element, that contains the same components described in 24 V.S.A. § 4348a(a)(3)? <i>Individual components of the energy element will be evaluated through the standards below.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy chapter and Appendix 1 Notes: Click here to enter text.
---	---	-----------------------------	---

Consistency with State Goals and Policies Requirement

Act 174 states that regional and municipal plans must be consistent with the following state goals and policies:

- Greenhouse gas reduction goals under [10 V.S.A. § 578\(a\)](#) (50% from 1990 levels by 2028; 75% by 2050)
- The 25 x 25 goal for renewable energy under [10 V.S.A. § 580](#) (25% in-state renewables supply for all energy uses by 2025)
- Building efficiency goals under [10 V.S.A. § 581](#) (25% of homes – or 80,000 units – made efficient by 2020)
- State energy policy under [30 V.S.A. § 202a](#) and the recommendations for regional and municipal planning pertaining to the efficient use of energy and the siting and development of renewable energy resources contained in the [State energy plans](#) adopted pursuant to [30 V.S.A. §§ 202](#) and [202b](#)
- The distributed renewable generation and energy transformation categories of resources to meet the requirements of the Renewable Energy Standard under [30 V.S.A. §§ 8004](#) and [8005](#)

The standards in the checklist below will be used to determine whether a plan is consistent with these goals and policies. The standards are broken out by category. *Analysis and Targets* standards address how energy analyses are done within plans, and whether targets are established for energy conservation, efficiency, fuel switching, and use of renewable energy across sectors. *Pathways (Implementation Actions)* standards address the identification of actions to achieve the targets. *Mapping* standards address the identification of suitable and unsuitable areas for the development of renewable energy.

Municipalities may choose to incorporate the information necessary to meet the standards in their energy elements, and/or in other sections of their plans (many transportation items may fit best in the Transportation chapters of plans, for instance). However, plans must be internally consistent, and applicants should cross-reference wherever possible.

Analysis and Targets Standards

For the *Analysis & Targets* determination standards below, municipalities will be provided with analyses and targets derived from regional analyses and targets no later than April 30, 2017 (and likely much sooner). Municipalities may choose to rely on these “municipalized” analyses and targets to meet the standards in this section. Municipalities which elect to use the analysis and targets provided by a region will be presumed to have met the standards in this section. Alternatively, municipalities may develop their own custom analyses and targets or supplement the analyses and targets provided by the regions with specific local data; if this option is chosen, the analysis and targets must include all of the same components and meet the standards required of regions, as described below.

For municipalities that choose to undertake their own analysis and target-setting (and for regions), DPS is providing a guidance document to explain the expected level of detail in and data sources and methodologies available for meeting the standards (including areas where it is understood data at the municipal level is unavailable, and therefore not expected). Note that standards 5A-4E are all derived directly from requirements in Act 174 (with minor modifications to make them feasible) and must be met affirmatively in order for a municipal plan to receive an affirmative determination of energy compliance.

Targets set by regions and municipalities should be aligned with state energy policy (see the goals and policies listed above). Where targets (and efforts to reach them) depart significantly from state energy goals and policies, an explanation for how the plan otherwise achieves the intent of the state goal or policy should be provided. The guidance document also offers additional clarification on alignment with state goals and policies.

The analysis items below are intended to provide regions and municipalities with an overview of their current energy use, and with a sense of the trajectories and pace of change needed to meet targets, which can be translated into concrete actions in the *Pathways* standards below. Targets provide regions and municipalities with milestones or checkpoints along the way toward a path of meeting 90% of their total energy needs with renewable energy, and can be compared with the potential renewable energy generation from areas identified as potentially suitable in the *Mapping* standards exercise below to give regions and municipalities a sense of their ability to accommodate renewable energy that would meet their needs.

4. Does your plan’s energy element contain an analysis of resources, needs, scarcities, costs, and problems within the municipality across all energy sectors (electric, thermal, transportation)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Page 1 of the energy chapter, Section 1 of Appendix 1 Notes: Click here to enter text.
5. Does your plan contain an analysis that addresses A-E below, either as provided by your Regional Planning Commission or as developed by your municipality? <i>Municipalities may meet this standard by using the analysis and targets provided by their regions, or by developing their own analyses and targets. If using the analysis & targets provided by your region, please answer “Yes-Region” and skip ahead to #6. If</i>	<input checked="" type="checkbox"/> Yes-Region <input type="checkbox"/> Yes-Custom	<input type="checkbox"/> No	Page: All CCRPC provided data is included, and additional town-derived GHG emissions data were added as well Paragraph #: Click here to enter text. Notes: Click here to enter text.

<i>developing a custom analysis, please answer “Yes-Custom” and address 5A-5E separately, below.</i>			
A. Does the plan estimate current energy use across transportation, heating, and electric sectors?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
B. Does the plan establish 2025, 2035, and 2050 targets for thermal and electric efficiency improvements, and use of renewable energy for transportation, heating, and electricity?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
C. Does the plan evaluate the amount of thermal-sector conservation, efficiency, and conversion to alternative heating fuels needed to achieve these targets?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
D. Does the plan evaluate transportation system changes and land use strategies needed to achieve these targets?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
E. Does the plan evaluate electric-sector conservation and efficiency needed to achieve these targets?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.

Pathways (Implementation Actions) Standards

This section examines whether plans meet the Act 174 expectation that they include pathways and recommended actions to achieve the targets identified through the *Analysis and Targets* section of the Standards (above). Plans are expected to include or otherwise address all of the pathways (implementation actions) below; some actions may not be applicable or equally relevant to all applicants (small vs. large municipalities, for instance), in which case N/A may be checked (if available) and the justification provided in the Notes column. There is no penalty for choosing N/A one or more times, as long as a reasonable justification is provided in the Notes column, preferably including an explanation of how the plan alternatively achieves attainment of the targets should be included. If N/A is not provided as an option, the standard must be met, and “Yes” must be checked, in order for the plan to meet the requirements for a determination (unless the instructions particular to that standard indicate otherwise).

DPS will be issuing a guidance document in the near term providing potential implementation actions derived from the Comprehensive Energy Plan (relevant formal Recommendations as well as opportunities not specifically called out as Recommendations), from recent regional and municipal plans, and from other sources. The guidance document will be revised after the regions have compiled best practices from early municipalities pursuing energy planning to seek a determination of energy compliance, in the summer of 2017.

For the time being, we offer potential implementation action options for consideration as italicized text under each standard. Plans are encouraged to promote as diverse a portfolio of approaches as possible in each sector, or if not, to explain why they take a more targeted approach. Implementation actions may fit best in a holistic discussion contained within a plan’s energy element, though cross-referencing to other relevant plan elements is also acceptable.

Municipalities must demonstrate a commitment to achieving each standard in both policies and implementation measures in clear, action-oriented language.			
6. Does your plan's energy element contain a statement of policy on the conservation and efficient use of energy?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy Chapter Page 4, Goal 3 Paragraph #: Click here to enter text. Notes: Click here to enter text.
A. Does the plan encourage conservation by individuals and organizations? <i>(Actions could include educational activities and events such as convening or sponsoring weatherization workshops, establishing local energy committees, encouraging the use of existing utility and other efficiency and conservation programs and funding sources, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy Chapter Page 4, Item 1c; Appendix 1, Actions 5 - 7 Paragraph #: Click here to enter text. Notes: Click here to enter text.
B. Does the plan promote efficient buildings? <i>(Actions could include promoting compliance with residential and commercial building energy standards for new construction and existing buildings, including additions, alterations, renovations and repairs; promoting the implementation of residential and commercial building efficiency ratings and labeling; considering adoption of stretch codes, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy Chapter Page 4, Item 3b; Appendix 1, Actions 8-18 Paragraph #: Click here to enter text. Notes: Click here to enter text.
C. Does the plan promote decreased use of fossil fuels for heating? <i>(Actions and policies could promote switching to wood, liquid biofuels, biogas, geothermal, and/or electricity. Suitable devices include advanced wood heating systems and cold-climate heat pumps, as well as use of more energy efficient heating systems; and identifying potential locations for, and barriers to, deployment of biomass district heating and/or thermal-led combined heat and power systems in the municipality)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy chapter page 4, Goal 3, Item 3a and 3b; Appendix 1, Actions 22-38 Paragraph #: Click here to enter text. Notes: Click here to enter text.
D. Does the plan demonstrate the municipality's leadership by example with respect to the efficiency of municipal buildings? <i>(Actions could include building audits and weatherization projects in schools and town offices, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Energy chapter page 4, Item 3a; Appendix 1, Actions 9-21, 34-37 Paragraph #: Click here to enter text. Notes: Click here to enter text.
E. Other (please use the notes section to describe additional approaches that your municipality is taking)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
7. Does your plan's energy element contain a statement of policy on reducing transportation energy demand and single-occupancy vehicle use, and encouraging use of renewable or lower-emission energy sources for transportation?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy chapter page 4, Goal 4; Transportation chapter page 3, Goal 2 Paragraph #: Click here to enter text. Notes: Click here to enter text.
A. Does the plan encourage increased use of public transit? <i>(Actions could include participation in efforts to identify and develop new public transit routes, promote full utilization of existing routes, integrate park-and-rides with transit routes, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Transportation chapter page 3, item 2b Paragraph #: Click here to enter text. Notes: Melanie, I don't know if "yes" or "n/a" is a better answer here. There is no public

			transportation in the traditional sense, but they talk about SSTA rides and carpooling
B. Does the plan promote a shift away from single-occupancy vehicle trips, through strategies appropriate to the municipality? <i>(Actions could include rideshare, vanpool, car-sharing initiatives; efforts to develop or increase park-and-rides; enhancement of options such as rail and telecommuting; education; intergovernmental cooperation; etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy chapter page 4, Item 4b; Transportation chapter page 3, Item 2a Paragraph #: Click here to enter text. Notes: Click here to enter text.
C. Does the plan promote a shift away from gas/diesel vehicles to electric or other non-fossil fuel transportation options through strategies appropriate to the municipality? <i>(Actions could include promoting the installation of electric vehicle charging infrastructure, providing education and outreach to potential users, supporting non-fossil fuel vehicle availability through outreach to vehicle dealers, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy chapter page 4, Item 4a and 4c Paragraph #: Click here to enter text. Notes: Click here to enter text.
D. Does the plan facilitate the development of walking and biking infrastructure through strategies appropriate to the municipality? <i>(Actions could include studying, planning for, seeking funding for, or implementing improvements that encourage safe and convenient walking and biking; adopting a "Complete Streets" policy, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Transportation chapter page 3, Item 2d, 2f, 2g Paragraph #: Click here to enter text. Notes: Click here to enter text.
E. Does the plan demonstrate the municipality's leadership by example with respect to the efficiency of municipal transportation? <i>(Actions could include purchasing energy efficient municipal and fleet vehicles when practicable, installing electric vehicle charging infrastructure, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Transportation chapter page 3, Item 2c Notes: Click here to enter text.
F. Other (please use the notes section to describe additional approaches that your municipality is taking)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: The schools chapter of the plan has strategies for reducing school-related SOV travel by improving school bus travel and increasing the geographical range of after school activities Paragraph #: Click here to enter text. Notes: Click here to enter text.
8. Does your plan's energy element contain a statement of policy on patterns and densities of land use likely to result in conservation of energy?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Land use chapter, Page 4, Goal 2 Paragraph #: Click here to enter text. Notes: Click here to enter text.
A. Does the plan include land use policies (and descriptions of current and future land use categories) that demonstrate a commitment to reducing sprawl and minimizing low-density development?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Land use chapter page 4, Goal 3 and associated actions.

<i>(Actions could include adopting limited sewer service areas, maximum building sizes along highways, policies or zoning that require design features that minimize the characteristics of strip development [multiple stories, parking lot to the side or back of the store], and requirements that development in those areas be connected by means other than roads and cars; adopting a capital budget and program that furthers land use and transportation policies; etc.)</i>			Paragraph #: Click here to enter text. Notes: Click here to enter text.
B. Does the plan strongly prioritize development in compact, mixed-use centers when physically feasible and appropriate to the use of the development, or identify steps to make such compact development more feasible? <i>(Actions could include participating in the state designation program, such as obtaining state designated village centers, downtowns, neighborhoods, new town centers, or growth centers; exploration of water or sewage solutions that enable compact development; etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Land use chapter page 4, Goal 2 and associated actions Paragraph #: Click here to enter text. Notes: As referenced in Item 2.2, the Utilities, Facilities and Services chapter has a discussion of the town's efforts to provide village water and wastewater.
C. Other (please use the notes section to describe additional approaches that your municipality is taking)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
9. Does your plan's energy element contain a statement of policy on the development and siting of renewable energy resources?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: Energy chapter page 4, Goal 1
A. Does the plan evaluate (estimates of or actual) generation from existing renewable energy generation in the municipality? <i>Municipalities should be able to obtain this information from their regions.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Appendix 1 page 11, Section 2A Paragraph #: Click here to enter text. Notes: Click here to enter text.
B. Does the plan analyze generation potential, through the mapping exercise (see <i>Mapping</i> standards, below), to determine potential from preferred and potentially suitable areas in the municipality? <i>Municipalities should be able to obtain this information from their regions.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Appendix 1 page 12, Section 2B Paragraph #: Click here to enter text. Notes: Click here to enter text.
C. Does the plan identify sufficient land in the municipality for renewable energy development to reasonably reach 2050 targets for renewable electric generation, based on population and energy resource potential (from potential resources identified in the <i>Mapping</i> exercise, below), accounting for the fact that land may not be available due to private property constraints, site-specific constraints, or grid-related constraints? <i>If N/A, please describe how you are working with your regional planning commission to ensure overall regional objectives are achieved.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Summarized in Appendix 1 page 14, Table 20 Paragraph #: Click here to enter text. Notes: Click here to enter text.
D. Does the plan ensure that any local constraints (locally designated resources or critical resources, from 12B and 12C under <i>Mapping</i> , below) do not prohibit or have the effect of prohibiting the provision of sufficient	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.

renewable energy to meet state, regional, or municipal targets? <i>If N/A, please describe how you are working with your regional planning commission to ensure overall regional objectives are achieved.</i>			
E. Does the plan include statements of policy to accompany maps (could include general siting guidelines), including statements of policy to accompany any preferred, potential, and unsuitable areas for siting generation (see 12 and 13 under <i>Mapping</i> , below)?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Summarized in Appendix 1 page 12-14, Tables 16-20 Paragraph #: Click here to enter text. Notes: Click here to enter text.
F. Does the plan maximize the potential for renewable generation on preferred locations (such as the categories outlined under 12E in the <i>Mapping</i> standards, below)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Energy chapter page 4, Goal 1a Paragraph #: Click here to enter text. Notes: Click here to enter text.
G. Does the plan demonstrate the municipality's leadership by example with respect to the deployment of renewable energy? <i>(Actions could include deploying renewable energy to offset municipal electric use, etc.)</i>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: This probably should be stronger – I don't think there are any policies about municipally owned/municipality specific generation projects and there should be.
H. Other (please use the notes section to describe additional approaches that your municipality is taking)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.

Mapping Standards
<p>Act 174 requires plans to identify potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources. It furthermore requires that the standards address the potential generation from the potential siting areas.</p> <p>The <i>Mapping</i> standards lay out a sequence of steps for planners to examine existing renewable resources and to identify potential (and preferred) areas for renewable energy development, and to identify likely unsuitable areas for development, by layering constraint map layers on to raw energy resource potential map layers. The maps should help municipalities visualize and calculate the potential generation from potential areas, and compare it with the 2025, 2035, and 2050 targets from the <i>Analysis and Targets</i> standards to get a sense of the scale and scope of generation that could be produced within the region to meet the municipality's needs. DPS will provide additional guidance to accompany the standards that fleshes out the steps, layers, and standards more fully.</p> <p>Plans must include maps that address all of the standards below, unless N/A is provided as an option, in which case a compelling reason why the standard is not applicable or relevant should be provided in the Notes column. Regions must develop their own maps (already underway through support being provided to regions by DPS), and to then break out the maps for their municipalities, who can use their region-provided maps to meet the municipal <i>Mapping</i> standards (such "municipalization" work is being supported through a training & technical assistance contract between DPS and regions, and all regions must supply completed maps to their municipalities by April 30, 2017, though many are expected to do so much sooner).</p>

Municipalities may choose to rely on the maps provided by the regions to meet the standards in this section. Those maps should be somewhat familiar to municipalities, who are expected to be consulted as regions develop their maps. Alternatively, municipalities may choose to undertake their own mapping, according to the same set of standards as regions. Additionally, municipalities are expected to work collaboratively with their regions and with neighboring municipalities to ensure compatibility between the final products.

The map and the text describing the policies or rules used to construct the map, as well as the text describing specific policies applicable to map features, should be complementary. That should help ensure that any “land conservation measures and specific policies” that might be given substantial deference in the context of a particular project review under 30 V.S.A. § 248 are clearly identifiable in the text, should a map lack sufficient clarity or granularity regarding the area in which a project is proposed.

<p>10. Does your plan contain one or more maps that address 11-13 below, as provided by your Regional Planning Commission or as developed by your municipality? <i>Municipalities may meet this standard by using the maps provided by their regions, or by developing their own maps. If using the maps provided by your region, please answer “Yes-Region” and skip ahead to #14. If developing custom maps, please answer “Yes-Custom” and address 11-13 separately, below.</i></p>	<input checked="" type="checkbox"/> Yes-Region <input type="checkbox"/> Yes-Custom	<input type="checkbox"/> No	<p>Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Region-provided maps are being used (with edits as requested 4/25/2019)</p>
<p>11. Does the plan identify and map existing electric generation sources? <i>Maps may depict generators of all sizes or just those larger than 15 kW, as long as information on generators smaller than 15 kW is summarized and provided or referenced elsewhere. It is expected that the best available information at the time of plan creation will be used. This information is available from the DPS.</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>
<p>12. Does the plan identify potential areas for the development and siting of renewable energy resources and the potential generation from such generators in the identified areas, taking into account factors including resource availability, environmental constraints, and the location and capacity of electric grid infrastructure? <i>Maps should include the following (available from VCGI and ANR), and the resulting Prime and Secondary Resource Maps will together comprise “potential areas”:</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>
<p>A. Raw renewable energy potential analysis (wind and solar), using best available data layers (including LiDAR as appropriate)</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>
<p>B. Known constraints (signals likely, though not absolute, unsuitability for development based on statewide or local regulations or</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Click here to enter text. Paragraph #: Click here to enter text.</p>

<p>designated critical resources) to include:</p> <ul style="list-style-type: none"> • Vernal Pools (confirmed and unconfirmed layers) • DEC River Corridors • FEMA Floodways • State-significant Natural Communities and Rare, Threatened, and Endangered Species • National Wilderness Areas • Class 1 and Class 2 Wetlands (VSWI and advisory layers) • Regionally or Locally Identified Critical Resources <p><i>If areas are constrained for the development of renewable energy due to the desire to protect a locally designated critical resource (whether a natural resource or a community-identified resource), then the land use policies applicable to other forms of development in this area must be similarly restrictive; for this category, policies must prohibit all permanent development (and should be listed in the Notes column).</i></p> <p><i>These areas should be subtracted from raw renewable energy resource potential maps to form Secondary Resource Maps</i></p>			<p>Notes: Click here to enter text.</p>
<p>C. Possible constraints (signals conditions that would likely require mitigation, and which may prove a site unsuitable after site-specific study, based on statewide or regional/local policies that are currently adopted or in effect), including but not limited to:</p> <ul style="list-style-type: none"> • Agricultural Soils • FEMA Special Flood Hazard Areas • Protected Lands (State fee lands and private conservation lands) • Act 250 Agricultural Soil Mitigation areas • Deer Wintering Areas • ANR's Vermont Conservation Design Highest Priority Forest Blocks (or Habitat Blocks 9 & 10, for plans using regional maps in regions whose plans will be submitted for adoption at the regional level by March 1, 2017) • Hydric Soils • Regionally or Locally Identified Resources <p><i>If locations are constrained for the development of</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Click here to enter text.</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>

<p><i>renewable energy due to the desire to protect a locally designated resource (whether a natural resource or community-identified resource, like a view), then the land use policies applicable to other forms of development must be similarly restrictive (and should be listed in the Notes column).</i></p> <p><i>These areas should be subtracted from Secondary Resource Maps to form Prime Resource Maps.</i></p>			
<p>D. Transmission and distribution resources and constraints, as well as transportation infrastructure. (Including three-phase distribution lines, known constraints from resources such as Green Mountain Power's solar map, known areas of high electric load, etc.)</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Click here to enter text.</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>
<p>E. Preferred locations (specific areas or parcels) for siting a generator or a specific size or type of generator, accompanied by any specific siting criteria for these locations <i>Narrative descriptions of the types of preferred areas in accompanying plan text are acceptable, though mapping of areas and especially specific parcels (to the extent they are known) is highly encouraged, to signal preferences to developers, particularly for locally preferred areas and specific parcels that do not qualify as a statewide preferred location under i. below.</i> <i>The locations identified as preferred must not be impractical for developing a technology with regard to the presence of the renewable resource and access to transmission/distribution infrastructure.</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Click here to enter text.</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>
<p>i. Statewide preferred locations such as rooftops (and other structures), parking lots, previously developed sites, brownfields, gravel pits, quarries, and Superfund sites</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Click here to enter text.</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>
<p>ii. Other potential locally preferred locations <i>For example, customer on- or near-site generation, economic development areas, unranked and not currently farmed agricultural soils, unused land near already developed infrastructure, locations suitable for large-scale biomass district heat or thermal-led cogeneration, potential locations for biogas heating and digesters, etc.</i> <i>These are particularly important to map if possible, as "a specific</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Click here to enter text.</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>

<p><i>location in a duly adopted municipal plan” is one way for a net metering project to qualify as being on a preferred site.</i></p>			
<p>13. Does the plan identify areas that are unsuitable for siting renewable energy resources or particular categories or sizes of those resources? <i>Either Yes or No (“No” if the plan chooses not to designate any areas as unsuitable) is an acceptable answer here. “Resources” is synonymous with “generators.”</i></p>	<input type="checkbox"/> Yes (“Yes” for A and B must also be selected below)	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
<p>A. Are areas identified as unsuitable for particular categories or sizes of generators consistent with resource availability and/or land use policies in the regional or municipal plan applicable to other types of land development (answer only required if “Yes” selected above, indicating unsuitable areas have been identified)? <i>If areas are considered unsuitable for energy generation, then the land use policies applicable to other forms of development in this area should similarly prohibit other types of development. Please note these policies in the Notes column.</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A (if no unsuitable areas are identified)	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
<p>B. Does the plan ensure that any regional or local constraints (regionally or locally designated resources or critical resources, from 12b-12c above) identified are supported through data or studies, are consistent with the remainder of the plan, and do not include an arbitrary prohibition or interference with the intended function of any particular renewable resource size or type? <i>Please explain in the Notes column.</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
<p>14. Municipalities seeking a determination of energy compliance from the Department and not using their region’s maps only: Does the plan ensure that its approach, if applied regionally, would not have the effect of prohibiting any type of renewable generation technology in all locations?</p>	<input type="checkbox"/> Yes (also check Yes if seeking determination from region, or from DPS but using region-provided maps)	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.



MEMORANDUM

TO: Huntington Planning Commission; Barbara Elliott, Town Administrator

FROM: Emily Nosse-Leirer, Planner **Annotated Red Text from Regina Mahony on 5/3/19.**

DATE: September 22, 2017

RE: Initial Review of the 2014 Huntington Town Plan

As Huntington is at the beginning of the process to update its town plan, CCRPC has completed an initial review of the 2014 Huntington Town Plan. This memo is intended to provide a basis for discussion at the Planning Commission meeting on October 9, 2017. 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 is a strong plan that does a great job communicating the unique issues of Huntington. The Schools and Transportation chapter are particularly good examples of chapters that give just enough detail to make the issues clear and give context for Huntington's future work, but don't risk becoming encyclopedic instead of future-oriented.

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

New Requirements since 2014

- Flood Resilience (in effect 7/1/14): Flood resilience is already discussed in the 2014 Plan, but the discussion needs to be updated to reflect the town's adoption of new regulations and to ensure that the maps and descriptions included in the plan meet the relevant state standards for planning.
 - Since your draft regulations have districts/standards for special flood hazard areas, floodways and river corridors, it would be best for the plan to use these terms as well. **Done**
 - The plan needs to discuss (and map) River Corridor Protection Areas as well as River Corridors. It would be helpful for the reader to have an explanation of the difference between all the different terms. We can provide draft language if you would like. **Done**
- Water Quality (in effect 7/1/2015): 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 both in the land use chapter and the natural resources chapter. Adding a brief mention of the Winooski Basin Plan should be an easy addition. The process of writing the plan will begin soon. The town may wish to follow or participate in this process to make sure there is a strong connection between the actions in the Basin Plan and the town's priorities. **Done**
- Forestry (in effect 1/1/2018): 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 already addressed in the 2014 Plan's section on Forestland in the Natural Resources chapter. **Also addressed in draft 2019 Plan.**
- Implementation (in effect 7/1/2016): 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.”). I suggest adding a table to the plan to show the action items you plan to complete. This meets this requirement, but it is also a very useful planning exercise because it gives you a chance to prioritize actions, assign responsible parties and think about timelines and funding sources. I can provide examples if you would like. If you choose not to add a table, the town can communicate its implementation activities to CCRPC in a memo when seeking approval and confirmation. **There is a placeholder for prioritized actions in this version of the Plan.**

General

- Throughout the plan, there are references to regulations and policies that may be outdated now because of your new draft regulations. **Done**
- It’s not clear in the plan what the difference is between the things listed under “objectives” and the things listed under “Implementation.” It would make sense to either combine these categories or to have one of them be different than the other, such as defining indicators that you can use to measure the progress towards goals. **Now clarified.**
- 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 2019 plan. **There is a placeholder for prioritized actions in this version of the Plan.**
- 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 sources if needed. **Done**

Transportation

- Under “maintenance costs,” it might make sense to reference the All Hazards Mitigation Plan, since this section already mentions road resilience. It may also be useful to discuss the new draft Municipal Roads General Permit since this is something that will definitely have an effect on road maintenance costs in the future. **The AHMP is now referenced in this section.**
- Related to the Municipal Roads General Permit, we suggest adding two actions **Done**
 - Working to reduce runoff of gravel, sand and salt from municipal roads into local waters
 - Working to develop standards for private roads and driveways to reduce the discharge of stormwater into the municipal right of way.
- Several statements on page 18 are now outdated—gas prices have not continued to rise, and the Richmond Park and Ride has since been expanded. On the bottom of page 18, it seems that there is a sentence out of place. Does the sentence beginning “designing our transportation infrastructure to be more resilient...” belong in another part of the chapter? **Addressed/no longer relevant.**
- We suggest adding an action under Pedestrian and Bicycle Usage to discuss implementing the safety enhancements recommended in the 2016 Huntington Lower Village Bicycle and Pedestrian Scoping Study. **Done**
- The 2017 All Hazards Mitigation Plan has been completed, so the action under Road Conditions should be updated accordingly. **The AHMP is mentioned in the public safety section.**

Facilities, Services and Utilities

- The names of the plans have changed, and they are now Local Emergency Operations Plans instead of Basic EOPs (page 27). **And now Local Emergency Management Plans as accurately reflected in the draft 2019 Plan.**
- In the solid waste management section, Vermont's Universal Recycling Law should be mentioned. **Done**

Natural Resources

- This section is an excellent inventory of Huntington's abundant natural resources. Given the new data that are now available, it might make sense to update this section. The ECOS Plan's Science to Action report, which looked at the natural resources in Huntington, is not referenced. Is this because it is considered to be inaccurate, or for some other reason? I'm aware that the town did not have additional ground-truthing conducted during that study—have any ground-truthed studies been conducted since? **Science to Action is now referenced.**
- I recently attended a Municipal Day presentation given by a member of the Planning Commission that convinced me that all town plans should utilize Biofinder to map and set policies for their natural resources – so I assume your plan is to rewrite this section with that in mind! **Biofinder was used as well as Science to Action (which is more accurate for Huntington).**
- The resource inventory is very comprehensive and gives the impression that there are resources in town that you very much want to protect from development. While your zoning does this for most development in town, the town plan policies are important for Act 250 review and for Section 248 (energy and utility) review. It would be helpful for the policies to be more explicit about what is allowed due to that context. This is especially true if the town wants to gain a certification of energy compliance and have substantial deference in the Section 248 process for energy facilities. **Addressed now, particularly with energy planning.**

Energy

- Overall, this is a very good section. It makes connections between a wide range of relevant topics and draws on chapters elsewhere in the plan. This chapter meets all the requirements for a municipal plan, but if the town is interested in pursuing a determination of energy compliance in line with Act 174, different standards will apply. Please see my memo on this topic for more details. **The draft 2019 plan includes content necessary for the determination of energy compliance.**

Housing

- The housing section would benefit from more narrative. Consider moving the housing data and analysis from the Population Data chapter to the housing chapter, and also examining the cost of housing in Huntington, and possibly the combined cost of transportation and housing, given the long commutes that residents have. **While some data is still in the separate section all of these topics are covered.**
- 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/> **Building Homes Together now included.**
- CCRPC has not conducted a more recent housing needs assessment, there is a 2015-2020 assessment available from ACCD here that may be useful: <http://accd.vermont.gov/sites/accdnew/files/documents/Housing/H-Research-HousingNeedsChittenden.pdf>

- While we have not set municipal housing goals, the goal of our Building Homes Together campaign is to have 3,500 new units built in the region between 2016-2021 (700 units per year).

Housing for the Elderly

- This chapter is not only about housing and since the housing chapter preceding it is very short, I would suggest eliminating this chapter by making it a section of the overall housing chapter. The Other Services section can then be incorporated into the Facilities, Services and Utilities chapter. **Incorporated into the Housing chapter now.**

Population Data

- This is another chapter that I would suggest eliminating. All of the data relate to other chapters of the plan, so it would make sense to include data with the related goals and narrative. **Demographics still pulled out in an earlier chapter, but okay if that is how the Town wants to do it.**

Childcare

- It may make sense to update this section with data from Building Bright Futures, since I believe they have an expanded role and report broader data on childcare issues than Child Care Resources. **Childcare section is updated.**

Recreation and Open Space

- This chapter is very positive about the future of recreation in the town, which is great to see. However, are there any conflicts between various recreational types, or between visitors and residents? **New Plan identifies conflicts.**

Economic Development

- The Economic Development section of the plan is strong. Definitions of high speed internet have changed since 2014—is the internet available in Huntington still considered high speed? If yes, have you seen any increase in local businesses based in homes, or in people working from home? **Done**

Compatibility with the Regional Plan

- The plan states that the town is concerned that Huntington does not have plans for the kind of infrastructure that would support the density that the ECOS Plan calls for. In Section 4.1.1 of the ECOS Plan, the description of Village Planning Areas takes into account that not all villages are sewered. “Village Planning Areas are areas where local zoning authorizes a variety of future residential and nonresidential development at densities and scales in keeping with the character of a Vermont village, generally between 2 and 12 dwelling units per acre if sewered and between 0.2 and 4 units per acre if not sewered. Village Planning Areas are compact areas of mixed-use activities that maintain the character of a Vermont village. This type of Planning Area is intended to serve its local surroundings as a place where people can live, work, shop and recreate.” Since the Village Center district has no minimum lot size and the Neighborhood district has a 1 acre per unit minimum in your new draft bylaws, there’s nothing incompatible

between ECOS and your plan. **New Plan accurately describes compatibility with the ECOS Plan.**

Maps

CCRPC will be able to complete maps for the plan again if desired.

- For all maps, parcel data need to be updated and the latest road data need to be used **Done**
- Map 1 Natural Resources: Make sure there isn't more current data. **Done**
- Map 2 Hydrologic Features: add River Corridor layer, change FEH to be River Corridor Protection Area and remove sensitivity rating, as it is outdated. Should also add the streams with drainage areas less than 2 sq. miles. **Done**
- Map 3 Transportation: If River Corridor data should remain on this map, it should be better explained why. **On a different map now.**
 - Can we add data from the REI dashboard?
- Map 4 Facilities: More current historic district data are available, and the scale should be fixed. **Done**
 - Can we add the possible parcels for wastewater and water systems from Stone's report? **Done**
- Map 5 Ag Soils/Conserved Land: check for more current data. **Done**
 - Can/should we add forestry soils from NRCS?
- Map 6 Land Use Districts: This is based on zoning, so it needs to be updated. **Done**
 - Do you have these layers?
 - Should FEH sensitivity ratings be removed since RC regulations have been adopted?
- FEH data should be replaced with the RC. **Done**
- Different fonts in legend should be fixed. **Done, and will be done on energy plan maps as well.**
- Map 7a Existing Buildings & Parcels: should be updated with latest e911 data or use CCRPC housing points and commercial/industrial datasets **Done**
- Map 7b Existing Land Use: Should not include this map since CCRPC is no longer maintaining this dataset. Possible substitution would be to include land cover with e911 data on map 7a. **Done**
 - What dataset is this?
- Map 8 Designated Village Centers: recommend using the two maps recently created for the village designation renewal **Done**

Staff Review of the Village of Essex Junction Comprehensive Plan 2019-2027, including Enhanced Energy Plan Review

Emily Nosse-Leirer, Senior Planner

Reviewed by the CCRPC Planning Advisory Committee on May 8, 2019

The Village of Essex Junction has requested, per 24 V.S.A. §4350, that the Chittenden County Regional Planning Commission (1) approve its Village of Essex Junction Comprehensive Plan 2019-2027; and (2) confirm its planning process.

Additionally, the Village of Essex Junction has requested that the Chittenden County Regional Planning Commission issue a determination of compliance with the enhanced energy planning standards set forth in 24 V.S.A. §4352 for the Village of Essex Junction Comprehensive Plan 2019-2027.

The draft Village of Essex Junction Comprehensive Plan 2019-2027 is an update and re-adoption of the 2014 town plan. In accordance with statute, re-adoption means that this is a fully compliant plan that will expire eight years after adoption by the Village Trustees. However, CCRPC staff understand that during the life of this plan, the Village of Essex Junction and Essex Town may move to adopt a new unified plan. CCRPC reviewed the 2014 plan in September 2017 as part of an informal review and consultation process. The draft Village of Essex Junction Comprehensive Plan 2019-2027 adds information to meet statutory requirements, provides updated data, addresses some recent changes in the community and incorporates an enhanced energy plan by reference. Staff have completed this formal review of the draft Village of Essex Junction Comprehensive Plan 2019-2027 and review of the draft Essex Community Enhanced Energy Plan against the Vermont Department of Public Service's Energy Planning Standards for Municipal Plans in advance of the Planning Commission's public hearing on May 23, 2019.

Confirming and Approving the Municipal 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 (2018)* and the statutory requirements of 24 V.S.A. Chapter 117, I have reviewed the draft Village of Essex Junction Comprehensive Plan 2019-2027 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 2018 Chittenden County Regional Plan, entitled the *2018 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 Village of Essex Junction Comprehensive Plan 2019-2027 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 Village of Essex Junction Comprehensive Plan 2019-2027 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 Village of Essex Junction Comprehensive Plan 2019-2027 contains the required elements of §4382. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.
4. The Village of Essex Junction Comprehensive Plan 2019-2027 is generally compatible with the planning areas, goals and strategies of the 2018 Chittenden County Regional Plan, entitled the *2018 Chittenden County ECOS Plan*.
5. The Village of Essex Junction Comprehensive Plan 2019-2027 is compatible with the municipal plans for the Town of Essex, the City of South Burlington, and the Town of Williston.
6. Essex Junction has a planning process in place that is sufficient for an approved plan. In addition, Essex Junction has provided information about their planning budget and CCRPC finds that Essex Junction is maintaining its efforts to provide local funds for municipal and regional planning.

Comments/Questions:

No changes are necessary to meet statutory requirements. However, the following suggestions and questions may be useful to help clarify the plan as editing continues following the Planning Commission's public hearing.

- The text on pg. 35 states that median household income in Essex Junction is higher than the county, but it appears the graph shows the opposite.
- Consider updating the data on broadband availability on pg. 69, as the definition of broadband has changed significantly since 2011.
- There is a discussion of significant wildlife habitat in the plan on pg. 50 and 53, but how exactly is the Village defining significant wildlife habitat? Is it everything that's inventoried in Vermont Conservation Design? If yes, consider clarifying that.
- Does the Village have building codes or not? On pg. 76, Objective 4.3 implies no, but on pg. 87, Objective 1.2 implies yes.
- On pg. 89, the second paragraph seemed to say both that interconnected local streets are discouraged, but also that they are a central transportation policy for the village.

Enhanced Energy Plan Review

Following the statutory requirements of 24 V.S.A. §4352 and Vermont Department of Public Service's Energy Planning Standards for Municipal Plans, I have reviewed the draft Essex Community Enhanced Energy Plan to determine whether:

7. The Essex Community Enhanced Energy Plan includes an energy element that has the same components as described in 24 V.S.A. §4348a(a)(3) for a regional plan and is confirmed under the requirements of 24 V.S.A. §4350.
8. The Essex Community Enhanced Energy Plan is consistent with following State goals:
 - a. Vermont's greenhouse gas reduction goals under 10 V.S.A. § 578(a);
 - b. Vermont's 25 by 25 goal for renewable energy under 10 V.S.A. § 580;
 - c. Vermont's building efficiency goals under 10 V.S.A. § 581;
 - d. State energy policy under 30 V.S.A. § 202a and the recommendations for regional and municipal energy planning pertaining to the efficient use of energy and the siting and

development of renewable energy resources contained in the State energy plans adopted pursuant to 30 V.S.A. §§ 202 and 202b (State energy plans); and

- e. The distributed renewable generation and energy transformation categories of resources to meet the requirements of the Renewable Energy Standard under 30 V.S.A. §§ 8004 and 8005.

9. The Essex Community Enhanced Energy Plan meets the standards for issuing a determination of energy compliance included in the State energy plans as developed by the Vermont Department of Public Service.

Staff Review Findings and Comments

Consistency with the requirements above is evaluated through the Vermont Department of Public Service's Vermont Department of Public Service's Energy Planning Standards for Municipal Plans, which is attached to this document and briefly summarized below.

Standard	Met	Not Met	N/A
1. Plan duly adopted and approved		Necessary for final determination	
2. Submit a copy of the adopted plan		Necessary for final determination	
3. Plan contains an energy element	X		
4. Analysis of resources, needs, scarcities, costs and problems in the municipality across all energy sectors	X		
5.a. Report Current energy use for heating, electricity, and transportation	X		
5.b. Report 2025, 2035 and 2050 targets for energy use	X		
5.c. Evaluation of thermal-sector energy use changes	X		
5.d. Evaluation of transportation-sector energy use changes	X		
5.e. Evaluation of electric-sector energy use changes	X		
6.a. Encourage conservation by individuals and organizations	X		
6.b. Promote efficient buildings	X		
6.c. Promote decreased use of fossil fuels for heat	X		
6.d. Demonstrate municipal leadership re: efficiency of municipal buildings?	X		
7.a. Encourage increased public transit use	X		
7.b. Promote shift away from single-occupancy vehicle trips	X		
7.d. Promote shift from gas/diesel to non-fossil fuel vehicles?	X		
7.e. Demonstrate municipal leadership re: efficiency of municipal transportation?	X		
8.a. Promote Smart growth land use policies	X		
8.b. Strongly prioritize development in compact, mixed use centers	X		
9.a. Report existing renewable energy generation	X		
9.b. Analyze generation potential	X		
9.c. Identify sufficient land to meet the 2050 generation targets	X		
9.d. Ensure that local constraints do not prevent the generation targets from being met	X		
9.e. Include policy statements on siting energy generation	X		
9.f. Maximize potential for generation on preferred sites	X		
9.g. Demonstrate municipal leadership re: deploying renewable energy	X		
10. Include maps provided by CCRPC	X		

Comments/Questions:

No changes are necessary to meet the enhanced energy planning standards. However, the following suggestions and questions may be useful to help clarify the plan as the editing process continues following the Planning Commission's public hearing.

- Between Figure 4 and Figure 5 of this plan, the paragraph about electric generation refers to tables 12 and 13, but these should be renumbered. In this same paragraph, there is a clear explanation about the generation potential of base solar and how it can help Essex meet their low target. Consider adding a note about this to Table 9's discussion of base solar generation, to clarify the fact that the text contains important extra information about the data in Table 9.
- Siting policy 3 says "development of renewable energy generation facilities shall not take place in areas with known constraints," but below Table 10, the text says "Renewable energy generation facilities should be carefully designed to avoid undue adverse impacts to known constraints" instead. Consider using the same language in both places to avoid any confusion.

Staff finds that the draft Village of Essex Junction Comprehensive Plan 2019-2027 meets the requirements of the enhanced energy planning standards ("determination") set forth in 24 V.S.A. §4352.

Proposed Motion & Next Steps:

PROPOSED MOTION: The PAC finds that the draft Village of Essex Junction Comprehensive Plan 2019-2027 meets all statutory requirements for CCRPC approval, and that the municipality's planning process meets all statutory requirements for CCRPC confirmation.

The PAC also finds that the draft Village of Essex Junction Comprehensive Plan 2019-2027 meets the requirements of the enhanced energy planning standards ("determination") set forth in 24 V.S.A. §4352.

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. If staff determines that the required data and reference have not been added, or that substantive changes have been made, the materials 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, confirmation, and an affirmative determination of energy compliance.

APPENDIX A - Planning Commission Report

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.

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.

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goals (a) and (1).

Met

Pages: Chapter 1 Section 5, Chapter 2, and the goals and objectives of each section in Chapter 4

(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.

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (2).

Met

Pages: Chapter 4 Sections 2,4-6,8,11

MAPS 1,9,10,11

Hazard Areas

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;

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (3).

Choose an item.

Pages: Chapter 4 Section 10

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;

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (4).

Met

Pages: Chapter IV Sections 1,4,7,8

MAP

Utility and Facility ☒

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

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (5).

Met

Pages: Chapter IV Sections 4 and 5

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

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (6).

Met

Pages: Chapter IV, Section 7

MAP

Educational Facility ☒

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

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (7).

Met

Pages: Chapter V, Implementation Schedule

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

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (8).

Met

Pages: Chapter I Section 5, Chapter III Section 3-4, Chapter IV 9,11

(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;

Comments:

The proposed Essex Community Enhanced Energy Plan, incorporated by reference, is consistent with the goal (9).

Met

Pages: Essex Community
Enhanced Energy Plan

(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.

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (10).

Met

Pages:
Chapter IV, Section 9

(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.

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (11).

Met

Pages: Chapter IV, Section 3

(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.

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with the goal (12).

Choose an item.

Pages: Chapter IV Section 6

§4382(c) Data:

Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

- (1) population characteristics and distribution, including income and employment;
- (2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;
- (3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

Comments:

The proposed 2019 Village of Essex Junction Comprehensive Plan is consistent with goals 1-3.

Met

Pages: Chapter III, Chapter
IV Section 9,11

GOALS AND STANDARDS OF REVIEW

GOALS

24 VSA § 4302

(a) General purposes . . .

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

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

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

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

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

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

Goal 1:

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

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

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

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

Consistent

Pages:
Chapter IV, Section 11

How has the Town Plan addressed this goal:

The proposed Plan includes a discussion of the village center designation and the neighborhood development area. The village center is an area where economic growth is encouraged through zoning and other mechanisms such as the economic development component of the village budget intended to encourage private investment in the Village through outreach and education. Additionally, the implementation of the Design Five Corners study continues to bring vibrancy and economic growth to the Village as the area is more walkable and becomes a destination. The Village also has invested and upgraded their waste water facility and continues to invest in capital projects like sidewalk and streetscaping.

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.

Consistent

Pages:
Chapter IV, Section 3

How has the Town Plan addressed this goal:

The Village supports and encourages a favorable business environment. The Plan includes an economic development section which discusses the need to diversify Innovation Park to attract employers from multiple

business sectors The Village is engaged with existing businesses (Global Foundries and the Champlain Valley Expo) to maintain Essex Junction as a strong employment center for the region. The Villages is also home to Excelerate Essex and incubator space for hi-tech startups. The Village Plan identifies its commitment to educate business on transit opportunities, recycling/composting, and energy efficiency programs to ensure that the businesses have the tools they need to be stewards of the environment.

Goal 3:

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

Consistent

Pages: Chapter IV, Section 7

How has the Town Plan addressed this goal:

The Village is fortunate to be home to the Center for Technology (CTE). An example of the Village's partnership with CTE is work the Village is doing with CTE to develop a nursery to raise streets for the Village.

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.

Consistent

Pages:
Chapter IV, Section 10

- (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 proposed Comprehensive Plan transportation section demonstrates the Village's commitment to a coordinated planning effort that is multi-modal and is respectful of natural resources. The Village's transportation network includes bicycle lanes, bus transit, rail, sidewalks, and plans to improve Five Corners. The Village is continuing to collaborate with regional agencies, consultants, and local committees to ensure that the residents, visitors, and employees have their travel needs met in safe, economic, convenient, and energy efficient way. The Five Corners Study, the parking study, and 2015 Bicycle Pedestrian Plan, and GMT's NextGEN plan are all exemplary efforts of the Village's process to further this goal. Goals related to transportation in the Energy Plan support the Town Plan's efforts in this regard.

Goal 5:

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

Consistent

Pages:
Chapter III Section 1-2, Chapter IV, Section 4-6

- (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 natural resources section discusses areas in the Village that are important for wildlife habitat/connectivity, wetlands, and scenic views. Moreover, the discusses the vital role of surface water and watershed planning to maintain and improve water quality. The two waterways passing through the Village, Indian Brook and Sunderland Brook, serve as habitat for fish and wildlife, as natural flood control features, and as an attractive scenic feature. The plan outlines numerous objectives for continuing to protect

important natural features. Chapter III includes an inventory of historic sites that exist within the Village. Goals related to constraints on renewable energy facilities in the Energy Plan support the Town Plan's efforts in this regard.

Goal 6:

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

Consistent

Pages:
Chapter IV, Section 5-6

How has the Town Plan addressed this goal: The natural resources section explains air quality in terms of the National Ambient Air Quality Standards (NAAQS) and through a discussion on climate change. Many of the multi-modal transportation improvements and compact development actions in the Village will maintain and improve air quality. Water, wildlife, and forests are also discussed in the natural resources section and numerous goals stating the importance of preserved these resources are indicated. Given the urban nature of the Village, the Village is proactive in their land development code with the enforcement of stormwater treatment to protect water quality. Goals related to constraints on renewable energy facilities in the Energy Plan support the Town Plan's efforts in this regard.

Goal 7:

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

Consistent

Pages:
Chapter IV, Section 1, Essex
Community Enhanced
Energy Plan

How has the Town Plan addressed this goal: The Village developed an enhanced energy plan which discusses the foundation for advancing the State's energy goals of development more renewable energy, using less energy, and reducing fossil fuels/carbon emissions. The energy plan identifies numerous opportunities for implementation and maps potential areas for solar generation.

Goal 8:

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

Consistent

Pages:
Chapter IV, Section 4

(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.

How has the Town Plan addressed this goal: The plan discusses the facilities and programs of the Essex Junction Parks and Recreation Department.

Goal 9:

To encourage and strengthen agricultural and forest industries.

Consistent

Pages:
Chapter IV, Section 2, 5

(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.

How has the Town Plan addressed this goal: Agriculture is discussed in the agriculture and community forestry section. Agriculture is a part of the Village evidenced by the Whitcomb Farm and the community gardens. The Whitcomb Farm provides many valuable resources to the Village, including productive agricultural land and has been protected from development in perpetuity. The Whitcomb Farm also promotes agriculture education, open space, recreation and wildlife habitat. Although the Essex Junction farmer's market ended, the Village will work to reestablish it to market agricultural products and to encourage the use of locally grown food. The natural resources section calls for promotion of vegetative landscaping and protection of forests.

Goal 10:

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

Consistent

Pages:
Chapter IV, Section 5

If the goal is not relevant or attainable, how does the plan address why:
There are no sand and gravel operations or resources in the Village.

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.

Consistent

Pages:
Chapter IV, Section 9

(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.

How has the Town Plan addressed this goal: The housing sections summarizes the findings of the Town of Essex and Essex Junction Housing Needs Assessment which describes the need for housing for all income types. Additionally, the Village has and will continue to see multi-family development as allowed by zoning to meet the needs of an aging population, smaller families, and young professionals. The Village identifies strategies for increasing the safety of housing code. A variety of housing types is allowed where residential uses are permitted in the Village. Goals related to efficiency of housing in the Energy Plan support the Town Plan's efforts in this regard.

Goal 12:

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

Consistent

Pages:
Chapter IV, Section 8

(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 utilities/facilities section identifies and discusses the means for providing current and future residents water, stormwater management, wastewater treatment, energy, waste disposal, telecommunications, library, fire, police, and rescue services. The Village accomplishes this through village services and with private providers.

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.

Consistent

Pages:
Chapter IV, Section 7

How has the Town Plan addressed this goal: The childcare and education section discusses current capacity for child care and allows childcare facilities and home daycares in all zoning districts that permit schools and homes.

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.

Consistent

Pages:
Chapter IV, Section 6

How has the Town Plan addressed this goal: The natural hazards resiliency sections identifies flood hazards, the river corridor, and incorporates by reference the All Hazards Mitigation Plan. The sections also provide the foundation for the Village to consider strategies for mitigating property and infrastructure damage from floods and erosion hazards, as well as strategies to minimize flooding and erosion.

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 "Guidelines and Standards for Confirmation of Municipal Planning Processes, Approval of Municipal Plans and Granting Determinations of Energy Compliance," as amended on September 19, 2018.

Appendix B – Municipal Plan Implementation Assessment

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

Municipality: Village of Essex Junction

Date: April 22, 2019 _____

Municipal Plan Expiration: August 26, 2019 ____

Planning Process Currently Confirmed?: X Yes ☐ No

Activity	Progress? (select all that may apply)	Explanation of Progress
Preparation or adoption of bylaws or amendments:	<input checked="" type="checkbox"/> Activity Completed <input type="checkbox"/> Currently Implementing <input type="checkbox"/> Not a Priority During Time Period <input type="checkbox"/> Not a Priority in Plan <input type="checkbox"/> Hindered or Delayed <input type="checkbox"/> No Activity	Land Development Code was adopted in December 2016.
Capital budgets and programs:	<input checked="" type="checkbox"/> Activity Completed <input type="checkbox"/> Currently Implementing <input type="checkbox"/> Not a Priority During Time Period <input type="checkbox"/> Not a Priority in Plan <input type="checkbox"/> Hindered or Delayed <input type="checkbox"/> No Activity	FY 2020 General Fund and Capital Reserve Fund approved in April 2019.

<p>Supplemental plans: [list one or more identified in the plan, but not necessarily all]</p>	<p>X Activity Completed <input type="checkbox"/> Currently Implementing <input type="checkbox"/> Not a Priority During Time Period <input type="checkbox"/> Not a Priority in Plan <input type="checkbox"/> Hindered or Delayed <input type="checkbox"/> No Activity</p>	<p>Design Five Corners Study Draft Town of Essex and Essex Junction Housing Needs Assessment Essex Junction and Essex Town Bicycle Pedestrian Plan Draft Essex Community Enhanced Energy Plan Tactical Basin Plan for the Winooski Watershed and Lake Champlain Direct</p>
<p>Other actions, programs, or measures undertaken or scheduled to implement the adopted plan: [list one or more identified in the plan, but not necessarily all]</p>	<p>X Activity Completed <input type="checkbox"/> Currently Implementing <input type="checkbox"/> Not a Priority During Time Period <input type="checkbox"/> Not a Priority in Plan <input type="checkbox"/> Hindered or Delayed <input type="checkbox"/> No Activity</p>	<p>See page 15 in the Draft 2019 Comp Plan for a complete list of actions accomplished.</p>

24 V.S.A. 4350(c): *In order to retain confirmation of the planning process, a municipality shall document that it has reviewed and is actively engaged in a process to implement its adopted plan.*

- (1) When assessing whether a municipality has been actively engaged in a process to implement its adopted plan, the regional planning commission shall consider the activities of the local boards and commissions with regard to the preparation or adoption of bylaws and amendments; capital budgets and programs; supplemental plan; or other actions, programs, or measures undertaken or scheduled to implement the adopted plan. The regional planning commission shall consider factors that may have hindered or delayed municipal implementation efforts.*
- (2) The consultation may include guidance by the regional planning commission with regard to resources and technical support available to the municipality its adopted plan and recommendations by the regional planning commission for plan amendments and for updating the plan prior to readoption under section 4387 of this title.*

In order to obtain or retain confirmation, a municipality must be actively engaged in a process to implement its adopted plan. Actively engaged is defined as making progress in all of the four implementation categories above or a determination that the plan does not call for any implementation actions in a category.

Energy Planning Standards for Municipal Plans

Instructions

Before proceeding, please review the requirements of Parts I and II below, as well as the Overview document. Submitting a Municipal Plan for review under the standards below is entirely voluntary, as enabled under [Act 174](#), the Energy Development Improvement Act of 2016. If a Municipal Plan meets the standards, it will be given an affirmative “determination of energy compliance,” and will be given “substantial deference” in the Public Service Board’s review of whether an energy project meets the orderly development criterion in the Section 248 process. Specifically, with respect to an in-state electric generation facility, the Board:

[S]hall give substantial deference to the land conservation measures and specific policies contained in a duly adopted regional and municipal plan that has received an affirmative determination of energy compliance under 24 V.S.A. § 4352. In this subdivision (C), “substantial deference” means that a land conservation measure or specific policy shall be applied in accordance with its terms unless there is a clear and convincing demonstration that other factors affecting the general good of the State outweigh the application of the measure or policy. The term shall not include consideration of whether the determination of energy compliance should or should not have been affirmative under 24 V.S.A. § 4352.

Municipal Plans should be submitted by the municipality’s legislative body to the Regional Planning Commission (RPC) if the Regional Plan has received an affirmative determination of energy compliance. If a Regional Plan has not received such a determination, until July 1, 2018¹, a municipality may submit its adopted and approved Municipal Plan to the Department of Public Service (DPS) for a determination of energy compliance (determination), along with the completed checklist below. After a Municipal Plan and completed checklist have been submitted to the RPC (or DPS), the RPC or DPS will schedule a public hearing noticed at least 15 days in advance by direct mail to the requesting municipal legislative body, on the RPC or DPS website, and in a newspaper of general publication in the municipality. The RPC or DPS shall issue a determination in writing within two months of the receipt of a request. If the determination is negative, the RPC or DPS shall state the reasons for the denial in writing and, if appropriate, suggest acceptable modifications. Submissions for a new determination following a negative determination shall receive a new determination within 45 days.

The plans that Municipalities submit must:

- Be adopted
- Be confirmed under 24 V.S.A. § 4350
- Include an energy element that has the same components as described in 24 V.S.A. § 4348a(a)(3)
- Be consistent with state energy policy (described below), in the manner described in 24 V.S.A. § 4302(f)(1)
- Meet all standards for issuing a determination of energy compliance (see below)

¹ These standards will be revised after July 1, 2018 to reflect that Municipal Plans should be submitted only to the Regional Planning Commissions – which will all have had an opportunity to seek a determination of energy compliance – from that point forward.

Municipalities are encouraged to consult with their reviewer (either their RPC or DPS) before undertaking the process of plan adoption, which may help in identifying any deficiencies or inconsistencies with the standards or other requirements that would be more difficult to remedy after a plan has gone through the formal adoption process.

The state's Comprehensive Energy Plan (CEP) is revised on a 6-year basis. When the next CEP is published in 2022, it will include a revised set of standards, as well as Recommendations that are customized to regions and municipalities. The Recommendations that accompany this initial set of Standards represent a subset of recommendations from the 2016 CEP, which were not written with regions and municipalities specifically in mind. A Guidance document – which is expected to evolve as best practices from regions and municipalities emerge – will be published shortly after the Standards are issued. It will serve as the warehouse for relevant recommendations from the 2016 CEP, links to data sources, instructions on conducting analysis and mapping, and sample language/best practices. Once issued and until the 2022 CEP is published, this Guidance document will supplant the Recommendations document.

Affirmative determinations last for the life cycle of a revision of the Municipal Plan, and Municipal Plans that are submitted after the 2022 CEP is issued will be expected to meet the Standards that are issued at that time. Municipalities are encouraged to consult with their RPC or DPS regarding interim amendments that might affect any of the standards below, to discuss whether a new review is triggered.

If you wish to submit your Municipal Plan to your RPC or to DPS for a determination, please read closely the specific instructions at the start of each section below, and attach your Municipal Plan to this checklist.

Determination requests to an RPC (and any other questions) should be submitted to your RPC's designated contact. Determination requests to DPS until July 1, 2018 – and only for municipalities whose Regions' plans have not received an affirmative determination – should be submitted to:

PSD.PlanningStandards@vermont.gov.

Part I: Applicant Information		
The plan being submitted for review is a:	<input checked="" type="checkbox"/> Municipal Plan in a region whose regional plan has received an affirmative determination of energy compliance from the Commissioner of Public Service Please submit these plans to your RPC	<input type="checkbox"/> Municipal Plan in a region whose regional plan has <u>not</u> received a determination of energy compliance Until July 1, 2018, please submit these to the DPS. After July 1, 2018, this option ceases to exist.
Applicant:	Village of Essex Junction Planning Commission	
Contact person:	Robin Pierce	
Contact information:	robin@essexjunction.org	
Received by: Melanie Needle	Date: 4/22/2019	

Part II: Determination Standards Checklist

The checklist below will be used to evaluate your plan's consistency with statutory requirements under Act 174, including the requirement to be adopted and approved, contain an enhanced energy element, be consistent with state energy policy, and meet a set of standards designed to ensure consistency with state energy goals and policies.

Please review and attach your plan (or adopted energy element/plan, along with supporting documentation) and self-evaluate whether it contains the following components. Use the Notes column to briefly describe how your plan is consistent with the standard, including relevant page references (you may include additional pages to expand upon Notes). If you feel a standard is not relevant or attainable, please check N/A where it is available and use the Notes column to describe the situation, explaining why the standard is not relevant or attainable, and indicate what measures your municipality is taking instead to mitigate any adverse effects of not making substantial progress toward this standard. If N/A is not made available, the standard must be met (unless the instructions for that standard indicate otherwise) and checked "Yes" in order to receive an affirmative determination. There is no penalty for checking (or limit on the number of times you may check) N/A where it is available, as long as a reasonable justification is provided in the Notes column.

Plan Adoption Requirement

[Act 174](#) requires that municipal plans be adopted and approved in order to qualify for a determination of energy compliance. In the near term, it is likely municipalities will revise and submit isolated energy plans or elements, particularly due to long planning cycles. Therefore, the plan adoption requirement can be met through an amendment to an existing plan in the form of an energy element or energy plan, as long as the amendment or plan itself is duly adopted as part of the municipal plan and incorporated by reference or appended to the underlying, full plan (i.e., is officially "in" the municipal plan), as well as approved for confirmation with the region. If this route is chosen, the municipality should also attach the planning commission report required for plan amendments under 24 V.S.A. § 4384, which should address the internal consistency of the energy plan/element with other related elements of the underlying plan (particularly Transportation and Land Use), and/or whether the energy plan/element supersedes language in those other elements. Standards 1 and 2 below must be answered in the affirmative in order for a plan to receive an affirmative determination of energy compliance.

1. Has your plan been duly adopted and approved for confirmation according to 24 V.S.A. § 4350 ?	<input type="checkbox"/> Yes. Adoption date: Click here to enter text. Confirmation date: Click here to enter text.	<input checked="" type="checkbox"/> No	The Village of Essex Junction is considering the plan for approval in August 2019.
2. Is a copy of the plan (or adopted energy element/plan, along with underlying plan and planning commission report addressing consistency of energy element/plan with other elements of underlying plan) attached to this checklist?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: Click here to enter text.

Energy Element Requirement

To obtain a determination of energy compliance, Act 174 requires municipalities to include an “energy element” that contains the same components described in 24 V.S.A. § 4348a(a)(3), which was revised through Act 174 to explicitly address energy across all sectors and to identify potential and unsuitable areas for siting renewable energy resources:

An energy element, which may include an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.

The standards below are generally organized to integrate each component of the enhanced energy element with related determination standards that evaluate the plan’s consistency with state goals and policies. **Energy element components are identified in bolded text.**

While municipalities may choose to primarily address energy used for heating, transportation, and electricity in the required energy element, they may also choose to address some of these components in related plan elements (e.g., Transportation and Land Use) and should indicate as much in the Notes column. To the extent an energy element is designed to comprehensively address energy, it should be complementary to and reference other relevant plan elements.

3. Does the plan contain an energy element, that contains the same components described in 24 V.S.A. § 4348a(a)(3)? <i>Individual components of the energy element will be evaluated through the standards below.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: The Essex Community Enhanced Energy Plan Notes: Click here to enter text.
---	---	-----------------------------	--

Consistency with State Goals and Policies Requirement

Act 174 states that regional and municipal plans must be consistent with the following state goals and policies:

- Greenhouse gas reduction goals under [10 V.S.A. § 578\(a\)](#) (50% from 1990 levels by 2028; 75% by 2050)
- The 25 x 25 goal for renewable energy under [10 V.S.A. § 580](#) (25% in-state renewables supply for all energy uses by 2025)
- Building efficiency goals under [10 V.S.A. § 581](#) (25% of homes – or 80,000 units – made efficient by 2020)
- State energy policy under [30 V.S.A. § 202a](#) and the recommendations for regional and municipal planning pertaining to the efficient use of energy and the siting and development of renewable energy resources contained in the [State energy plans](#) adopted pursuant to [30 V.S.A. §§ 202](#) and [202b](#)
- The distributed renewable generation and energy transformation categories of resources to meet the requirements of the Renewable Energy Standard under [30 V.S.A. §§ 8004](#) and [8005](#)

The standards in the checklist below will be used to determine whether a plan is consistent with these goals and policies. The standards are broken out by category. *Analysis and Targets* standards address how energy analyses are done within plans, and whether targets are established for energy conservation, efficiency, fuel switching, and use of renewable energy across sectors. *Pathways (Implementation Actions)* standards address the identification of actions to achieve the targets. *Mapping* standards address the identification of suitable and unsuitable areas for the development of renewable energy.

Municipalities may choose to incorporate the information necessary to meet the standards in their energy elements, and/or in other sections of their plans (many transportation items may fit best in the Transportation chapters of plans, for instance). However, plans must be internally consistent, and applicants should cross-reference wherever possible.

Analysis and Targets Standards

For the *Analysis & Targets* determination standards below, municipalities will be provided with analyses and targets derived from regional analyses and targets no later than April 30, 2017 (and likely much sooner). Municipalities may choose to rely on these “municipalized” analyses and targets to meet the standards in this section. Municipalities which elect to use the analysis and targets provided by a region will be presumed to have met the standards in this section. Alternatively, municipalities may develop their own custom analyses and targets or supplement the analyses and targets provided by the regions with specific local data; if this option is chosen, the analysis and targets must include all of the same components and meet the standards required of regions, as described below.

For municipalities that choose to undertake their own analysis and target-setting (and for regions), DPS is providing a guidance document to explain the expected level of detail in and data sources and methodologies available for meeting the standards (including areas where it is understood data at the municipal level is unavailable, and therefore not expected). Note that standards 5A-4E are all derived directly from requirements in Act 174 (with minor modifications to make them feasible) and must be met affirmatively in order for a municipal plan to receive an affirmative determination of energy compliance.

Targets set by regions and municipalities should be aligned with state energy policy (see the goals and policies listed above). Where targets (and efforts to reach them) depart significantly from state energy goals and policies, an explanation for how the plan otherwise achieves the intent of the state goal or policy should be provided. The guidance document also offers additional clarification on alignment with state goals and policies.

The analysis items below are intended to provide regions and municipalities with an overview of their current energy use, and with a sense of the trajectories and pace of change needed to meet targets, which can be translated into concrete actions in the *Pathways* standards below. Targets provide regions and municipalities with milestones or checkpoints along the way toward a path of meeting 90% of their total energy needs with renewable energy, and can be compared with the potential renewable energy generation from areas identified as potentially suitable in the *Mapping* standards exercise below to give regions and municipalities a sense of their ability to accommodate renewable energy that would meet their needs.

4. Does your plan’s energy element contain an analysis of resources, needs, scarcities, costs, and problems within the municipality across all energy sectors (electric, thermal, transportation)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Section C Existing + Future Estimates of Energy Consumption Notes: Click here to enter text.
5. Does your plan contain an analysis that addresses A-E below, either as provided by your Regional Planning Commission or as developed by your municipality? <i>Municipalities may meet this standard by using the analysis and targets provided by their regions, or by developing their own analyses and targets. If using the analysis & targets provided by your region, please answer “Yes-Region” and skip ahead to #6. If</i>	<input checked="" type="checkbox"/> Yes-Region <input type="checkbox"/> Yes-Custom	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: current estimates on heating from delivered fuels is not available. Estimates of

<i>developing a custom analysis, please answer “Yes-Custom” and address 5A-5E separately, below.</i>			# of homes using propane and oil are used as a proxy.
A. Does the plan estimate current energy use across transportation, heating, and electric sectors?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
B. Does the plan establish 2025, 2035, and 2050 targets for thermal and electric efficiency improvements, and use of renewable energy for transportation, heating, and electricity?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
C. Does the plan evaluate the amount of thermal-sector conservation, efficiency, and conversion to alternative heating fuels needed to achieve these targets?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
D. Does the plan evaluate transportation system changes and land use strategies needed to achieve these targets?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
E. Does the plan evaluate electric-sector conservation and efficiency needed to achieve these targets?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.

Pathways (Implementation Actions) Standards

This section examines whether plans meet the Act 174 expectation that they include pathways and recommended actions to achieve the targets identified through the *Analysis and Targets* section of the Standards (above). Plans are expected to include or otherwise address all of the pathways (implementation actions) below; some actions may not be applicable or equally relevant to all applicants (small vs. large municipalities, for instance), in which case N/A may be checked (if available) and the justification provided in the Notes column. There is no penalty for choosing N/A one or more times, as long as a reasonable justification is provided in the Notes column, preferably including an explanation of how the plan alternatively achieves attainment of the targets should be included. If N/A is not provided as an option, the standard must be met, and “Yes” must be checked, in order for the plan to meet the requirements for a determination (unless the instructions particular to that standard indicate otherwise).

DPS will be issuing a guidance document in the near term providing potential implementation actions derived from the Comprehensive Energy Plan (relevant formal Recommendations as well as opportunities not specifically called out as Recommendations), from recent regional and municipal plans, and from other sources. The guidance document will be revised after the regions have compiled best practices from early municipalities pursuing energy planning to seek a determination of energy compliance, in the summer of 2017.

For the time being, we offer potential implementation action options for consideration as italicized text under each standard. Plans are encouraged to promote as diverse a portfolio of approaches as possible in each sector, or if not, to explain why they take a more targeted approach. Implementation actions may fit best in a holistic discussion contained within a plan’s energy element, though cross-referencing to other relevant plan elements is also acceptable.

Municipalities must demonstrate a commitment to achieving each standard in both policies and implementation measures in clear, action-oriented language.			
6. Does your plan's energy element contain a statement of policy on the conservation and efficient use of energy?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: See below Paragraph #: Click here to enter text. Notes: Click here to enter text.
A. Does the plan encourage conservation by individuals and organizations? <i>(Actions could include educational activities and events such as convening or sponsoring weatherization workshops, establishing local energy committees, encouraging the use of existing utility and other efficiency and conservation programs and funding sources, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy Plan Section B) Implementation, Thermal and Electric Energy Conservation and Efficiency, pages 10-11, Goals, Actions 1,2,3,5,6 Paragraph #: Click here to enter text. Notes: Click here to enter text.
B. Does the plan promote efficient buildings? <i>(Actions could include promoting compliance with residential and commercial building energy standards for new construction and existing buildings, including additions, alterations, renovations and repairs; promoting the implementation of residential and commercial building efficiency ratings and labeling; considering adoption of stretch codes, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy Plan Section B) Implementation Land Use, pages 7-, Actions 1,2,5,6,8 Paragraph #: Click here to enter text. Notes: Click here to enter text.
C. Does the plan promote decreased use of fossil fuels for heating? <i>(Actions and policies could promote switching to wood, liquid biofuels, biogas, geothermal, and/or electricity. Suitable devices include advanced wood heating systems and cold-climate heat pumps, as well as use of more energy efficient heating systems; and identifying potential locations for, and barriers to, deployment of biomass district heating and/or thermal-led combined heat and power systems in the municipality)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy Plan Section B) Implementation, Thermal and Electric Energy Conservation and Efficiency, pages 10-11; Section II) Heating Goals, Actions 1-6 Paragraph #: Click here to enter text. Notes: Click here to enter text.
D. Does the plan demonstrate the municipality's leadership by example with respect to the efficiency of municipal buildings? <i>(Actions could include building audits and weatherization projects in schools and town offices, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Energy Plan Section B) Implementation, Thermal and Electric Energy Conservation and Efficiency, pages 10-11; Goals, Action 1,6,7 Section V) Government page 25 Paragraph #: Click here to enter text. Notes: Click here to enter text.
E. Other (please use the notes section to describe additional approaches that your municipality is taking)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
7. Does your plan's energy element contain a statement of policy on reducing transportation energy demand and single-occupancy vehicle use, and encouraging use of renewable or lower-emission energy sources for transportation?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: See below Paragraph #: Click here to enter text. Notes: Click here to enter text.

<p>A. Does the plan encourage increased use of public transit? <i>(Actions could include participation in efforts to identify and develop new public transit routes, promote full utilization of existing routes, integrate park-and-rides with transit routes, etc.)</i></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Energy Plan Section B) Transportation, Goal, General Policy, Action 5,6; Draft Comp Plan Section 10. Transportation Public Transportation, Goal 1, Action 5,6,10,11,12 Objective 1.3, Goal 6 Objectives 6.1-6.5 Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>
<p>B. Does the plan promote a shift away from single-occupancy vehicle trips, through strategies appropriate to the municipality? <i>(Actions could include rideshare, vanpool, car-sharing initiatives; efforts to develop or increase park-and-rides; enhancement of options such as rail and telecommuting; education; intergovernmental cooperation; etc.)</i></p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Energy Plan Section B) Transportation, Goal, General Policy, Action 1-3,5,6,10-14; Draft Comp Plan Section 10. Transportation Public Transportation, Goal 1, Objective 1.3, 2.1 Goal 3 Objective 3.1-3.5;Goal 5,Objective 5.1-5.5, Goal 6 Objectives 6.1-6.5 Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>
<p>C. Does the plan promote a shift away from gas/diesel vehicles to electric or other non-fossil fuel transportation options through strategies appropriate to the municipality? <i>(Actions could include promoting the installation of electric vehicle charging infrastructure, providing education and outreach to potential users, supporting non-fossil fuel vehicle availability through outreach to vehicle dealers, etc.)</i></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Energy Plan Section B) Transportation, Actions 4 and 5 Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>
<p>D. Does the plan facilitate the development of walking and biking infrastructure through strategies appropriate to the municipality? <i>(Actions could include studying, planning for, seeking funding for, or implementing improvements that encourage safe and convenient walking and biking; adopting a "Complete Streets" policy, etc.)</i></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Comp Plan Section 10) Transportation Goal, Policy, Goal 3 Objective 3.1-3.5;Goal 5,Objective 5.1-5.5, Goal 6 Objectives 6.1-6.5 Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>
<p>E. Does the plan demonstrate the municipality's leadership by example with respect to the efficiency of municipal transportation? <i>(Actions could include purchasing energy efficient municipal and fleet vehicles when practicable, installing electric vehicle charging infrastructure, etc.)</i></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Energy Plan Section B) Transportation Action 9 Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>
<p>F. Other (please use the notes section to describe additional approaches that your municipality is taking)</p>	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>

8. Does your plan's energy element contain a statement of policy on patterns and densities of land use likely to result in conservation of energy?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: See below Paragraph #: Click here to enter text. Notes: Click here to enter text.
A. Does the plan include land use policies (and descriptions of current and future land use categories) that demonstrate a commitment to reducing sprawl and minimizing low-density development? <i>(Actions could include adopting limited sewer service areas, maximum building sizes along highways, policies or zoning that require design features that minimize the characteristics of strip development [multiple stories, parking lot to the side or back of the store], and requirements that development in those areas be connected by means other than roads and cars; adopting a capital budget and program that furthers land use and transportation policies; etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Section B Land Use and Development discussion and policy, General Policy, 2019 Comp Plan Land Use Section Goal 5 Paragraph #: Click here to enter text. Notes: Click here to enter text.
B. Does the plan strongly prioritize development in compact, mixed-use centers when physically feasible and appropriate to the use of the development, or identify steps to make such compact development more feasible? <i>(Actions could include participating in the state designation program, such as obtaining state designated village centers, downtowns, neighborhoods, new town centers, or growth centers; exploration of water or sewage solutions that enable compact development; etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: 2019 Comp Plan Land Use Section Objective 6.3; Essex Junction participates in the Village Center and Neighborhood Development Area Designation programs Notes: Click here to enter text.
C. Other (please use the notes section to describe additional approaches that your municipality is taking)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
9. Does your plan's energy element contain a statement of policy on the development and siting of renewable energy resources?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Notes: Click here to enter text.
A. Does the plan evaluate (estimates of or actual) generation from existing renewable energy generation in the municipality? <i>Municipalities should be able to obtain this information from their regions.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Energy Plan Table 8 Notes: Click here to enter text.
B. Does the plan analyze generation potential, through the mapping exercise (see <i>Mapping</i> standards, below), to determine potential from preferred and potentially suitable areas in the municipality? <i>Municipalities should be able to obtain this information from their regions.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Energy Plan Table 9 Notes: Click here to enter text.
C. Does the plan identify sufficient land in the municipality for renewable energy development to reasonably reach 2050 targets for renewable electric generation, based on population and energy resource potential (from potential resources identified in the <i>Mapping</i> exercise, below), accounting	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Energy Plan Table 10 Notes: Sufficient land is identified to meet the low target.

for the fact that land may not be available due to private property constraints, site-specific constraints, or grid-related constraints? <i>If N/A, please describe how you are working with your regional planning commission to ensure overall regional objectives are achieved.</i>			
D. Does the plan ensure that any local constraints (locally designated resources or critical resources, from 12B and 12C under <i>Mapping</i> , below) do not prohibit or have the effect of prohibiting the provision of sufficient renewable energy to meet state, regional, or municipal targets? <i>If N/A, please describe how you are working with your regional planning commission to ensure overall regional objectives are achieved.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Energy Plan, discussion on PDF page 24 Paragraph #: Click here to enter text. Notes: Click here to enter text.
E. Does the plan include statements of policy to accompany maps (could include general siting guidelines), including statements of policy to accompany any preferred, potential, and unsuitable areas for siting generation (see 12 and 13 under <i>Mapping</i> , below)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Energy Plan Section 5) Siting Paragraph #: Click here to enter text. Notes: Click here to enter text.
F. Does the plan maximize the potential for renewable generation on preferred locations (such as the categories outlined under 12E in the <i>Mapping</i> standards, below)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Energy Plan Section II) Policy 1 Paragraph #: Click here to enter text. Notes: Click here to enter text.
G. Does the plan demonstrate the municipality's leadership by example with respect to the deployment of renewable energy? <i>(Actions could include deploying renewable energy to offset municipal electric use, etc.)</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Energy Plan PDF Page 22 Paragraph #: Click here to enter text. Notes: By securing a power purchase agreement with Green Lantern Solar, LLC, which supplies 80% of municipal buildings' electricity needs from a 500 kW PV facility on River Road, the Essex Community has demonstrated leadership in deployment of renewable energy
H. Other (please use the notes section to describe additional approaches that your municipality is taking)	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.

Mapping Standards

Act 174 requires plans to identify potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources. It furthermore requires that the standards address the potential generation from the potential siting areas.

The *Mapping* standards lay out a sequence of steps for planners to examine existing renewable resources and to identify potential (and preferred) areas for renewable energy development, and to identify likely unsuitable areas for development, by layering constraint map layers on to raw energy resource potential

map layers. The maps should help municipalities visualize and calculate the potential generation from potential areas, and compare it with the 2025, 2035, and 2050 targets from the *Analysis and Targets* standards to get a sense of the scale and scope of generation that could be produced within the region to meet the municipality's needs. DPS will provide additional guidance to accompany the standards that fleshes out the steps, layers, and standards more fully.

Plans must include maps that address all of the standards below, unless N/A is provided as an option, in which case a compelling reason why the standard is not applicable or relevant should be provided in the Notes column. Regions must develop their own maps (already underway through support being provided to regions by DPS), and to then break out the maps for their municipalities, who can use their region-provided maps to meet the municipal *Mapping* standards (such "municipalization" work is being supported through a training & technical assistance contract between DPS and regions, and all regions must supply completed maps to their municipalities by April 30, 2017, though many are expected to do so much sooner).

Municipalities may choose to rely on the maps provided by the regions to meet the standards in this section. Those maps should be somewhat familiar to municipalities, who are expected to be consulted as regions develop their maps. Alternatively, municipalities may choose to undertake their own mapping, according to the same set of standards as regions. Additionally, municipalities are expected to work collaboratively with their regions and with neighboring municipalities to ensure compatibility between the final products.

The map and the text describing the policies or rules used to construct the map, as well as the text describing specific policies applicable to map features, should be complementary. That should help ensure that any "land conservation measures and specific policies" that might be given substantial deference in the context of a particular project review under 30 V.S.A. § 248 are clearly identifiable in the text, should a map lack sufficient clarity or granularity regarding the area in which a project is proposed.

<p>10. Does your plan contain one or more maps that address 11-13 below, as provided by your Regional Planning Commission or as developed by your municipality?</p> <p><i>Municipalities may meet this standard by using the maps provided by their regions, or by developing their own maps. If using the maps provided by your region, please answer "Yes-Region" and skip ahead to #14. If developing custom maps, please answer "Yes-Custom" and address 11-13 separately, below.</i></p>	<input checked="" type="checkbox"/> Yes-Region <input type="checkbox"/> Yes-Custom	<input type="checkbox"/> No	<p>Page: Click here to enter text.</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>
<p>11. Does the plan identify and map existing electric generation sources?</p> <p><i>Maps may depict generators of all sizes or just those larger than 15 kW, as long as information on generators smaller than 15 kW is summarized and provided or referenced elsewhere. It is expected that the best available information at the time of plan creation will be used. This information is available from the DPS.</i></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Map 1 Existing Renewable Energy Sites & Preferred Sites</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>
<p>12. Does the plan identify potential areas for the development and siting of renewable energy resources and the potential generation from such generators in the identified areas, taking into account factors including</p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Map 4 and Map 5 Potential Wind and Solar Energy Resource Areas</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>

resource availability, environmental constraints, and the location and capacity of electric grid infrastructure? <i>Maps should include the following (available from VCGI and ANR), and the resulting Prime and Secondary Resource Maps will together comprise "potential areas":</i>			
A. Raw renewable energy potential analysis (wind and solar), using best available data layers (including LiDAR as appropriate)	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Map 4 and Map 5 Potential Wind and Solar Energy Resource Areas Paragraph #: Click here to enter text. Notes: Click here to enter text.
B. Known constraints (signals likely, though not absolute, unsuitability for development based on statewide or local regulations or designated critical resources) to include: <ul style="list-style-type: none"> • Vernal Pools (confirmed and unconfirmed layers) • DEC River Corridors • FEMA Floodways • State-significant Natural Communities and Rare, Threatened, and Endangered Species • National Wilderness Areas • Class 1 and Class 2 Wetlands (VSWI and advisory layers) • Regionally or Locally Identified Critical Resources <i>If areas are constrained for the development of renewable energy due to the desire to protect a locally designated critical resource (whether a natural resource or a community-identified resource), then the land use policies applicable to other forms of development in this area must be similarly restrictive; for this category, policies must prohibit all permanent development (and should be listed in the Notes column).</i> <i>These areas should be subtracted from raw renewable energy resource potential maps to form Secondary Resource Maps</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Map 2 Known State and Local Constraints Paragraph #: Click here to enter text. Notes: Click here to enter text.
C. Possible constraints (signals conditions that would likely require mitigation, and which may prove a site unsuitable after site-specific study, based on statewide or regional/local policies that are currently adopted or in effect), including but not limited to: <ul style="list-style-type: none"> • Agricultural Soils • FEMA Special Flood Hazard Areas 	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Page: Map 3 Possible State and Local Constraints Paragraph #: Click here to enter text. Notes: Click here to enter text.

<ul style="list-style-type: none"> Protected Lands (State fee lands and private conservation lands) Act 250 Agricultural Soil Mitigation areas Deer Wintering Areas ANR's Vermont Conservation Design Highest Priority Forest Blocks (or Habitat Blocks 9 & 10, for plans using regional maps in regions whose plans will be submitted for adoption at the regional level by March 1, 2017) Hydric Soils Regionally or Locally Identified Resources <p><i>If locations are constrained for the development of renewable energy due to the desire to protect a locally designated resource (whether a natural resource or community-identified resource, like a view), then the land use policies applicable to other forms of development must be similarly restrictive (and should be listed in the Notes column).</i></p> <p><i>These areas should be subtracted from Secondary Resource Maps to form Prime Resource Maps.</i></p>			
<p>D. Transmission and distribution resources and constraints, as well as transportation infrastructure.</p> <p><i>(Including three-phase distribution lines, known constraints from resources such as Green Mountain Power's solar map, known areas of high electric load, etc.)</i></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: All Maps</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Click here to enter text.</p>
<p>E. Preferred locations (specific areas or parcels) for siting a generator or a specific size or type of generator, accompanied by any specific siting criteria for these locations</p> <p><i>Narrative descriptions of the types of preferred areas in accompanying plan text are acceptable, though mapping of areas and especially specific parcels (to the extent they are known) is highly encouraged, to signal preferences to developers, particularly for locally preferred areas and specific parcels that do not qualify as a statewide preferred location under i. below.</i></p> <p><i>The locations identified as preferred must not be impractical for developing a technology with regard to the presence of the renewable resource and access to transmission/distribution infrastructure.</i></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Page: Section II) Siting Policies</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: The Essex Community will use the siting policies to determine support for identifying a municipally designated preferred site.</p>

i. Statewide preferred locations such as rooftops (and other structures), parking lots, previously developed sites, brownfields, gravel pits, quarries, and Superfund sites	<input type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A	Page: Map 1 Existing Renewable Energy Sites & Preferred Sites Paragraph #: Click here to enter text. Notes: Click here to enter text.
ii. Other potential locally preferred locations <i>For example, customer on- or near-site generation, economic development areas, unranked and not currently farmed agricultural soils, unused land near already developed infrastructure, locations suitable for large-scale biomass district heat or thermal-led cogeneration, potential locations for biogas heating and digesters, etc.</i> <i>These are particularly important to map if possible, as “a specific location in a duly adopted municipal plan” is one way for a net metering project to qualify as being on a preferred site.</i>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
13. Does the plan identify areas that are unsuitable for siting renewable energy resources or particular categories or sizes of those resources? <i>Either Yes or No (“No” if the plan chooses not to designate any areas as unsuitable) is an acceptable answer here. “Resources” is synonymous with “generators.”</i>	<input checked="" type="checkbox"/> Yes (“Yes” for A and B must also be selected below)	<input type="checkbox"/> No	Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.
A. Are areas identified as unsuitable for particular categories or sizes of generators consistent with resource availability and/or land use policies in the regional or municipal plan applicable to other types of land development (answer only required if “Yes” selected above, indicating unsuitable areas have been identified)? <i>If areas are considered unsuitable for energy generation, then the land use policies applicable to other forms of development in this area should similarly prohibit other types of development. Please note these policies in the Notes column.</i>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A (if no unsuitable areas are identified)	Page: PDF Page 10 Policy 2 and Policy 4 Paragraph #: Click here to enter text. Notes: Policy 2 discourages ground mounted generators in their designated village center, Essex town center, and design control districts to prioritize these areas for compact development and maintain the historic resources. Additionally, policy 4 states that facilities greater than 500 kW shall be located within the industrial zones, thereby limiting this particular size of generator in other parts of the town. These policy is consistent with other land use policies in the town because the town defines solar as greater than 500Kw as an industrial use which is only permitted in the industrial zones of the Town.

<p>B. Does the plan ensure that any regional or local constraints (regionally or locally designated resources or critical resources, from 12b-12c above) identified are supported through data or studies, are consistent with the remainder of the plan, and do not include an arbitrary prohibition or interference with the intended function of any particular renewable resource size or type? <i>Please explain in the Notes column.</i></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: Section II) Siting Policies Paragraph #: Click here to enter text. Notes: All siting policies are supported by the town plans and zoning regulations of both municipalities.</p>
<p>14. Municipalities seeking a determination of energy compliance from the Department and not using their region's maps only: Does the plan ensure that its approach, if applied regionally, would not have the effect of prohibiting any type of renewable generation technology in all locations?</p>	<input type="checkbox"/> Yes (also check Yes if seeking determination from region, or from DPS but using region-provided maps)	<input type="checkbox"/> No	<p>Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text.</p>

2 Lincoln Street
Essex Junction, VT 05452-3154
www.essexjunction.org



P: 802-878-6944
F: 802-878-6946
E: admin@essexjunction.org

April 19, 2019

Charlie Baker, Executive Director
Chittenden County Regional Planning Commission
West Canal St., Suite 202
Winooski, VT 05408

RE: Request for CCRPC Review of Village of Essex Junction Municipal Plan Update

Dear Mr. Baker,

The Village of Essex Junction requests a review and approval of our Municipal Plan by the Chittenden County Regional Planning Commission (CCRPC) and confirmation of the Village's planning process in accordance with §4350. The Plan is currently in draft form. The Planning Commission's public hearing is scheduled for May 23, 2019.

The Village of Essex Junction requests that the CCRPC's Planning Advisory Committee (PAC) formally review the proposed 2019 Comprehensive Plan at their meeting Wednesday May 8, 2019. Additionally, the Village also request that the PAC review the proposed Essex Community Enhanced Energy Plan for a determination of compliance with the energy planning standards for municipal plans.

The Village supports Planning and Zoning and budgets allocated to Community Development Department for the last five years supports this statement. The budgets are as follows:

FY19 \$243,310
FY18 \$242,565
FY17 \$240,043
FY16 \$240,975
FY15 \$250,678

Please let me know if you need additional information.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robin", with a stylized flourish at the end.

Robin Pierce

Community Development Director
Village of Essex Junction

March 12, 2019

Victor Sinadinoski, Planning & Economic Development Director
Town of Milton
43 Bombardier Road
Milton, VT 05468

Dear Mr. Sinadinoski,

The Chittenden County Regional Planning Commission approved the 2018 Milton Comprehensive Plan on March 21, 2018. In 2019, the Town of Milton proposed amendments to the 2018 Milton Comprehensive Plan. These proposed amendments will add language to the plan to indicate the Town of Milton's intention to apply for Village Center Designation.

CCRPC staff have reviewed the proposed amendments and determined that the affected section continues to meet the relevant required elements and goals and is consistent with the ECOS Regional Plan. **Therefore, CCRPC's approval of the 2018 Milton Comprehensive Plan and confirmation of Milton's planning process are not affected by the proposed amendments.**

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

Sincerely,



Charlie Baker
Executive Director

CC (via email): CCRPC Planning Advisory Committee
Sheryl Prince, Milton Town Clerk
Tony Micklus, CCRPC Commissioner from Milton
Henry Bonges, CCRPC Alternate Commissioner from Milton