



CHITTENDEN COUNTY RPC

Communities Planning Together

Planning Advisory Committee Agenda

Wednesday, March 23, 2022

2:30pm to 4:00pm

Meeting will be held virtually.

Virtual Location: <https://us02web.zoom.us/j/84463783365>

For those who would prefer to join by phone or those without a microphone on your computer, please dial in using your phone. (For supported devices, tap a one-touch number below to join instantly.)

Dial: +1 646 876 9923; Meeting ID: 844 6378 3365

For supported devices, tap a one-touch number join instantly: +13017158592,,84463783365#

Agenda

2:30 Welcome and Introductions, Joss Besse

2:35 Approval of January 12, 2022 Minutes*

2:40 Town of Bolton Enhanced Energy Plan Review*, Taylor Newton

Bolton is amending their Town Plan to include the Enhanced Energy Plan and is seeking a Determination of Energy Compliance as well. The Plan amendment documents are [here](#).

- 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*

3:00 Housing Data Table for the 2023 ECOS Plan*, Regina Mahony & Melanie Needle

At the last meeting we reviewed the draft of the housing section for the 2023 ECOS Plan update. There was a discussion about including a data table that compares municipal housing to the County totals, and the Building Homes Together goal. A draft of this table is included. Staff will talk through this at the meeting. Input would be appreciated. As a note we may also include columns on percentage within and outside the areas planned for growth. For reference: [Complete Housing Data Dashboard](#); [Building Homes Together Data Dashboard](#).

3:10 Legislative Update, Regina Mahony

This is a placeholder agenda item to have a brief discussion on bills of interest at this stage of the session.

3:20 Members Items Open Forum, Members

If anyone has anything they'd like to bring up with the group, please do so.

3:40 Regional Act 250/Section 248 Projects on the Horizon - Please email Regina and Taylor with projects on the horizon.

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 121 or evaughn@ccrpcvt.org, no later than 3 business days prior to the meeting for which services are requested.



3:45 Other Business

- a. Quick discussion: do folks prefer to continue to meet virtually, or would you like to start meeting in person?
- b. **Green Justice Zones Forum** on Wednesday, March 23 from 6-7:30 pm. A Green Justice Zone is the concept of making investments in sustainability and equity in neighborhoods that have been disinvested in and are overburdened with pollution, and/or have higher exposure to risks associated with climate change. These initiatives use data mapping, community design and a participatory budgeting process to support community revitalization in communities who have experienced the most harms by the current climate crisis. Vermont's 11 regional planning commissions have partnered with Rights and Democracy to explore the concept and how it can be applied in our state. Guests include representatives from the Green Justice Zone efforts in the city of Providence, which has begun implementing its Climate Justice Plan. Please follow this link to register: <https://www.mobilize.us/rightsdemocracy/event/444210/>
- c. Reminder – if you haven't yet submitted your **development activity for 2021** please do so.
- d. **VT Bond Bank Capital Planning Forum**: April 7th & 8th, 9am to 1pm. See the attached flyer; and register [here](#).
- e. **Upcoming Housing Convening** – Monday, March 28th at 6pm: <https://us02web.zoom.us/j/83565159394>

4:00 Adjourn

* = Attachment

NEXT MEETING: April 13, 2022

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
PLANNING ADVISORY COMMITTEE - MINUTES

DATE: Wednesday, January 12, 2022
TIME: 2:30 p.m. to 4:00 p.m.
PLACE: Virtual Meeting via Zoom with link as published on the agenda and in Main Conference Room at CCRPC (no one attended in person)

Members Present:

Joss Besse, Bolton
Eric Vorwald, Winooski
Owiso Makuku, Essex
Ravi Venkataraman, Richmond
Meagan Tuttle, Burlington
Larry Lewack, Charlotte
Alex Weinhausen, Hinesburg
Paul Conner, South Burlington
Cathyan LaRose, Colchester
John Alden, Essex Junction
Katherine Sonnick, Jericho

Adele Gravitz, Shelburne
Darren Schibler, Essex

Staff:

Regina Mahony, Planning Program Manager
Melanie Needle, Senior Planner
Taylor Newton, Senior Planner

1. Welcome and Introductions

Joss Besse called the meeting to order at 2:33 p.m.

2. Approval of December 8, 2021 Minutes

Eric Vorwald made a motion, seconded by Paul Conner, to approve the December 8, 2021 minutes. No further discussion. MOTION PASSED.

3. Housing Draft for 2023 ECOS Plan

Regina Mahony walked through the draft housing section for the 2023 ECOS Plan update that was included in the PAC packet. Regina explained that while the Long Range Planning Committee is responsible for this work, input from the PAC on key topic areas will be very helpful.

PAC comments/questions included:

- Alex Weinhausen asked if there will be more goals; and remarked that the need for more affordable housing is lost and the need should be elevated in some way. Some of the actions seem inadequate with regards to affordable housing as well. Regina stated that it's a great point and we can bring greater emphasis to the actions; but we are unlikely to add another goal. Owiso Makuku suggested that a statement could be added to the end of the goal to indicate that additional focus is needed for affordable housing.
- Paul Conner asked for consistency in terms – in particular the goal at the top without a target, and the Building Homes Together goal with a target is confusing to the reader.
- Ravi Venkataraman asked if there would be housing targets established by Town. Ravi added there is a lack of clarity at the local level when there is just one large county level goal. Regina stated that we intend to include additional information as a guide at the local level. This may include a table of facts: total homes by town; % of county total; affordable by town; % of county total, etc. CCRPC also intends to take a look at this from a planning area and transit corridor perspective. Regina added that we likely land short of targets, but we are open to feedback on this. Darren Schibler stated that he is in favor of having the facts; and added that maybe we don't have targets as much as set an expectation of the overall goal and an understanding that not every municipality is like to help meet the goal in the exact same way. Katherine Sonnick supported Ravi and Darren's comments.

- In the chat Meagan Tuttle asked “would the share of housing by town be related to the population projections that the RPC prepared a few years ago?” Regina stated that the forecast is based on historic growth and we haven’t been growing enough; so the Building Homes Together target is likely higher than the future forecast. However, staff will look at that.
- Ravi Venkataraman asked if we can add a lens of municipal growth capacity (e.g. sewer capacity) as part of this presentation on how the Building Homes Together targets break-down to the municipal level. Regina remarked that she wasn’t sure how to elevate these towns over others, but that it is a good point.
- Paul Conner stated that the overall housing need is helpful and important; but what about including needs in terms of type and # of bedrooms? Paul added that a lot of studios and 1 bedrooms are being built, but not so much for families in the small affordable category. Form doesn’t matter as much as “is the housing being built meeting the demographic needs of the community?” Alex Weinhagen agreed and pointed out that the Housing Needs Assessment is really thin on this, but it would be great if CCRPC can figure out how to answer this question. Meagan added in the chat: “Great point Paul-- however, I think some of this might be highly variable by muni, and based on land area available for growth within each.” Regina stated that CCRPC will talk with VHFA about this question.
- There was a discussion about what the short term rental data includes. Regina stated that this data comes from the Housing Needs Assessment, and they used AirDNA. Melanie Needle provided this link in the chat: <https://www.airdna.co/airdna-data-how-it-works>. Meagan Tuttle added in the chat “We’ve looked into this in BTV: AirDNA is both VRBO and Airbnb, which is about 90% of STRs.”

Additional comments specific to the Strategy/Actions included:

- Ravi Venkataraman suggested inclusion of first time homebuyer programs.
- Darren Schibler stated that the actions appear to cover all things planners need to do but doesn’t address other big challenges to housing construction and affordability such as labor and materials. Including actions regarding workforce development is important particularly in making it clear that zoning isn’t the only challenge. Also perhaps there should be a better connection to the housing – employment connection here. Regina stated that these are great points. Regina added the Comprehensive Economic Development Strategy is also being updated and will be incorporated into the ECOS Plan update. These issues will be addressed in other sections, but also CCRPC hopes to use a HUB Site for the plan to better make these cross-connection issues clear.
- Alex Weinhagen suggested changing action item #5 title from Housing Affordability to Housing Proximity.
- Comments from Meagan Tuttle in the chat: “love the idea of the plan as a hubsite!” and “A small note I noticed about the Building Homes together targets- 1000/year is 2026 as a goal year.”

4. Legislative Items

Regina briefly mentioned a few items, and pointed folks to the VPA legislative committee’s weekly update.

- Budget Adjustment Act for current fiscal year (22-0441) – There were some asks to make an early budget adjustment to fully fund all MPG and Bylaw Modernization grants applied for this fall; not clear if this is going to happen.
- The Covid-19 Municipal Annual Meeting bill (S.172) is in the Governor’s hands and will likely be signed into law this week. It provides municipalities with very similar flexibility to what was granted to municipalities during the COVID state of emergency with regard to annual meetings – i.e. to hold town meetings via Australian ballot or to delay the in-person meeting to a later date. Regina added that there is also a bill to extend the open meeting law hybrid options to January of 2023. The RPCs are also interested in making virtual meetings permanent as these meetings are attended by folks throughout the County (or counties in the case of other regions).
- Act 250 Reform – There are a few bills on the table already.
- There is also a proposed bill on the creation of the Municipal Fuel Switching Grant Program (H.518). This is intended to provide municipalities with funding for weatherization and electrification of thermal systems in municipally owned buildings.

5. Members Items Open Forum

Alex Weinhagen asked others what they are doing with their ARPA funds as it appears challenging to clearly determine eligibility. A few towns mentioned that they've been gathering public input in a variety of ways. Regina added the Treasury issued final rules last Thursday; and there may be an avenue for using all funding under the lost revenue category (up to \$10 million of your award, and only Burlington has a bigger award than this) AND this may mean that these funds can be used in a very flexible manner including use of these funds as match for other federal funds. VLCT is suggesting that municipalities pause for a moment while the financial requirements of using the funds in this way can be clarified.

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

Joss Besse asked the PAC to email Regina and Taylor any Act 250/Section 248 updates.

7. Other Business

- a. Melanie Needle will be sending out the request for development activity for 2021 by the end of January. This request asks for residential and commercial development that received an approved CO and for Bike/Ped infrastructure built in calendar year 2021.
- b. The FY23 UPWP Applications were sent out before Thanksgiving. They are due on Friday, January 21, 2022. Please let Staff know if you have any questions or want to discuss any potential projects.
- c. VNRC Applications for the Small Grants for Smart Growth special round will be due on January 17th! Applications are due January 17th, 2022. VNRC's Small Grants for Smart Growth program includes a special round of seed funding: To support the ability of communities to implement the smart growth recommendations included in the recently released Vermont Climate Action Plan, Small Grants for Smart Growth is offering one larger grant of \$5,000 in a competitive grant round for affordable housing, sustainable transportation, or climate resilience/adaptation solutions that meet smart growth criteria. Applications for awards of up to \$1,500 will still be accepted on a rolling basis. Learn more at <https://vnrc.org/small-grants-for-smart-growth/>.
- d. VT Bond Bank Capital Planning Contest – the intent is to develop a catalogue of good capital plans. They are also planning to host a Capital Plan Forum in April.
- e. Upcoming Fair Housing Workshop: Removing Barriers to Strengthen Communities: Affordable Housing and Affirmatively Furthering Fair Housing at the Local Level DHCD training on Jan. 25: <https://accd.vermont.gov/housing/events>
- f. The Cannabis Control Board will be holding its public hearing for the purposes of hearing comment on its first two proposed rules. Members of the public are welcome and encouraged to join either in person, or via Microsoft Teams. When: Friday, January 14, 2022 at 11am ET. [More information and link to join.](#)
- g. [AIAVT Affordable Housing Charrette Call for Submissions - AIA Vermont](#)

9. Adjourn

Meeting adjourned at 4:00pm.

Respectfully submitted, Regina Mahony

Staff Review of the Town of Bolton Enhanced Energy Plan

Taylor Newton, Senior Planner

Reviewed by the CCRPC Planning Advisory Committee on March 23, 2022

The Town of Bolton has requested that the Chittenden County Regional Planning Commission (CCRPC) issue a determination of compliance with the enhanced energy planning standards set forth in 24 V.S.A. §4352 for the Town of Bolton Town Plan's energy element.

The Bolton Town Plan has been reviewed by CCRPC according to the 2017 version of the Department of Public Service's Energy Planning Standards for Municipal Plans. The Bolton Town Plan has not been reviewed under the new 2022 Enhanced Energy Planning standards because the updated standards include an exception for municipalities who can demonstrate they have meaningfully initiated the planning process (e.g. through proof of a publicly noticed meeting) before the 2022 Comprehensive Energy Plan (CEP) was published. The Town of Bolton has been actively working on its enhanced energy plan for several years under the 2017 standards and held a public hearing prior to the 2022 CEP being published. Therefore, the enhanced energy plan is being reviewed under the 2017 standards.

Bolton is amending their Town Plan to incorporate enhanced energy element (see attached). This enhanced energy element replaces the existing energy chapter in the Bolton Town Plan. In accordance with statute, an amendment is not a full rewrite of the Town Plan and the Town Plan expiration date will remain in 2025. Therefore, CCRPC's previous Town Plan approval and confirmation of Bolton's planning process remains in effect.

Bolton is also proposing minor changes to future land use districts in a few places to prepare for zoning changes to incorporate concepts from the Bolton Valley Master Plan. Normally this amendment would be documented in a letter by CCRPC Staff, but since we are reviewing the plan amendment for the Enhanced Energy Plan, staff is including the information in this staff report. These changes are relatively minor and either conform with the current regional Rural Planning Area or will require minor adjustments to it in the next ECOS Plan update. These Planning Area changes are listed in more detail under the draft motion.

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, CCRPC reviewed the draft Bolton Town Plan enhanced energy element to determine whether:

1. The Town 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.
2. The Town 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.

3. The Town 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 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		

CCRPC Staff & PAC Review – Town of Bolton Enhanced Energy Plan
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9.g. Demonstrate municipal leadership re: deploying renewable energy	X		
10. Include maps provided by CCRPC	X		
11. Does the plan identify and map existing electric generating resources?			X
12a-e. Does the plan identify area for the development and siting of renewable energy resources?			X
13a-b. Does the plan identify areas that are unsuitable for siting renewable energy resources or particular categories or sizes of those resources?			X
14. DPS Review			X

The proposed enhanced energy element demonstrates a strong commitment to implementing best practices for advancing the State energy goals at the municipal level and for planning additional renewable energy generation which are balanced with local land use policies. CCRPC staff finds that the draft Bolton Town Plan meets the requirements of the enhanced energy planning standards (“determination”) set forth in 24 V.S.A. §4352.

CCRPC staff makes the following recommendations to the Town of Bolton regarding the proposed siting policies to improve the effectiveness of the Plan in the Section 248 process. These changes are not required:

1. The term “Public Utilities Commission” in the plan should be changed to “Public Utility Commission.”

Proposed Motion & Next Steps:

The PAC finds that the proposed Town of Bolton Town Plan Energy Elements (draft 9/25/2020) meets the requirements of the enhanced energy planning standards (“determination”) set forth in 24 V.S.A. §4352.

Upon notification that the municipality has adopted the amendments, CCRPC staff will review the plan and any information relevant to the adoption process. If staff determines that that substantive changes have been made, the materials will be forwarded to the PAC for review. Otherwise the PAC recommends that the draft Energy Plan should be forwarded to the CCRPC Board for an affirmative determination of energy compliance.

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Description of proposed planning area changes:

- The Resort Mixed Use land use area has been changed from its existing boundary on the 2200 ft. contour to the proposed boundary on the 2300 ft. Contour in the immediate vicinity of the Bolton Valley Resort baselodge. In addition, a new node of Resort Mixed Use has been added in the vicinity of Bolton Valley Resort’s Timberline Lodge. The land use district was previously titled “Resort Village.” This change extends the Resort Mixed Use land use area into the regional Rural Planning Area at both the northern and southern end of the regional Village Planning Area that encompasses Bolton Valley Resort.
- The Resort Conservation Zoning District has been added to the future land use map for the land generally above the 2300 ft. Contour and owned by Bolton Valley Resort. This area replaces land currently within the Conservation and Forest land use areas. The subject parcels are currently located in the regional Rural Planning Area.
- The Village land use area is proposed to “infill” into a few parcels that are currently in the Rural I land use area at the base of the Bolton Valley Access Rd and along the north side of Route 2. The subject parcels are currently located in the regional Rural Planning Area.
- The Town proposes to change the land use designation on part of one parcel located on the south side of Duxbury Road. The parcel is currently split between the Rural I land use area and the Conservation land

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use area. The proposed change is to make the entire frontage of the parcel subject to the Rural I land use area. The subject parcels are currently located in the regional Rural Planning Area.

CCRPC finds that the changes proposed near Bolton Valley Resort do encroach on the regional Rural Planning Area. However, the changes were developed as a part of a comprehensive local planning process in cooperation with Bolton Valley Resort and more accurately reflect the needs of the community and the resort. Therefore, CCRPC finds these proposed changes in conformance with the ECOS plan.

The proposed changes to involving the Village land use area, and the area south of Duxbury Road, will not have any significant change in density or character of the area in question. Therefore, CCRPC finds these proposed changes to be in conformance with the ECOS plan.



Town of Bolton
Zoning Administrator

3045 Theodore Roosevelt Highway
Bolton VT 05676
802-434-5075
E-mail: zoningbolton@gmavt.net

March 3, 2022

CCRPC
110 W Canal St #202
Winooski, VT 05404

To the CCRPC,

I am writing to request that the Bolton Energy Plan is reviewed for enhanced designation. While the Department of Public Service recently updated their Energy Standards as part of a Comprehensive Energy Plan Update, I believe that Bolton's energy plan does not need to meet these updated standards since we meaningfully initiated the planning process before the 2022 CEP was published.

The planning process for Bolton's Energy Plan began in June of 2019, and the Planning Commission held a public hearing for the Energy Plan on January 21, 2020 with 14 members of the public attending. However, due to errors with the warning of the public hearing, I encouraged the Bolton Select Board to not approve Energy Plan so we could properly warn new hearings. The Energy Plan has not changed since January 21, 2020, and the Planning Commission would like to hold a new public hearing for this plan, among other amendments to the Town Plan, sometime in April. A Select Board hearing will likely occur in May.

Do not hesitate to contact me with any questions. Thank you for your consideration.

Sincerely,

Jon Ignatowski, Planning and Zoning Administrator
Town of Bolton, VT

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:	Town of Bolton, Vermont	
Contact person:	Jon Ignatowski	
Contact information:	zoningbolton@gmavt.net	
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 checked="" type="checkbox"/> Yes. Adoption date: April 26, 2017 Confirmation date: ?????	<input type="checkbox"/> No	Click here to enter text.
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.

<p>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></p>	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<p>Page: 32 – 43, 68 Notes: Page 68 includes a policy on patterns and densities of land use for energy conservation</p>
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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: 32 - 38 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: 31, 32, 33, 29, Paragraph #: Click here to enter text. Notes: Page 31 includes a pie chart of carbon emissions per sector, which can be seen as a proxy for energy use. Figure 35

developing a custom analysis, please answer “Yes-Custom” and address 5A-5E separately, below.			depicts total energy use. Bolton recognizes that energy planning must conform to the 2016 Comprehensive Energy Plan. Transportation system changes / land use strategies are discussed on pages 29 and 40. Electric sector conservation is discussed on pages 32, 33, and 34.
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: 32 & 33, 42 & 43 Paragraph #: Goal 10, Objective 10.1, Action 50, 51, 56 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: 34, 39, 40 Paragraph #: page 34: 2 & 3, Action 27, 28, 52 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: 33, 39, 42, 43 Paragraph #: page 33: 3, Action 27, 28, 51 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: 33, 34, 42, 43 Paragraph #: Action 51, 57, 58 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: Page 42 Paragraph #: Objective 10.1, Action 50 & 51 Notes: Click here to enter text.
E. 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: 33 & 34, 42 Paragraph #: Objective 10.3

			Notes: Since Bolton is heavily forested, focusing transitioning to biomass energy to increase use of renewable fuels and to promote the growth of the local economy.
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: 40 Paragraph #: Objective 8.2, 8.3, Action 34, 35, 38, 39, 40 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: 40 Paragraph #: Objective 8.2, Action 38 Notes: Click here to enter text.
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: Page 40 Paragraph #: Objective 8.2, Action 38, 39 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: 40, 42 Paragraph #: Action 40, 47 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: 29, 40 Paragraph #: Objective 8.1, Action 35 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: 30, 42 Paragraph #: Last paragraph on page 30, Action 47, 49 Notes: Click here to enter text.
F. 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: All the approaches that are pragmatic in the Town of Bolton have been addressed. Bolton is mostly rural and does not have a town center. As such, due to our lack of density and roads with low speed limits, the opportunity for additional approaches is limited.
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: 68 Paragraph #: Action 74 (h) 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: 67, 59 - 67 Paragraph #: Page 67: Goal 23 Notes: Bolton is committed to reducing sprawl and minimizing low-density development through the following adopted policies: protecting natural communities, habitats and forests from fragmentation (page 62-63), and through the recent expansion of the conservation district (page 66).
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 checked="" type="checkbox"/> N/A	Page: 67 Paragraph #: Goal 23 Notes: Bolton is committed to compact development along Route 2, West Bolton, and Bolton Valley Resort. Proposed amendments to the BLUDRs (through the adoption of the Bolton Valley Master Plan) will dramatically increase the potential for compact, mixed-use development in Bolton Valley.
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: Bolton lacks a traditional village center, and there are no plans to establish one at this time. West Bolton once had

			historical settlement patterns, but Ethan Allen destroyed much of the old village. Flood plains prevent the Route 2 corridor from becoming a compact village center. It is important to note that in addition to our land use policies, Bolton's environmental constraints (steep slopes, flood plain, natural communities) prevent sprawl.
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: Page 32 - 36
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: 35 Paragraph #: Table 39 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: Page 92 Paragraph #: Map 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 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: 35-36 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 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: Page 35-36 Paragraph #: Click here to enter text. Notes: Additionally, when a project comes before the DRB for review, the impact on potential renewable energy is considered.
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: Page 35-38 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: Page 35-38 Paragraph #: Click here to enter text. Notes: Page 38 details preferred sites that will maximize the potential for renewable energy generation
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: 42 Paragraph #: Action 47, 48, 50, 51, 54, 58 Notes: Click here to enter text.
H. 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: 42 Paragraph #: Objective 10.3 Notes: Bolton recognizes that biomass is one of the most important sources of renewable energy in the Town, and has taken steps to protect productive forestland. Our energy plan relies on biomass to reach our stated goals.

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? <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: 84 - 99 Paragraph #: Map 8, 9, 11, 14, 15, 16 Notes: Click here to enter text.</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 designated critical resources) to include:</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>

<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>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 renewable energy due to the desire to protect a locally</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>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. <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 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 checked="" 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: Bolton’s Town Plan does not prohibit any type of renewable generation technology in its plan. Bolton identifies developable areas for all sources, and goes a step further by protecting productive forest lands for potential biomass production. The Plan ensures that renewable energy development is sited appropriately, and that future development does not reduce renewable energy development potential.

	Total Housing				Years 2016 to 2020				
Municipality	Housing Units	Percent of County Housing Units	Affordable Housing Units	Percent of County Affordable	New Housing Units Constructed*	Percent of New Housing Units Constructed	Affordable Housing Units Constructed**	Percent of the total affordable constructed in the county	Percent of affordable new construction by municipality (County goal was 20%)
Bolton	549	0.7%	2	0.0%	10	0%	0	0%	0%
Buel's Gore	14	0.0%	0	0.0%	0	0%	0	0%	0%
Burlington	25,614	31.6%	2,618	50.8%	801	19%	185	35%	23%
Charlotte	1,771	2.2%	19	0.4%	58	1%	2	0%	3%
Colchester	9,080	11.2%	324	6.3%	257	6%	20	4%	8%
Essex	4,929	6.1%	290	5.6%	833	19%	88	16%	11%
Essex Junction	4,618	5.7%	15	0.3%	386	9%	4	1%	1%
Hinesburg	2,017	2.5%	55	1.1%	152	4%	23	4%	15%
Huntington	868	1.1%	3	0.1%	10	0%	0	0%	0%
Jericho	1,984	2.4%	29	0.6%	51	1%	0	0%	0%
Milton	4,432	5.5%	119	2.3%	217	5%	34	6%	16%
Richmond	1,681	2.1%	43	0.8%	61	1%	4	1%	7%
Shelburne	3,465	4.3%	117	2.3%	134	3%	2	0%	1%
South Burlington	9,440	11.6%	748	14.5%	668	15%	122	23%	18%
St. George	307	0.4%	0	0.0%	9	0%	0	0%	0%
Underhill	1,316	1.6%	0	0.0%	46	1%	0	0%	0%
Westford	887	1.1%	0	0.0%	32	1%	0	0%	0%
Williston	4,392	5.4%	172	3.3%	428	10%	24	4%	6%
Winooski	3,796	4.7%	598	11.6%	159	4%	28	5%	18%
County Total	81,160	100%	5,152	100%	4312	100%	536	100%	N/A

Source: CCRPC Housing Database 2020, March 17, 2022; Affordable includes CHT shared equity, inclusionary zoning, Habitat for Humanity, and project based subsidized units.

NOTES:

*This is larger than the Building Homes Together total because demolitions are not removed.

**Either newly constructed or brought into an affordable portfolio.

Vermont Capital Planning Forum



Vermont
Bond Bank

DATE: April 7th & 8th

TIME: 9AM to 1PM

WHERE: Virtual

COST: Free



Topics

- What is a capital plan?
- Why a capital plan is critical to a healthy community
- Awards for best capital plans
- Best practices from a little big city
- How to get started...and keep going
- Moderated breakout discussions
- Options for funding and financing

[MORE DETAILS](#)