



CHITTENDEN COUNTY RPC

Communities Planning Together

Planning Advisory Committee Agenda

Wednesday, September 14, 2022

2:30pm to 4:00pm

Meeting will be held virtually.

Virtual Location: <https://us02web.zoom.us/j/83050505323>

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: 830 5050 5323

For supported devices, tap a one-touch number join instantly: +16468769923,,83050505323#

Agenda

2:30 Welcome and Introductions, Joss Besse

2:35 Approval of June 8, 2022 Minutes*

2:40 ECOS Plan Draft Section – Land Use and Facilities & Utilities Sections*, Taylor Newton

Taylor Newton will provide an overview of the draft Land Use and the Facilities & Utilities sections of the draft 2023 ECOS Plan. Please come prepared with comments.

3:00 ECOS Plan - Local Known and Possible Environmental Constraints Review*, Melanie Needle

The ECOS Plan includes local environmental known and possible constraints because of its status as an enhanced energy plan. The intent of identifying local environmental constraints is to direct renewable energy facilities and all other types of development away from environmentally sensitive areas and natural resources. Local environmental constraints are also referred to in the Section 248 process by CCRPC staff. Known constraints are a 100% prohibition on development in areas where there is a presence of a certain resource/natural area. Possible constraints are areas where impacts to environmentally sensitive areas should be minimized. Please review the attached list of local constraints to identify if changes in your municipalities' s zoning will require this list to modified. Changes to this list will also impact the ECOS Plan Natural Constraints Map and potentially renewable energy generation targets. [Deadline to comment September 30th.](#)

3:20 ECOS Plan - Regional Planning Area Review*, Melanie Needle

As required by statute, the ECOS Plan must include a future land use map. The Future Land Use identifies the location of Regional Planning Areas within the county. The planning areas are built from municipal zoning and aim to describe the appropriate type of growth expected in each area and illustrate a regional picture of future land Use. The Planning Areas are also used in Act 250 Criterion 10 and defining substantial regional impact. Please review the draft Future Land map [here](#). Also review the planning area definitions and comments attached to understand what edits have been made and what needs further review. If you don't see your municipality listed in the comments, it is because Melanie has not identified needed changes but is open to hearing if adjustments are needed. Please email Melanie Needle with comments or questions about your municipality. [Deadline to comment September 30th.](#)

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.



CHITTENDEN COUNTY RPC

Communities Planning Together

3:35 Building Homes Together 2.0 Campaign*

CCRPC working with our partners update data and list of notable municipal accomplishments in preparation of our annual press release. Please provide Taylor Newton with any information about any additional municipal accomplishments related to local zoning revisions and/or housing development that should be added to the provided list. Deadline to comment September 21st.

3:45 Members Items Open Forum, Members

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

3:50 Regional Act 250/Section 248 Projects on the Horizon - Please email Taylor information about projects on the horizon.

3:55 Other Business

1. Flood Resilience Funding and Webinars
 - a. How to Navigate Flood Resiliency Funding in Vermont - [Webinar](#)
 - b. Flood Resilient Community Funding (FRCF) – Wednesday, September 7, 1 p.m. to 2:30 p.m.
 - c. Building Resilient Infrastructure and Communities (BRIC) – Thursday, September 15, 9 a.m. to 10:30 a.m.
 - d. Lake Champlain Sea Grant – [Avoid Damage from Flooding](#) – Thursday October 6, 12 p.m. to 1 p.m.
2. Vermont Fish & Wildlife – Environmental Leadership Training (ELT) – Unit 1: From Science to Planning and Unit 2: From Planning to Action
 - a. [Unit 1: From Science to Planning](#)
 - i. Session 1: October 24th, 7:00 p.m. - 9:00 p.m. (Online)
 - ii. Session 2: October 31st, 7:00 p.m. - 9:00 p.m. (Online)
 - iii. Session 3 November 7th, 7:00 p.m. - 9:00 p.m. (Online)
 - b. [Unit 2: From Planning to Action](#)
 - i. Session 1: November 21st, 7:00 p.m. - 9:00 p.m. (Online)
 - ii. Session 2: November 28th, 7:00 p.m. - 9:00 p.m. (Online)
 - iii. Session 3: December 5th, 7:00 p.m. - 9:00 p.m. (Online)
3. Vermont Fish & Wildlife – [Community Wildlife Program - Webinars & Trainings](#)
4. ACCD [Bylaw Modernization Grants](#) (Due November 2, 2022) and [Municipal Planning Grants](#) (Due December 1, 2022)
5. RPCs are going to start thinking about resources that should be updated on the www.vpic.info. If you have any thoughts when you use the website, please let me know.
6. Vermont Data Portal - [Child Care Data Resource](#)

4:00 Adjourn

*** = Attachment**



NEXT MEETINGS:

Here are the future PAC meetings so you can hold the time in your calendars. Just keep in mind that sometimes we have to adjust these dates for various reasons:

November 9, 2022 at 2:30 PM – Being review full final draft with emphasis on strategies & actions.

December 7, 2022 at 2:30 PM – Complete review full final draft and make recommendation to the LRPC.

CHITTENDEN COUNTY REGIONAL PLANNING COMMISSION
PLANNING ADVISORY COMMITTEE - MINUTES

DATE: Wednesday, June 8, 2022
TIME: 2:30 p.m. to 4:00 p.m.
PLACE: Virtual Meeting via Zoom with link as published on the agenda

Members Present:

Eric Vorwald, Winooski
Larry Lewack, Charlotte
Adele Gravitz, Shelburne
Darren Schibler, Essex
Cymone Haiju, Milton
Meagan Tuttle, Burlington
Paul Conner, South Burlington
Alex Weinhausen, Hinesburg

Staff:

Regina Mahony, Planning Program Manager
Taylor Newton, Senior Planner
Melanie Needle, Senior Planner
Charlie Baker, Executive Director
Dan Albrecht, Senior Planner

Other:

Laura Lapierre, VT DEC
Amanda Froeschle, Burlington District Office,
VT Dept of Health

1. Welcome and Introductions

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

2. Approval of May 11, 2022 Minutes

Eric Vorwald made a motion, seconded by Paul Conner to approve the May 11, 2022 minutes. No further discussion.
MOTION PASSED.

3. Vermont Significant Wetlands Inventory (VSWI) Update

Laura Lapierre provided an overview of DEC's proposal to update the Vermont Significant Wetlands Inventory (VSWI), generally determine wetland types as Class II, and revise the Vermont Wetland Rules to clarify map update and determination procedures. Ultimately, the intent is to update the wetlands inventory to clarify the location of existing significant wetlands and provide better predictability for landowners. A public comment period is open until July 1, 2022. See [this website](#) for more information, including an [interactive draft VSWI map](#).

As the wetlands office has received more accurate wetlands information from project applications this information has been added to an "advisory" wetlands data layer. This information will now be used to clarify the location of existing wetlands on the VSWI. The wetlands office is also proposing to incorporate unique wetlands like bogs (see slide to the right for more information). The wetlands office has been evaluating them for about 10 years to understand their function. Now they can define them as Class II in the VT Significant Wetlands Inventory, and now add them to the inventory. Also, a consultant has been hired to update the map by watershed based on aerial photos, LIDAR data, machine learning and spot checking. The Winooski Basin will be finished by Dec. 2022, and

Wetland Determination for Addition to VSWI Map

- a. The wetland is of the same type and threshold size as those mapped on the VSWI maps: i.e.; open water (pond); emergent marsh; shrub swamp; forested swamp; wet meadow; beaver pond or beaver meadow; bog or fen; and **greater than 0.5 acres**.
- b. The wetland contains dense, persistent non-woody vegetation or woody vegetation, and in either instance is **adjacent to a stream, river or open body of water, and is over 2,500 square feet in size**.
- c. The **wetland is a vernal pool** that provides amphibian breeding habitat. Vernal pool is defined in §2.39 of the VWR as: a small wetland in a shallow natural depression that typically fills with water during the spring and/or fall and may dry during the summer. Vernal pools have no permanent inlet stream and no viable populations of fish. Vernal pools are typically sparsely vegetated with herbaceous plants and are shaded by trees from the surrounding upland forest. Many vernal pools provide critical breeding habitat for amphibians.
- d. The wetland is a **headwater wetland**. Headwater wetland means a naturally occurring wetland that is above 2,500 feet in elevation and contributes to a stream (VWR §2.18).
- e. The wetland contains a species that appears in the Vermont Natural Heritage Inventory (VNHI) database as **rare, threatened, endangered or uncommon; or is an exemplary natural community** as mapped by VNHI.

Lamoille set for 2023; and Direct to Lake by 2026. Once this information is available they should be able to officially incorporate this data more quickly (within 30 days).

Laura highlighted the municipalities with the most changes. These included the following Chittenden County towns: Charlotte, Essex, Richmond, Shelburne, and Williston. See more in Chittenden County because we see more permit projects here.

Process:



PAC member comment/questions:

1. How does this process match up with the watershed map where some watersheds aren't getting updated until future years? Is this just updating the wetlands you know of now, and the watersheds that have been updated by the contractor? Laura: Yes, then they will update the maps with for the other watersheds when the contractors get those done; but they won't need to do a rule change for those.
2. So in Chittenden County our changes are largely due to the incorporation of the advisory layer, since contractors haven't updated our area yet? Laura: Correct.
3. Alex Weinhagen noted that four wastewater lagoons are on the map as wetlands. Are these the kinds of comments that you are looking for? Laura: For now the focus should be on what's outside of the red outline. For other obvious errors, go ahead and point them out; they may make those edits now or they may wait until the contractors complete the watershed edits.
4. Darren Schibler asked what feedback are you looking for exactly? Laura: Wherever we've added or subtracted from the red polygon – please point out if wrong at a broader scale (not if it is just 10' off). Also, functionally the wetlands are protected already in the rules. So even if landowners want to take a wetland off the map, it doesn't necessarily mean it won't be subject to the rules. Citizen scientist – i-naturalist program is a good idea for engaging the public.
5. Taylor Newton – question about the rule itself: the City of So. Burlington adopted local wetland rules that are sensitive to local context: areas planned for growth v. rural areas. Has the state considered a similar concept? Or at least reduced fees in areas planned for growth? Laura: The buffer zones within the VT state wetland rules are based off various wetland functions and values. So there are limits on adjusting those buffers based on areas planned for growth v. rural without a rule change. Laura added that she understands the Act 20 reform and growth center discussions. They look at projects and project purpose and opportunities for mitigation; and an understanding that there may be less opportunity for mitigation. However, they wouldn't be able to lower buffers without legislative change.
6. Melanie Needle – Which version of the wetlands advisory layer is being incorporated? Laura: The advisory layer dated March 19, 2022 is the version that will be incorporated. They will then sunset the advisory layer so there is only one layer to look at.
7. Once the next watershed gets done they will to get the edits incorporated quickly – 30 day update.

4. CCRPC ECOS Plan Draft Section – Energy & Climate Change

Melanie Needle provided an overview of the draft Energy & Climate Change section for the draft 2023 ECOS Plan. Melanie briefly pointed out the impacts of climate change; and explained that the climate mitigation strategies are in the energy section; and the climate adaptation strategies are in the ecological section and public safety section. Darren Schibler suggested that we also talk about this in the economic section as well. Alex Weinhagen suggested that we better connect to the strategies within this section so we talk about we are going to do about it, rather than just doom and gloom. Adele Gravitz added that it is important to make this more optimistic. What does that look like? Paul Conner stated that there are opportunities (i.e. economic opportunity), and the strategies are the same planning strategies we've been promoting all along (i.e. Strategy 2: smartgrowth). Darren Schibler also stated, channeling Robin, that while we may not have the ability to influence air fuel use, we can encourage more and better rail opportunities. Melanie Needle asked folks to let her know if there are any other suggestions or comments. Regina Mahony stated that there will be new LEAP data as a result of the new state Comprehensive Energy Plan; however, that data isn't available yet and it's too soon to know how that will influence this Plan update.

5. Burlington District Office of the Vermont Department of Health

Amanda Froeschle introduced herself and explained how she can help towns with public health work:

- provide health data to help inform healthy community design
- think about conducting an assessment
- provide health supporting language in plans or policies
- conduct Health Impact Assessments
- figure out if there are any populations that would be more or less impacted by a potential project
- Health lens to committees
- identify health priorities
- connect you with resources

Paul Conner thanked Amanda for introducing herself and suggested she'd likely get a lot of asks for data analysis. Alex Weinhausen asked who has incorporated public health in their Comprehensive Plans? Amanda and Melanie stated that the following municipalities have: Jericho, Essex Junction, Jericho, Williston and Winooski. Charlie asked if the VT Department of Health has been incorporating equity into this work? Amanda: Yes, it's foundational to a lot of the work we do now, including from bike lanes, food access, translation services, etc. to ensure everyone has access to the tools for healthy behaviors. For Town Plans they have been integrating a health equity lens and disaggregated data.

6. Members Items Open Forum

Dan Albrecht stated that 14 out of 18 All Hazard Mitigation Plan draft annexes have been submitted to the VT Emergency Management for review.

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

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

8. Other Business

- a. Legislative Summaries:
 - i. Attached is the Agency of Commerce & Community Development Preliminary Legislative Summary*. H.606 got vetoed.
 - ii. The [Lake Champlain Chamber wrap-up](#)
 - iii. Coming soon: VPA and VLCT
- b. Significant amount of hazard mitigation funding currently available. See attached email.
- c. Vermont Department of Environmental Conservation has developed a new **Permit Navigator** tool (dec.vermont.gov/permitnavigator) that will replace the old Permit Review Sheets. The Permit Navigator tool assists individuals, businesses, and municipalities in determining what state environmental permits they may need for a given project. The Permit Navigator provides a section to learn about various Agency of Natural Resources permits, including a brief explanation, time to issue the permit, application fee amount, link to the application, program resources, and more. The Permit Navigator produces a downloadable/printable document (Permit Navigator Result) to help anyone through the permitting and planning process and learn about what may be required. The PAC had a discussion about how this means there will no longer be a project review sheet prepared by the state Permit Specialists.
- d. Champlain Housing Trust's CEO Michael Monte and Director of Home Ownership Julie Curtin will be presenting the details of the brand new [Homeownership Equity Program](#) initiative on Zoom at noon on Thursday, June 23rd. Register [here](#).
- e. ESRI ArcGIS Urban – Regina Mahony stated that we've previously talked about cost sharing for the match, but CCRPC will be able to cover the match amount.
- f. RPCs are going to start thinking about resources that should be updated on the www.vpic.info. Regina Mahony asked the PAC members to let her know if there are any thoughts about what needs updating.

9. Adjourn

Meeting adjourned at 3:55pm.

Respectfully submitted, Regina Mahony

PLACE: Make public and private investments in the built environment to minimize environmental impact, maximize financial efficiency, optimize social equity and benefits, and improve public health. **AND** Design and maintain a strategically planned and managed green infrastructure network composed of natural lands, working landscapes, and open spaces that conserve ecosystem values and functions, and provide associated benefits to our community.

XX. LAND USE

Land Use Pattern Goal: Encourage future growth in the Center, Metro, Enterprise, Suburban, and Village Planning Areas to maintain Vermont's historic settlement pattern and respect working and natural landscapes.

Commented [RM1]: Transit Oriented Development

Key Issues/Trends/Insights

[Data from this section drawn from [Historic Development and Future Land Use/Transportation Analysis Report](#)]

- Over the past 60 years development trends, zoning regulations, and consumer preference have shifted growth away from the metropolitan areas around Burlington, to more suburban and rural locales. This shift has resulted in scattered development at low densities that consume large amounts of land, high infrastructure costs, with little opportunity for social interactions, and less ability to walk to services. Since 2011, the region has seen at least 80% of new housing built in the areas planned for growth which are the center, metro, suburban, and village planning areas. Additionally, the 5-year (2016-2020) average of net new units built in areas planned for growth has been 87%. This land use pattern is a more efficient use of land and reduces energy for transportation because homes are located near jobs and services which promotes increased opportunities for carpooling, pedestrian/bicycle travel, availability of transit, and reduction in vehicle miles traveled. To this end CCRPC has added a Transit Oriented Development overlay to the Future Planning Area map to help illustrate and support more compact development within a ¼ mile walking distance to bus service.
- Overall, Chittenden County is moving in the right direction of developing and implementing policies that encourage more growth in these areas. As of today, Chittenden County includes 15 Villages, 2 Downtowns, 2 Growth Centers, 2 New Town Centers, and 5 Neighborhood Development Areas that are part of the State Designation Program that promotes smart growth principles¹. Recent studies and surveys indicate that households are choosing to live in areas with shorter commute times, nearby shops and services, and more transit options. This growing demand indicates that the small lot and attached accessible housing stock may be in short supply.
- Forest and agricultural land fragmentation and increased parceling have meant that the number of parcels in rural areas has increased while their size has decreased, diminishing their economic viability, scenic, and the ecological services they provide.
- Future land-based opportunities for farming and forest-based products, recreation and tourism may become more limited as suitable open land becomes less available. This

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possibility has far reaching consequences for the future of Vermont's local and tourism economies.

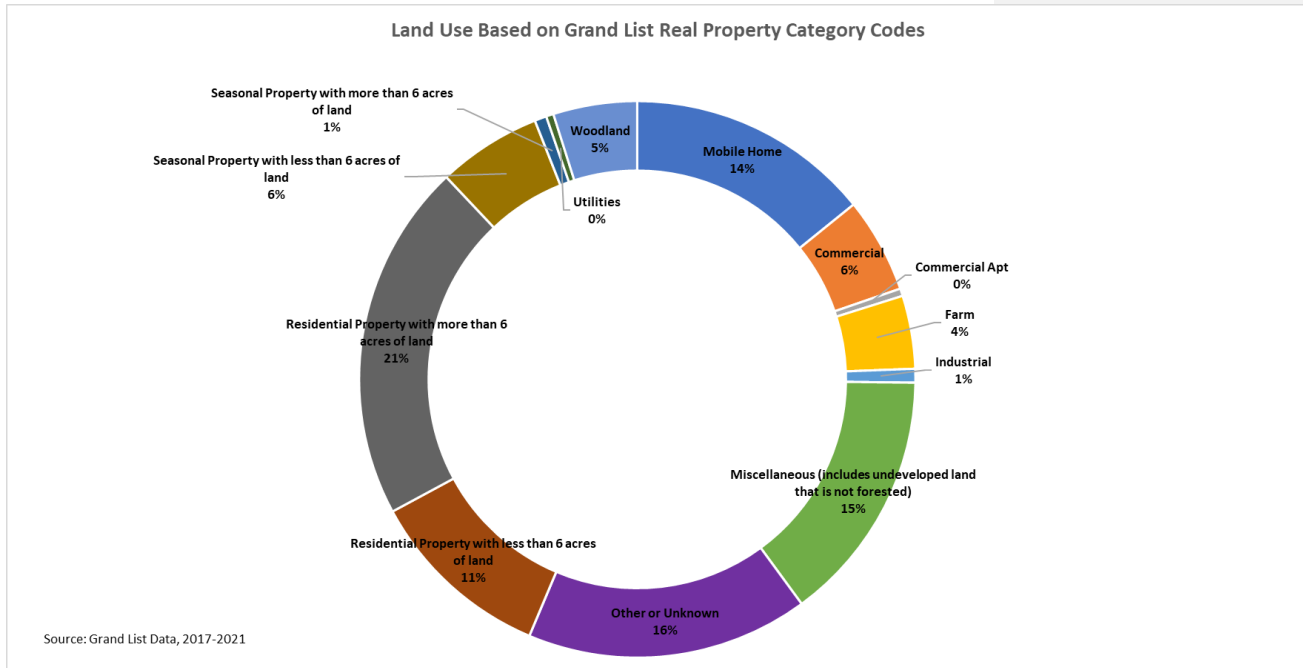
- There are over 4,400 designated historic sites in Chittenden County (over 2,500 in Burlington alone) and 85 designated historic districts (see historic resources map here: <http://maps.ccrpcvt.org/ChittendenCountyVT/>).
- A sustainable society operates without contributing new contaminants to the environment, but also cleans up old contaminants and returns those lands into productive use. Contamination impairs the environment, poses risks to human health, and discourages productive use or reuse of the property. Of 702 Chittenden County sites with reported contamination, 476 (68%) have completed corrective action (VT DEC Waste Management Identification Database).

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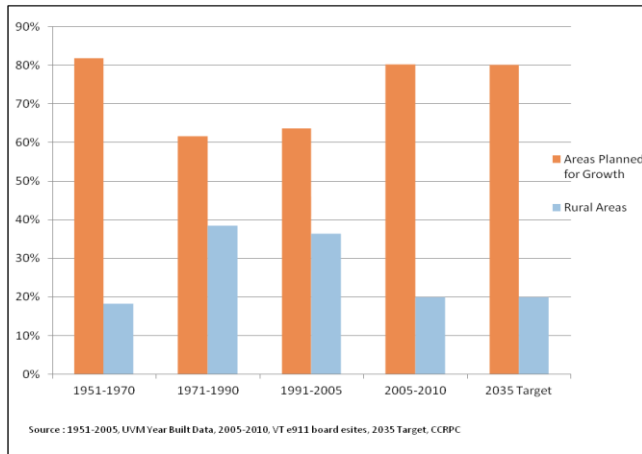
Key Indicators

- **Percent of Land by Real Property Category Code**
FIGURE 29 – REAL PROPERTY CATEGORY CODES



➤ **Percent of New Structures in Areas Planned for Growth: 1950 – 2010**

FIGURE 30 - PERCENT OF NEW STRUCTURES IN AREAS PLANNED FOR GROWTH, 1950 - 2010



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Note regarding Figure 30: The best available data at the time of this report related to e911 structures. Going forward, CCRPC seeks to regularly track dwelling units and the non-residential square footage in the Areas Planned for Growth to better represent the development that is occurring in the County.

- **74% of private property investment is going into the Areas Planned for Growth and 26% in the Rural Planning Area** (Source: VCGI parcel program).

Additional indicators can be found on the ECOS Scorecard.

Indicators	Location
Density by Planning Areas, 2010	Scorecard
Total New Units Built in Chittenden County	Scorecard
Percent of Residential Development in Areas Planned for Growth	Scorecard
Percent of Residential Development in the Center Planning Area	Scorecard
Commercial and Industrial Development in Areas Planned for Growth	Scorecard

XX. INFRASTRUCTURE & FACILITIES

Infrastructure & Facilities Goal: Ensure adequate infrastructure and facilities (i.e. water supply, wastewater treatment, stormwater treatment, broadband coverage and solid waste recovery and recycling) to support areas planned for growth while conserving resources.

Key Issues/Trends/Insights

[Data for this section and more information can be found in the: the Ecological Systems section of this Supplement for water quality; [Broadband Action Plan](#); Stormwater websites: rethinkrunoff.org/ and <https://www.ccrpcvt.org/our-work/environment-natural-resources/water-quality/>; and other sources listed below.]

- The majority of the residents in the County get their drinking water from Lake Champlain, via two utilities: the Champlain Water District and the City of Burlington's DPW Water Division. Both Champlain Water District and the City of Burlington's DPW Water Division utilities have received Phase III Director's Awards from the USEPA's Partnership for Safe Water Program; and Champlain Water District was the first in the United States to receive the Phase IV Excellence in Water Treatment Award in 1999 and is one of 11 in the US to presently maintain this award status following required annual reviews. In addition, Richmond, Hinesburg, Underhill, and Jericho have smaller public water supply utilities – some of which are facing capacity and water quality challenges (Hinesburg for example).
- Currently, there are 12 municipal wastewater treatment plants in the County; together they have a treatment capacity of 28.54 million gallons per day (MGD) (Source: State of Vermont Wastewater Management Division). As of 2021, the average annual flow of waste water was 14.60 MGD.ⁱⁱ The estimated future demand for wastewater capacity in 2035 is 7 MGD (in accordance with a Sewer Capacity study conducted by CCRPC in 2002). While these figures indicate that there is sufficient sewage treatment capacity to absorb anticipated growth in housing and employment county-wide, this does not account for location specific limitations or limitations based on other environmental reasons (phosphorus control for example).
- Management of our storm water is critically important to maintaining and improving water quality throughout the County. Stormwater treatment is challenging in both urban and rural areas of the County for a variety of reasons: existing urban areas need to retrofit old infrastructure, financing new infrastructure in areas planned for growth when development is incremental, and impacts from agriculture and forestry practices that don't follow best management practices. Stormwater is managed at a variety of levels including EPA's National Pollutant Discharge Elimination System (NPDES) permits; VT's discharge permits; and some municipalities have additional stormwater regulations and programs. VT's discharge permits are structured to address site level development for new or redevelopment projects that disturb over with ½ acre e; Most municipalities are also regulating stormwater through local regulations. In addition, nine municipalities and three public entities are subject to MS4 (Municipal Separate Storm Sewer System) permits issued by Vermont DEC under authority from NPDES in Chittenden County: Burlington, Colchester, Essex, Essex Junction, Milton, Shelburne, South Burlington, Williston, Winooski, Burlington International Airport, UVM and VTrans. A new MS4 permit was issued by the State in July 2018 which included two additional requirements: each permittee/municipality must develop and implement a Flow Restoration Plan (FRP) for the stormwater impaired waters within their jurisdiction (current estimates for

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restoration of individual impaired streams ranges in the millions); each municipality must develop and implement a Phosphorus Control Plan for municipally-owned developed land

- Information technology is integral to fulfilling the economic needs of residents and businesses in the region; as well as education and health services during the COVID pandemic. The 2012 ECOS Competitive Assessment Analysis Report identifies quality and costs of telecommunications services as the weakest utility infrastructure based on the Employer Survey. While improvements have been made since then, there is still a need to upgrade infrastructure in the region. Ideally all homes and businesses would be served by 100 download Mbps/100 upload Mbps fiber service as is the goal of the state. As of December 2021: ~ 1% of all residential and non-residential structures are lacking in at least 4/1 Mbps; 3% of all residential and non-residential structures are served by 4/1 Mbps; 71% of all residential and non-residential structures are served by 25/3 Mbps; and 25% of all residential and non-residential structures are served by 100/100 speeds.ⁱⁱⁱ It is imperative that Chittenden County work to achieve 100/100 Mbps service for all residents and businesses and to not fall behind the rest of the state on this regard.
- A sustainable society minimizes the amount and toxicity of the waste it generates, reuses materials, recycles, and composts. The Chittenden Solid Waste District (CSWD) is responsible for the management of solid waste in Chittenden County. The system in the County is a combination of public, private, and public/private programs. CSWD has established a range of programs and facilities to manage waste through reduction, diversion, and proper disposal. CSWD also has identified the need for a regional landfill site (See the CEDS Project list in Supplement 4 for cost estimates, funding sources and proposed timeline for six CSWD landfill/waste transfer station design and construction projects). The tons of municipal solid waste generated in Chittenden County that are landfilled or incinerated have been decreasing over the last since 2019, while the amount of construction and demolition debris landfilled or incinerated has been increasing since 2015.^{iv} The amount of materials recycled or composted has increased. It is estimated that 23% of the municipal solid waste sent to the landfill is comprised of recyclable materials and 22% is comprised of organic materials that could be composted.^v A State law passed in 2012 (Act 148) bans disposal of certain recyclables (effective July 1, 2015), yard debris and clean wood (effective July 1, 2016), and food scraps (phased in over time and completely in 2020) from disposal. Residents and businesses in CSWD have been required to separate yard debris and recyclables from waste destined for disposal since 1993 and clean wood since 2015. CSWD has also banned non-asbestos asphalt shingles, unpainted/unstained plywood, and unpainted/unstained oriented strand board from disposal (2016). The additional bans on food scraps and construction materials are having a significant impact on waste diversion in Chittenden County; however, continued education and new strategies will be needed to maximize use of diversion programs.
- As can be seen on the ECOS Map Viewer, there are the following government/administrative facilities in the County: 13 police stations, 21 post offices, 2 courthouses, 18 municipal offices, 29 fire/rescue stations, and 1 state correctional facility.
- Larger municipalities such as Burlington, Winooski, Colchester, Essex, Essex Junction, Milton, Shelburne, South Burlington and Williston have a variety of government and school facilities and provide a wide range of municipal services such as planning and zoning, recreation, highways, libraries, water, sewer, fire, rescue and police. In contrast, small rural municipalities such as Bolton, Buel's Gore, and St. George support only a few part-time employees such as a municipal clerk and road foreman, and often contract for other services. Municipal government in the remaining communities commonly consist of

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a few full-time employees such as a municipal clerk, an administrative aide for the selectboard and a highway foreman and small crew, supplemented by part-time or seasonal employees for activities such as recreation programs or the municipal library.

- This variation is particularly apparent regarding Emergency Services. Almost every municipality has a locally-based fire department (with the exception of Buel's Gore and St. George), half have police departments, and fewer have their own emergency medical services. Many of the smaller municipalities receive primary police services from the Vermont State Police (VSP) on an "as-needed" basis, but must "rent" traffic enforcement services from the Chittenden County Sheriff's office, the VSP or neighboring communities. Many of the municipalities have reciprocal agreements for assistance in fire and rescue services. Most of these fire and rescue departments rely on volunteers; and recruitment and retention of these volunteers is a challenge. For more information see the Public Safety, Criminal Justice & Hazard Mitigation section in this Supplement, the All Hazard Mitigation Plan and Annexes and the Local Emergency Management Plans for each municipality (particularly Section 5.2 provides the specific services, volunteers and personnel for each operation). Discussions around consolidation of some municipal services, such as dispatch, continue to achieve greater efficiency. Five municipalities have formed a Public Safety Authority and are working together on an emergency communications center that will be responsible for dispatching police, fire and medical resources. The regional dispatch center is expected to be operational in July 2023.
- Chittenden County's community hospital is the University of Vermont Medical Center, also Vermont's only academic medical center, serving in this role for patients from across the state and the upper northeast corner of New York. The UVM Medical Center provides a full range of tertiary-level inpatient and outpatient services, provides primary care services at 11 Vermont locations, operates the region's only Level I Trauma Center, and is home to the University of Vermont Children's Hospital. As some of the inpatient facilities are 50 to 70 years old, the Medical Center has a Master Facilities Plan to address the long-term health needs of our region, focusing on single rooms for inpatients and more space for providers and the equipment they need to provide high quality health care, while striving for LEED certification for healthy, efficient, and sustainable building design. The UVM Medical Center completed construction on a new 128 bed inpatient building in 2019; the Miller Building.vi. Through the Master Planning efforts, UVMMC is looking at all older primary care sites to ensure they are adequately sized and equipped to meet all their patients' needs. Other health care facilities in Chittenden County include 53 primary care sites; the Community Health Centers of Burlington (the local Federally Qualified Health Center, or FQHC); Howard Center (the local designated agency that provides mental health, developmental, and substance abuse services); two home health agencies (Visiting Nurse Association of Chittenden and Grand Isle Counties and Bayada Home Health Care); 6 Nursing Homes; 13 residential care homes; and 4 assisted living facilities.
- The shift in our demographics is important when analyzing what facilities and services are needed. In 2010, 11% of the Chittenden County population was 65 years old and older; and this increased to 15.1% in 2020 (American Community Survey, 5-year estimates, DP05). This age cohort is expected to increase. According to the 2020-2024 Vermont Housing Needs Assessment (Vermont Housing Finance Agency) between 2020 and 2025, the number of households between the ages of 65 and 74 will increase the most, adding 2,038 households during this time. Overall, Chittenden County will add a projected 2,174 households age 55 and older between 2020 and 2025.Changes in specific age cohorts is shown here:

Commented [RM11]: CB review with UVMMC

FIGURE 33 CHITTENDEN COUNTY POPULATION PROJECTIONS FOR 60 YEARS AND OLDER^{vii}

Chittenden County Population Projections for 60 Years and Older							
	2010 Census	2019 American community survey	2019 % of Total Population	% Change of 10-19 Growth	2026 ESRI Estimates	2026 % of Total Population	% Change of 19-26 Growth
Age							
60-64	8,220	10,093	6.2%	22.80%	11,155	6.4%	10.5%
65-69	5,609	8,433	5.1%	50.30%	10,798	6.2%	28.0%
70-74	3,823	6,718	4.1%	75.70%	8,492	4.9%	26.4%
75-79	3,099	5,676	3.5%	83.20%	6,437	3.7%	13.4%
80-84	2,563	3,550	2.2%	38.50%	3,783	2.2%	6.6%
85+	2,591	1,848	1.1%	-28.70%	3,615	2.1%	95.6%

Commented [RM12]: Add 2020 age cohort.

Commented [RM13R12]: Has COVID reflected a change here? More younger families coming in?

Commented [RM14R12]: Look at VCGL and Dept. of Labor presentations

- Not only is this a major demographic change, the needs of people within these age cohorts have changed with greater desire on aging in place and emphasis on providing home based care. While the State has had some success in addressing these needs, there is a long way to go and the demand is expected to increase. Expansion of the Vermont Respite House and use of technology in medical services (i.e. the Visiting Nursing Association of Vermont has tele-monitors to conduct daily in-home check-ins with patients remotely) are two examples of how Vermont is responding to these growing and changing needs. Also, the State has shown progress in the Choices for Care program and are currently serving those that qualify in the highest needs category (long-term care program that assists with care and support for older Vermonters and people with physical disabilities whether they are at home, an enhanced residential care setting, or a nursing facility. Participants in Choices for Care must qualify for Level II nursing home placement and meet financial eligibility criteria). However, the Visiting Nurses Association (VNA) has a significant number of clients who are clinically eligible for the highest needs Choices for Care program but don't qualify because their Medicaid eligibility has not yet been established. The VNA considers this delay a major factor in preventing them from serving a vulnerable population. In addition, VNA is currently experiencing a waiting list of over 250 people for the Moderate Needs (homemaking services) and their ability to serve the people on this list is limited by a lack of funding.

Commented [RM15]: This still needs to be updated.

Commented [RM16R15]: LRPC okay with it as is.

Key Indicators

- **Current Wastewater Capacity v. Capacity Needed for Growth Projections in Areas Planned for Growth** Source: ANR and CCRPC Municipal Growth Projections. Chittenden County has the capacity to treat an additional 7 million gallons per day of wastewater. In 2035, it is estimated that the anticipated demand will be 7 MGD which is adequate capacity to accommodate 80% of the future development within the various sewer service areas (based on a CCRPC 2002 study). However, capacity varies for each treatment plant and some facilities may have a narrow margin of additional capacity.
- There are 1,465 stormwater permits and 127 pending stormwater permits in Chittenden County. Source: ANR VTDEC stormwater permits & pending permits data, 2022.

Commented [RM17]: Update with data up above.

- **56% of the impervious area in Chittenden County is covered by the Municipal Separate Storm Sewer System Permit (MS4).** Source: MS4 Boundary, ANR's 2016 Impervious Surface Layer derived from 2016 Vermont Land Cover

Additional indicators can be found on the ECOS Scorecard.

Indicators	Location
Storm Water Management	Scorecard
Drinking Water Capacity And Reserve for Large Water Utilities	
Waste Water Average Annual Flow	Scorecard
Pounds per capita per day for Municipal Solid Waste	Scorecard
Pounds per capita per day for Construction Debris	Scorecard

2. STRIVE FOR 90% OF NEW DEVELOPMENT IN AREAS PLANNED FOR GROWTH, WHICH AMOUNTS TO 15% OF OUR LAND AREA.

The areas planned for growth are defined as the Center, Metro, Suburban, Village, and Enterprise Planning Areas (all but Rural) as displayed on the Future Land Use Map. This strategy mimics the development patterns we've seen in the recent past. A Transit Oriented Development (TOD) overlay planning area has been added to depict and encourage a higher concentration of growth within walking distance to bus routes to reduce transportation energy consumption, carbon emissions, and preserve our natural and working landscapes. This overlay is within the areas planned for growth.

Increasing investment in denser, mixed use growth areas will improve economic opportunities, housing options, transportation options and improve community health. Focusing growth in the appropriate planning areas is also a cost-effective approach to increasing the supply of affordable housing and using existing infrastructure efficiently. Also, this pattern of growth reduces energy consumption for transportation. Homes are in closer proximity to jobs and other services, making trips shorter and making travel by walking, biking, transit and carsharing more feasible.

Actions

1. Invest in Areas Planned for Growth -

- a. Invest in wastewater, water and stormwater infrastructure, energy systems (e.g. distribution, storage, and generation) and transportation infrastructure (including bike, pedestrian and public transit) in areas currently developed and/or planned for growth.
- b. Target reuse, rehabilitation, redevelopment, infill, and brownfield investments to the non-rural Planning Areas.
- c. Retrofit existing buildings to reduce energy use and greenhouse gas emissions.
- d. Improve design quality of high density areas, and allow flexibility for creative solutions.

2. Municipal Planning and Zoning - Strengthen and direct development toward areas planned for growth through infill development and adaptive reuse of existing buildings through municipal plan and bylaw revisions and state designation programs.

- a. Municipal Development Review Regulations should be revised to improve the mix of uses, shared parking, support for transit, access to a variety of services (for example restaurants, grocery stores, parks, entertainment) via active transportation, energy efficiency, renewable energy and the affordability of housing. A particular emphasis is needed on providing for affordable rental housing.
- b. Integrate capital planning and budgeting in planning efforts to provide the right mix of infrastructure over time. Official maps can also be a useful tool to drive infrastructure improvements in the areas planned for growth.
- c. Health Impact Assessments (HIA) provide a tool to use at the regional, municipal, agency, and organizational level to assure that planning decisions maintain or improve the public health. Access can be improved by co-locating public

facilities, in particular, medical and mental health facilities in areas with easy access via active transportation and public transit. Town health officers should be encouraged to participate in community planning efforts.

- d. Empower local officials through trainings and education on strategies to achieve the above plan and bylaw amendments, and implementation of them during development review. This could include how to effectively analyze development costs and benefits, and select appropriate multi-modal congestion mitigation measures.

3. Broadband – Coordinate with the VT Community Broadband Board, municipalities and service providers to ensure all residents and businesses are served by fiber broadband service.

4. State/Local Permitting Coordination & Improvement

- a. Support changes to the local and state permitting process to make the two more coordinated and effective. Participate in the Commission on Act 250 to improve the State's development review process, particularly to encourage development in appropriately planned places and discourage development outside of those areas. This could include expedited permitting processes for projects in areas that are: a) designated for growth; and b) where a community has a robust plan, regulations and staff capacity. In conjunction with a reduction of permit review redundancies in areas planned for growth it may be appropriate to develop more stringent standards and thresholds for development review in rural areas.
- b. Collaborate with stakeholders to ensure local and state regulations, bylaws and plans encourage transparency, predictability and timely review of sustainable and environmentally sound development applications. Support the establishment of an ambassador position to help those wishing to start businesses in Vermont understand and navigate the state permitting process.
- c. Develop a transportation assessment process that supports existing and planned land use densities and patterns in Center, Metro, Suburban, Village, and Enterprise Planning Areas to allow for more congestion and greater mode choice than allowed by current standards. The CCRPC will collaborate with the Vermont Agency of Transportation (VTrans), the Natural Resources Board, and other state and local stakeholders to develop a process that evaluates the transportation impact from a multi-modal perspective rather than just a traffic flow standpoint.
- d. Policies and planning studies that are adopted as part of this ECOS Plan and subsequent amendments will guide CCRPC's position in permit proceedings.

Commented [RM18]: Look at Strategy 4: Beef up or make connections on forest connectivity strategies (like Williston). And other strategies for protecting forest areas (Current Use, Carbon Sequestration programs, and others).

Commented [RM19R18]: From Bob H: Here's the carbon credit program: <https://familyforestcarbon.org/>

Commented [RM20]: Include language to identify off ramps for municipalities or specific geographic areas.

Commented [RM21]: Update.

Commented [RM22]: Congestion policy with MTP language and Vtrans work.

7. DEVELOP FINANCING AND GOVERNANCE SYSTEMS TO MAKE THE MOST EFFICIENT USE OF TAXPAYER DOLLARS AND REDUCE COSTS.

Considering development and growth comes with both costs and benefits, this Plan attempts to reach a balance by directing growth in such a way that new infrastructure and long-term maintenance costs are minimized. For example: Promotion of and incentives for compact development in areas planned for growth will help keep rural areas open; this can also minimize stormwater problems and prevent new watersheds from becoming impaired. Incentives and

promotion for public transit can reduce the need for parking lots which will reduce stormwater impacts and costs. Compact development will make public transit more cost effective.

1. **Community Development Finance Tools** – Expand and improve implementation of financing tools available to municipalities with particular emphasis on options that level the playing field between greenfield development and infill development and to help direct new investment dollars to strengthen existing neighborhoods. This would include tax increment financing (TIF), Local Option Sales Taxes, Impact Fees, Special Assessment Districts, capital planning and budgeting and [Fiscal Impact Analysis](#). Also support downtown tax credits, and additional incentives as part of State Designated Growth Centers, Downtowns, Villages, New Town Centers, and Neighborhoods. Keep the Vermont Municipal Bond Bank highly functional, accessible and AAA rated as it is key to the financial health of this region. Explore and develop other financing mechanisms for maintaining and improving infrastructure. Develop revolving loan funds for business to improve access to capital. Monitor the State of Maryland's health enterprise zone program to determine if it is successful and if a similar program would be appropriate for VT.
2. **Affordable housing financing and Implementation** – Increase resources for housing, which includes but is not limited to: local housing trust funds, state housing trust fund, state housing tax credits, and strongly advocating for increased federal resources.
3. **Energy Investment** – Encourage property assessed clean energy (referred to as PACE) efforts, weatherization, tax incentives and other financing opportunities for investments in energy efficiency and renewable energy.
4. **Transportation Financing** - Encourage municipalities to implement local transportation funding programs such as Tax Increment Financing Districts, Local Option Sales Taxes, Impact Fees, or Special Assessment Districts as appropriate. Monitor and participate in state and federal transportation financing reform efforts such as the 2012 Vermont Legislature's Act 153, Section 40 Transportation Funding study and the Natural Resources Board/VTrans Fair Share Cost Study to help address declining revenue from the gas tax.
5. **Clean water Financing** – Monitor and participate in state financing reform such as the 2012 Vermont Legislatures Act 138 study which the Agency of Natural Resources is leading to make recommendations on how to implement and fund the remediation or improvement of water quality. Ensure that stormwater regulation and requirements do not financially burden or penalize dense and compact development in the areas planned for growth.
6. **Monitor State and municipal tax burdens** (education, utilities, municipal services and state) - Examine the structure of government to identify opportunities for restructuring, streamlining or eliminating programs to increase efficiency, reduce costs and enhance accountability. Substantive changes to our tax policy such as expanding the sales tax, internet and cloud taxation, and migrating to Adjusted Gross Income should not be made until we have a comprehensive picture of Vermont's tax structure, including the property tax and health care financing.

Commented [RM23]: Remove and replace if anything more relevant to include here.

7. **County coordination and alignment** – Coordinate and align investments and actions to advance the ECOS Plan. Monitor and report accomplishments.
8. **Multi-jurisdictional services** – There are a number of services that are provided on a regional or sub-regional basis. These include: Supervisory Unions, Chittenden Solid Waste District, Champlain Water District, Winooski Park District, Chittenden County Regional Planning Commission, Chittenden County Transportation Authority, Chittenden County Sheriff, Chittenden Unit for Special Investigations, and 911 dispatch. Examine and advance appropriate, efficient and effective governance structures to deliver improved services (i.e. Regional Walk/Bike/Park-n-Ride).

ⁱ Source: State of Vermont Municipal Planning Data Center Designated Areas:
<https://accmaps.vermont.gov/MunicipalPlanningDataCenter/DesignatedAreas>

ⁱⁱ Source: ECOS Scorecard Waste Water Annual Flow

ⁱⁱⁱ Source: Vermont Department of Public Services

^{iv} Source: Chittenden Solid Waste District 2020 Waste Diversion & Disposal Report

^v Source: Chittenden Solid Waste FY 2020 Annual Report

^{vi} Source: UVM Medical Center

^{vii} Source: 2019 American Community Survey Table S0101, US Census Bureau 2010 Census Summary File 1, Esri forecasts for 2021 and 2026

The Water Quality and Safety Map illustrates the level of impairment for streams and lakes based on the Vermont Department of Environmental Conservation 303d List and the 2012 List of Priority Surface Waters. Additionally, it shows the location of wetlands, fluvial erosion hazard areas, special flood ways, and the 500 year flood hazard area.

Map 9 - Natural Systems Map

The Natural Systems Map depicts sensitive and protected areas in the County. The resources included on the map are listed below and consolidated into four categories on the map: state known constraints, local known constraints, state possible constraints, and local possible constraints. Development should be located to avoid state and local known constraints, and to minimize impacts to state and local possible constraints. Constraints are based on statewide or local policies that are currently adopted or in effect (as of December, 2017). As with all maps included in the ECOS Plan, the map of constraints is intended to provide a general overview of existing conditions. The accuracy of information presented in the maps is limited due to scale. Errors and omissions may exist. These maps are not sufficient for delineation of features on-the-ground. To determine whether a site has constraints, surveyed information, engineering studies or other site-specific information will likely be necessary.

Local Known and Possible Constraints

Bolton	Burlington	Charlotte	Colchester
Known Constraints: <ul style="list-style-type: none"> • Surface Water Setbacks • Wetland Buffers • Slopes 25% or more Possible Constraints: <ul style="list-style-type: none"> • Conservation District • Slopes 15% to 25% • Forest District • Town Owned Land • Flood Hazard Overlay II 	Known Constraints: none identified Possible Constraints: <ul style="list-style-type: none"> • Historic Districts, Historic Neighborhoods (Eligible for Listing) • Mixed Use, Institutional Core Campus and Enterprise Zoning Districts • Designated Downtown and Neighborhood Development Area • Official Map Features • View Corridors • Burlington Country Club property • City-owned parks and Centennial Woods 	Known Constraints: none identified Possible Constraints: <ul style="list-style-type: none"> • Shoreland Setback and Buffer Area • Surface Waters, Wetlands, and Buffer areas • Flood Hazard Areas • Special Natural Areas • Wildlife Habitat • Historic Districts, Site, and Structures • Slopes greater than 15% • Land in Active Agriculture • Water Supply Protection • Scenic Views 	Known Constraints: <ul style="list-style-type: none"> • Slopes 20% or greater • Wetlands and Surface Water Buffers Possible Constraints: <ul style="list-style-type: none"> • Shoreland Overlay District

Essex	Hinesburg	Jericho	Milton
Known Constraints: <ul style="list-style-type: none"> Slopes Higher than 20% Possible Constraints: <ul style="list-style-type: none"> Scenic Resource Protection Overlay District Resource Protection District Slopes 15%-20% Core Habitat Habitat Blocks 	Known Constraints: <ul style="list-style-type: none"> Slopes Higher than 25% Possible Constraints: <ul style="list-style-type: none"> Slopes (15-25%) Core Habitat Village Growth Area Industrial Zoning District 	Known Constraints: <ul style="list-style-type: none"> Well Protection Area Overlay District Natural Resource Overlay District Primary Conservation Areas Possible Constraints: <ul style="list-style-type: none"> Secondary Conservation Areas Village Centers 	Known Constraints: <p>None identified</p> Possible Constraints: <ul style="list-style-type: none"> Town Forest and Municipal Natural and Rec Areas w/Management Plans Habitat Blocks 8-10 Encumbered Open Space

Richmond	Shelburne	South Burlington	Underhill
Known Constraints: <ul style="list-style-type: none"> Slopes equal to or greater than 35% Possible Constraints: <ul style="list-style-type: none"> None identified 	Known Constraints: <p>None identified</p> Possible Constraints: <ul style="list-style-type: none"> Significant View Areas Lakeshore Buffer Archeologically Sensitive Areas (not mapped) 	Known Constraints: <ul style="list-style-type: none"> Wetlands and buffer Possible Constraints: <ul style="list-style-type: none"> Source Protection Area Zone 1 Habitat Blocks Riparian Connectivity Slopes 20% or greater SEQ Natural Resource Protection Area 	Known Constraints: <ul style="list-style-type: none"> Above 1,500 ft. Elevation Possible Constraints: <ul style="list-style-type: none"> Slopes 15% or greater Mt. Mansfield Scenic Preservation District Wetlands and associated buffers, Surface Waters and buffers
Westford	Williston	State	State
Known Constraints: <ul style="list-style-type: none"> Slopes 25% or greater Deer Wintering Areas Ledge Outcropping Flood Hazard Overlay Water Resources Overlay Possible Constraints: <p>None identified</p>	Known Constraints: <ul style="list-style-type: none"> Water Protection Buffers Primary Viewshed Areas Slopes 30% or greater Possible Constraints: <ul style="list-style-type: none"> Slopes 15% -30% Conservation Areas/Natural Communities 	Known Constraints: <ul style="list-style-type: none"> FEMA Floodways DEC River Corridors National Wilderness Areas State-significant Natural Communities and Rare, Threatened, and Endangered Species Vernal Pools (confirmed and unconfirmed) Class 1 and 2 wetlands (VSWI and advisory layers) 	Possible Constraints: <ul style="list-style-type: none"> Agricultural Soils + Hydric Soils Act 250 Ag. Soil Mitigation Areas FEMA Special Flood Hazard Areas VT Conservation Design Highest Priority Forest Blocks (Forest Blocks – Connectivity, Forest Blocks – Interior, Forest Blocks - Physical Land Division) Highest Priority Wildlife Crossings Protected Lands (State fee lands and private conservation lands) Deer Wintering Areas

Map 2 - Future Land Use Map

The future land use map identifies the location and boundaries of the Chittenden County Regional Planning Areas as described below. [View the Future Land Use Map here:](https://arcg.is/1LTaWT)
<https://arcg.is/1LTaWT>

Planning Areas

The ECOS Plan uses the Planning Areas concept to identify places that share similar existing features and future planning goals. The Planning Areas reflect current municipal zoning as of [date](#), 2022. In addition, scenario exercises done in preparation for the 2013 ECOS Plan showed public support for growth concentrated in the areas planned for growth as defined herein. The Planning Areas aim to describe the appropriate type of future growth expected in each Planning Area; however, the exact uses and densities allowable are determined by local zoning and local and state permitting. The Planning Areas also aim to illustrate a regional picture of future land use policies in the County necessary to promote a regional conversation about land use in Chittenden County municipalities. The six base Planning Areas are depicted on the Future Land Use Plan Map. They are Center, Metro, Suburban, Village, Rural, and Enterprise. A Transit Oriented Development (TOD) overlay planning area has been added to depict and encourage a higher concentration of growth within walking distance to transit routes and stops; this overlay is within the areas planned for growth. The Center, Metro, Suburban, Village, and Enterprise Planning Areas together make up the areas planned for growth.

Center Planning Areas are intended to be regional centers or traditional downtowns that serve the County and beyond and contain a mix of jobs, housing, and community facilities. Center Planning Areas also contain the County's highest density and largest-scale developments with residential densities generally ranging from 7 to more than 60 dwelling units per acre. Center Planning Areas may contain a state designated New Town Center, Growth Center, Tax Increment Financing District, or high density Village Center. Development in downtown centers primarily happens through infill development of underutilized vacant land and adaptive reuse of older structures whereas, development in municipal growth centers occurs in targeted areas that will accommodate future anticipated growth. These land uses are locally planned and managed to coexist successfully with neighborhoods and natural areas. Places within Center Planning Areas are served by wastewater facilities, other infrastructure, and offer a variety of transportation options, including non-motorized modes

Metro Planning Areas are areas where local zoning authorizes places to accommodate jobs and housing in a compact development pattern that supports transit service and encourages pedestrian activity and are within the sewer service area. Commercial land uses found in the Metro Planning Area are intended to serve the nearby residential area. Existing densities within Metro Planning Areas are typically higher than those found in the Suburban, Rural, Village, and Enterprise Planning Areas and generally range between 4 and 20 dwelling units per acre. Future development in the metro area should be encouraged to occur at the higher end of this range to ensure that there are adequate housing and jobs in these areas.

Suburban Planning Areas are areas near a Center Planning Area, Metro Planning Area, Village Planning Area, or Enterprise Planning Area where local zoning authorizes future development to occur at scales, densities, and uses compatible with existing development and

with general residential densities greater than 1 and less than 4.5 dwelling units per acre. Many parts of the Suburban Planning Area already have been developed, often in suburban styles of development and are predominantly within the sewer service area. Future development and redevelopment in this Planning Area should be publicly sewered, minimize adverse impacts on natural resources, and protect strategic open space.

Enterprise Planning Areas are areas where local zoning authorizes a future concentration of employment uses that attract workers from the County and multi-county region. Development in these Planning Areas should have adequate wastewater capacity and access to transit or be near these services. Typically, this area encompasses major employers or a cluster of single employers and has current or planned transit service.

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.

Rural Planning Areas are areas where regional and town plans promote the preservation of Vermont's traditional working landscape and natural area features. The Rural Planning Area also provides for low density commercial, industrial, and residential development (generally a gross density of 1 dwelling unit per acre or less, where the lots themselves may be smaller) that is compatible with working lands and natural areas so that these places may continue to highlight the rural character and self-sustaining natural area systems. Development in the rural planning areas is typically outside the sewer service area.

Transit Oriented Development Overlay Planning Areas are areas within a quarter mile from Green Mountain Transit's primary routes that are located in areas within the County's areas planned for growth. The TOD Overlay Planning Area also includes a quarter mile buffer around GMT commuter bus stops in areas that are not served by GMT's primary routes. While the base planning areas reflect local zoning, the TOD Overlay Planning Area is meant to emphasize the importance of locating new development locations within walking distance to bus routes. Research indicates development density of at least 5 dwelling units per acre may enable more transit ridership and walkability, reducing the need for driving, and decrease energy use and carbon emissions. Development densities at greater than 12.5 dwelling units/acre can help enable a strong transit service and walkability. [Source: Cambridge Systematics, Moving Cooler Report as referenced in Statewide Energy Efficiency Collaborative, An Alliance to Support Local Government in CA] The underlying base planning area purpose statements will continue apply in regulatory proceedings, not the TOD Overlay Planning Area (Act 250 and Section 248).

Regional Planning Area Updates and Comments

Yellow=needs Review

While=change has been made

Municipality	Comment
Burlington	Review center planning area around Centennial Field/Neighborhood. Should this be the metro planning area?
Burlington	Center Planning area was edited to include the State Neighborhood Development Area
Charlotte	Review Village Planning Areas, West Village Planning Area extends into Rural Zoning,
Shelburne	Review Village Planning as it extends into Conservation Zoning District, Are other changes needed in light of Form Based Code?
Winooski	Center Planning area was edited to include the State Neighborhood Development Area
Essex	Review Suburban Planning Area along River Rd. Trim and extend to be coincident with extent of MDR Zoning District
Colchester	Review Planning Areas along Mallets Bay Ave
Bolton	Village Planning Area was edited according to changes recently made to the Village Zoning District, Resort Village Zoning, and Resort Residential Zoning
Milton	Review northern Enterprise Planning Area to align with Industrial Conservation Zoning District, Review Metro Planning along Westford Rd and North Rd should it be extended to edge of Old Towne Res Zoning?
Jericho	Review Village Planning Area, should it be extended to align with Village Zoning District?, Review Village Planning area in Jericho Center should it be edited to align with Village Center Zoning?
Williston	Review Suburban Planning Area Along Rt 2. Recent zoning change from Residential to Gateway, should this be changed to metro planning area to capture mix of uses?
South Burlington	Edited Suburban, Rural, and Metro Planning Areas to align with recent zoning changes



Building Homes Together 2.0

A campaign to strengthen Chittenden County communities

Year 6 Data Results – September 2022

In 2016, the Building Homes Together (BHT) campaign launched with the support of well over a hundred municipal officials, businesses, nonprofits, Legislators and individuals. A detailed report of the outcomes of the five-year campaign is [here](#); and the data is also available on this [online dashboard](#).

In December 2021, the Building Homes Together campaign launched its second five-year targets for making Chittenden County's housing market healthier, more equitable, and more affordable. Supported by over 125 local leaders, the campaign's goals include creating 5,000 new homes, with 1,250 permanently affordable, over the next five years. Those goals translate to 1,000 new homes per year, with 250 homes affordable.

In 2021, the first year of the Building Homes Together 2.0 campaign, the total construction goal of 1,000 new homes was nearly met. A net total of 912 new homes¹ added to the County in 2021 or 91% of our goal. This includes 623 multi-family homes, 214 single family homes, 25 accessory dwellings, and 71 group quarters; minus 21 demolitions.

New Homes Constructed and First Occupied in Chittenden County (all years refined in 2021) ²											
2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
272	360	754	472	578	651	1017	754*	635**	775	522	912

* Does not include a net gain of 304 dorm beds at UVM.

**Does not include 314 student beds within 105 apartments at Champlain College at 194 St. Paul Street.

Unfortunately, the County fell more short of the second goal of the campaign—to build 250 affordable homes annually. A total of 90 permanently affordable homes were built only meeting 36% of our goal.

Affordable Homes in Chittenden County ³					
2016	2017	2018* (housing bond)	2019 (housing bond)	2020	2021
111	94	81	171	84	90

*In 2018, Champlain Housing Trust permanently protected naturally occurring affordable housing at Dorset Commons in South Burlington; these 105 homes are not included in the 2018 count as this is an outlier.

¹ CCRPC data collection from Chittenden County municipalities on new homes first occupied in 2021. Mobile homes (1) and camps (3) are included in the single-family home category.

² CCRPC data collection from Chittenden County municipalities, 2014-2021 accounts for demolitions. Note: this data is refined each year to account for duplications and clarifications of year occupied therefore totals fluctuate from year to year.

³ In the first year of the campaign (2016) only the number of newly constructed affordable homes were counted. The campaign changed the methodology slightly in 2017 to tell a more complete picture about affordable housing – the change includes capturing inclusionary housing units and homes brought into a permanently affordable portfolio (such as Champlain Housing Trust's shared equity homes).



Building Homes Together 2.0

A campaign to strengthen Chittenden County communities

Notable Accomplishments

Chittenden County municipalities have also been tackling the issue of increasing the supply of affordable and market rate housing through a wide variety of avenues, including but not limited to:

- Conducted Housing Needs Assessments (Essex, Essex Junction, Hinesburg, South Burlington, Winooski, and Underhill. Richmond's is in process.)
- Established Housing Committees (Burlington, Colchester, Essex/Essex Junction, Hinesburg, Jericho, Richmond, Shelburne, South Burlington, Williston and Winooski)
- Increased residential density standards in local zoning (Bolton, Burlington, Essex Junction, Jericho, Milton, Richmond, Shelburne, South Burlington, Westford, Williston and Winooski; and many more are considering: Essex)
- Updated Accessory Dwelling Unit standards (Burlington, Charlotte, Jericho, Richmond, Shelburne, Westford and Williston)
- Review Process Improvements (Burlington, Westford, Williston and Winooski. Richmond in process.)
- Established Local Housing Trust Funds⁴ (Burlington, Charlotte, South Burlington, Williston and Winooski; at least two others are considering: Essex/Essex Junction)
- Adopted Inclusionary Zoning Requirements (Burlington, Hinesburg, and South Burlington; at least three others are considering: Jericho, Essex, Essex Junction)
- Actively pursued grant funding for affordable housing construction (Burlington, Hinesburg, Shelburne, and South Burlington; at least two others are considering)
- Donated municipal land for affordable housing (Winooski)
- Reduced permit or impact fees (Burlington, Milton, Williston, Hinesburg)
- Received State Designation Providing Act 250 Relief (Burlington, Colchester, Essex Junction, Hinesburg, Westford, Williston, Winooski)
- Participated in Regional Housing Discussions and Peer Learning (Bolton, Burlington, Charlotte, Colchester, Essex, Essex Junction, Hinesburg, Jericho, Milton, Richmond, Shelburne, South Burlington, St. George, Underhill, Westford, Williston and Winooski)
- Housing Retention Requirements (Burlington and South Burlington)
- Wastewater Infrastructure in Villages: Jericho, Huntington and Westford are actively working toward new wastewater infrastructure.
- Other: Burlington's Housing Action Plan; Williston's affordable housing incentives within the Growth Management Program; Hinesburg considering water/wastewater allocation based on community goals including housing needs

⁴ IF all Chittenden County municipalities added a penny to the property tax it could amount to approximately \$2 million for housing.