

Town Consultation

In accordance with 24 V.S.A. 4350(b)(1), the regional planning commission shall review and approve plans of its member municipalities when approval is requested and warranted. Each review shall include a public hearing noticed at least 15 days in advance. The regional planning commission shall approve the plan if it finds that it:

- (a) is consistent with the goals of 24 V.S.A. §4302
- (b) is compatible with the regional plan
- (c) is compatible with approved plans of other municipalities in the region; and
- (d) contains all of the elements included in 24 V.S.A. §4382(a)(1)-(12)

Element Review

Reviewed by _____
 Items Reviewed: _____
 If items are available online, provide hyperlinks: _____ AND
 date hyperlinks were last verified to be working _____

NVDA staff reviewed the plan and maps to determine that all the elements identified in §4382 were included.

- 1. A statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.
- 2. A land use plan, consisting of a map and statement of present and prospective land uses, that:
 - a. Indicates those areas proposed for:

Map	Text	
<input type="checkbox"/>	<input type="checkbox"/>	forests
<input type="checkbox"/>	<input type="checkbox"/>	recreation
<input type="checkbox"/>	<input type="checkbox"/>	agriculture
<input type="checkbox"/>	<input type="checkbox"/>	residence
<input type="checkbox"/>	<input type="checkbox"/>	commerce
<input type="checkbox"/>	<input type="checkbox"/>	industry
<input type="checkbox"/>	<input type="checkbox"/>	public and semi-public uses
<input type="checkbox"/>	<input type="checkbox"/>	open spaces
<input type="checkbox"/>	<input type="checkbox"/>	areas reserved for flood plain
<input type="checkbox"/>	<input type="checkbox"/>	areas that require special consideration for aquifer protection:
<input type="checkbox"/>	<input type="checkbox"/>	areas that require special consideration for wetland protection
<input type="checkbox"/>	<input type="checkbox"/>	areas that require special consideration for the maintenance of forest blocks, wildlife habitats, and habitat connectors (<i>for Plans adopted after January 1, 2018</i>)
<input type="checkbox"/>	<input type="checkbox"/>	areas that require special consideration for other conservation purposes
 - b. Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.
 - c. Identifies those areas, if any, proposed for designation under Chapter 76A of Title 24 "Historic Downtown Development," together with an explanation of how the designation would further the town's and the State's planning goals, and how the area meets the requirements for the type of designation to be sought.
 - d. Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests, and MAY include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber

production, recreation, or other values or functions identified by the municipality. *(for Plans adopted after January 1, 2018)*

- 3. A transportation plan, consisting of:
 - a. a map of present and prospective transportation and circulation facilities;
 - b. a statement of present transportation and circulation facilities.
 - c. a statement of prospective transportation and circulation facilities with indications of priority of need.
 - d. The above required map and statements may address the following transportation facilities:

Map	Text
<input type="checkbox"/>	<input type="checkbox"/> highways and streets by type and character of improvement
<input type="checkbox"/>	<input type="checkbox"/> parking facilities
<input type="checkbox"/>	<input type="checkbox"/> transit routes)
<input type="checkbox"/>	<input type="checkbox"/> terminals
<input type="checkbox"/>	<input type="checkbox"/> bicycle paths
<input type="checkbox"/>	<input type="checkbox"/> trails
<input type="checkbox"/>	<input type="checkbox"/> scenic roads
<input type="checkbox"/>	<input type="checkbox"/> airports
<input type="checkbox"/>	<input type="checkbox"/> railroads
<input type="checkbox"/>	<input type="checkbox"/> port facilities
<input type="checkbox"/>	<input type="checkbox"/> other similar facilities or uses.

- 4. A utility and facility plan, consisting of:
 - a. a map of present and prospective utilities and facilities;
 - b. a statement of present community facilities and public utilities;
 - c. a statement of prospective community facilities and public utilities and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing.
 - d. The above required map and statements may address the following utilities and facilities:

Map	Text
<input type="checkbox"/>	<input type="checkbox"/> Educational facilities
<input type="checkbox"/>	<input type="checkbox"/> Recreational facilities
<input type="checkbox"/>	<input type="checkbox"/> Other public sites
<input type="checkbox"/>	<input type="checkbox"/> Hospitals
<input type="checkbox"/>	<input type="checkbox"/> Libraries
<input type="checkbox"/>	<input type="checkbox"/> Power generating plants and transmission lines
<input type="checkbox"/>	<input type="checkbox"/> Water supply
<input type="checkbox"/>	<input type="checkbox"/> Sewage disposal
<input type="checkbox"/>	<input type="checkbox"/> Refuse disposal
<input type="checkbox"/>	<input type="checkbox"/> Storm drainage
<input type="checkbox"/>	<input type="checkbox"/> Other similar facilities and activities

- 5. A statement of policies on the preservation of:
 - Rare and irreplaceable natural areas;
 - Scenic features and resources;
 - Historic features and resources.

- 6. An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system.

- 7. A recommended program for the implementation of the objectives of the development plan, including elements of §4401, §4402, and §4403 of this title.

Municipality:

Date Adopted: _____

8. A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas, and the regional development plan under this title and state plans developed under Title 10.

9. An energy plan, including an analysis of energy:

- Resources
- Needs
- Scarcities (none noted)
- Costs
- Problems within the municipality

And a statement of policy on:

- The conservation of energy
- The development of renewable energy resources
- Patterns and densities of land use likely to result in conservation of energy;

10. A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to § 4348(a)(9) of Chapter 117.

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

12. A flood resilience plan that:

- (i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and
- (ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

For Municipalities intending to apply for Downtown Designation or Village Center Designation:

For applications filed on and after July 1, 2014, the intention to apply for designation under this section **shall be included in the plan of the municipality**, and the plan shall explain how the designation would further the plan's goals and the goals of section 4302 of this title

For Municipalities with an existing Designated Downtown or Village Center:

On and after July 1, 2014, any community applying for renewal shall explain how the designation under this section has furthered the goals of the town plan and shall submit **an approved town plan map** that depicts the boundary of the designated district.

Compatibility with Statewide Planning Goals

NVDA staff has also reviewed the plan to determine if it consistent with the goals of 24 V.S.A. §4302. Statute defines "consistent" as requiring substantial progress toward attainment of the goals...unless the planning commission determines that a particular goal is not relevant or attainable.

Goals/Objective		Comment
(1)To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.		

<p>(A) <i>Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.</i></p> <p>(B) <i>Economic growth should be encouraged in locally designated growth areas, employed to revitalize existing village and urban centers, or both, and should be encouraged in growth centers designated under chapter 76A of this title.</i></p> <p>(C) <i>Public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.</i></p> <p>(D) <i>Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.</i></p>		
<p>2) To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.</p>		
<p>(3) To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.</p>		
<p>(4) To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.</p> <p>(A) <i>Highways, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.</i></p>		
<p>(5) To identify, protect, and preserve important natural and historic features of the Vermont landscape, including:</p> <p>(A) <i>significant natural and fragile areas;</i></p> <p>(B) <i>outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;</i></p> <p>(C) <i>significant scenic roads, waterways, and views;</i></p> <p>(D) <i>important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.</i></p>		
<p>(6) To maintain and improve the quality of air, water, wildlife, forests, and other land resources.</p> <p>(A) <i>Vermont's air, water, wildlife, mineral and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).</i></p> <p>(B) <i>Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.</i></p> <p>(C) <i>Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.</i></p>		
<p>(7) To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.</p> <p>(A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.</p> <p>(B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.</p>		
<p>(8) To maintain and enhance recreational opportunities for Vermont residents and visitors.</p> <p>(A) <i>Growth should not significantly diminish the value and availability of outdoor recreational activities.</i></p>		

<p><i>(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.</i></p>		
<p><i>(9) To encourage and strengthen agricultural and forest industries. (A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density. (B) The manufacture and marketing of value-added agricultural and forest products should be encouraged. (C) The use of locally-grown food products should be encouraged. (D) Sound forest and agricultural management practices should be encouraged. (E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.</i></p>		
<p><i>(10) To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.</i></p>		
<p><i>(11) To ensure the availability of safe and affordable housing for all Vermonters. (A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income. (B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities. (C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings. (D) Accessory apartments within or attached to single-family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.</i></p>		
<p><i>(12) To plan for, finance and provide an efficient system of public facilities and services to meet future needs. (A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal. (B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services</i></p>		
<p><i>(13) To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.</i></p>		
<p><i>(14) To encourage flood resilient communities. (A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion. (B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged. (C) Flood emergency preparedness and response planning should be encouraged.</i></p>		

Staff recommendation:

_____ plan (HAS/HAS NOT) been found to:

- (a) be consistent with the goals of 24 V.S.A. §4302
- (b) be compatible with the regional plan
- (c) be compatible with approved plans of other municipalities in the region; and

Municipality:

Date Adopted: _____

(d) contain all of the elements included in 24 V.S.A. §4382(a)(1)-(12)

If NOT, Staff recommends the following changes:

Next steps:

_____’s plan will expire on _____, unless it is readopted in accordance with procedures outlined in 24 V.S.A. §4385. NVDA is required to consult with the planning commission in order to confirm the town’s planning efforts (i.e. ascertain that the town has duly adopted a plan, is engaged in a planning process, and is working to implement its plan). This review of the recently adopted plan is the first consultation. Statute requires us to consult with the town at least TWICE over the 8-year life of the plan, but we can do this more frequently if the town needs assistance.

Things to consider for implementation and for potential updates to the plan: