



## CENTRAL VERMONT REGIONAL ENERGY COMMITTEE

April 27, 2017

4:00pm

Montpelier City Hall – Memorial Room

### AGENDA

1. **CALL TO ORDER & WELCOME**

The Vice-Chair will call the meeting to order.

2. **CHANGES OR AMENDMENTS TO THE AGENDA**

The Committee should consider any changes or amendments to the agenda.

3. **PUBLIC COMMENTS**

Members of the public are encouraged to provide comments related to items not on the agenda.

4. **APPROVAL OF MINUTES**

The Committee should review and consider approval of the draft minutes from the March 30, 2017 Regional Energy Committee meeting.

5. **MUNICIPAL INPUT SURVEY & PUBLIC PARTICIPATION UPDATE**

Staff will provide an overview of the second proposed survey that will be used to gather information regarding the regional energy plan. The second survey will be focused on a more generalized audience to solicit input. Staff will provide information regarding the specific survey questions and outreach activities planned.

6. **REGIONAL & MUNICIPAL TARGETS FOR RENEWABLE ENERGY**

Staff has been working to allocate the regional projections and targets to a municipal scale in order to provide the information out to the 23 member municipalities. Staff will provide the committee with a brief update on the activities associated with this process and when municipalities can expect to receive data.

7. **REVIEW OF DRAFT REGIONAL ENERGY PLAN – PATHWAYS & IMPLEMENTATION**

Based on discussions at the March 30<sup>th</sup> Regional Energy Committee Meeting, staff has been working to develop a draft regional energy plan that will meet the standards outlined in Act 174. Staff will present a draft of the pathways & implementation actions that have been identified to coincide with the standards. The basis for the pathways & implementation is from the 2016 Central Vermont Regional Plan. The draft Pathways & Implementation and Act 174 standards for Pathways & Implementation Actions are ***included*** with the agenda.

8. **OTHER BUSINESS**

The next meeting of the Regional Energy Committee will be on Wednesday, May 24, 2017.

9. **ADJOURN**

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION  
REGIONAL ENERGY COMMITTEE**

**March 30, 2017  
MEETING NOTES**

The regular meeting of the Central Vermont Regional Planning Commission's Regional Energy Committee was held on Thursday, March 30, 2017 at 4:00PM in the Board Room of the Central Vermont Medical Center.

**Committee Members Present:**

Jamie Stewart – Central Vermont Economic Development Corporation  
Bram Towbin – Town of Plainfield Selectboard  
Alex Bravakis – Novus Energy Development  
Steve Fitzhugh – Town of Northfield Planning Commission  
Karin McNeill – Agency of Natural Resources  
Jackie Cassino – Agency of Transportation  
Julie Potter – RPC Representative - Town of East Montpelier  
Robert Dostis – Green Mountain Power  
Barbara Conrey – City of Montpelier Energy Committee  
Paul Zabriskie – Capstone Community Action  
Karen Horn – Vermont League of Cities & Towns  
Don LaHaye – RPC Representative - Town of Waitsfield

**Committee Members Not Present:**

Patty Richards – Washington Electric Coop  
Mark Sousa – Green Mountain Transit  
Brian Fitzgerald – RPC Representative - Town of Duxbury  
Ron Krauth – RPC Representative - Town of Middlesex  
Dan Potter – Vermont Public Service Department  
Janet Shatney – RPC Representative - Barre City

**Others Present:**

Eric Vorwald – CVRPC Senior Planner  
Marian Wolz – CVRPC Assistant Planner  
Janice Ohlsson – Town of Calais  
John Brabant – Town of Calais  
Harrison Snapp – Town of Waitsfield

**CALL TO ORDER & WELCOME:**

The meeting was called to order by Mr. Fitzhugh at 4:06PM. Since several members of the public were in attendance, Mr. Fitzhugh asked for a round of introductions.

**CHANGES OR AMENDMENTS TO THE AGENDA:**

No changes to the agenda were recommended.

PUBLIC COMMENTS:

Mr. Brabant from Calais made the comment that he found the makeup of committee members, strange. He noted that he felt the representation on the on committee was not representative of the towns in the region.

Ms. Potter responded that the Regional Commission established the Energy Committee as an advisory committee, not to make decisions for the Regional Commission, but rather to help draft an informed energy plan that ultimately the Regional Commission will discuss for approval. She noted that the Regional Commission felt it would be helpful to have representatives from utilities, renewable energy developers and state agencies on the Energy Committee to provide helpful insights and information as the plan is being developed.

APPROVAL OF MINUTES:

Jamie Stewart moved to approve the February 23, 2016 minutes as presented; Julie Potter seconded. Motion carried by a vote of 9-0 with two members abstaining noting they were not in attendance at the February meeting.

MUNICIPAL INPUT SURVEY & PUBLIC PARTICIPATION UPDATE:

Ms. Wolz provided an analysis of the Regional Energy Plan input survey that was completed by municipal entities over the month of February. She discussed the multiple choice and comment responses received and how those illustrated certain themes relating to the energy discussion in the region.

Mr. Bravakis noted that in question 7 of the survey, the question should have been about distribution lines, not transmission lines. Mr. Towbin asked if the construction of new distribution lines would actually make a difference in aesthetics. Ms. McNeil added that the focus should be on the land use implications of siting energy generators away from existing infrastructure.

Ms. Wolz concluded the presentation on the survey results by noting that staff recommended incorporating the suggested regional constraints as possible constraints, but leaving the incorporation of additional municipal constraints up to the municipality. She added that the regional energy maps can be viewed as the 'broad brush' maps and that municipalities that decide to pursue energy planning will be able to add detail to the municipal level maps as long as they are able to demonstrate they can provide sufficient land to meet the region's megawatt hour targets.

REGIONAL & MUNICIPAL TARGETS FOR RENEWABLE ENERGY:

Ms. Wolz began the discussion on the new megawatt hour targets by demonstrating how the state determined the region's targets using the share of state population. She then discussed examples of what installed capacity and actual generation are for different types of renewable electric energy generators in the region.

The questions of whether the targets take in account total vehicle fuel switching to electric power was brought up. Ms. Wolz noted she believed they did but would check to make sure.

Ms. Potter noted it would be helpful to see the acreage for the renewable electric energy generation sites as compared to their installed capacity and actual generation. The Committee also discussed the advantages and disadvantages of using population as the only factor for distributing the regional share to the municipalities. It was discussed that listing the existing generation by municipality would be important to determine how much new generation may be needed. Ms. Wolz noted that she would work to identify existing generation numbers by municipality.

Finally, Ms. Wolz noted that discussion at the February meeting included identifying existing electricity use by municipality to help further refine the municipal breakdown of regional targets. Ms. Wolz noted that she was still working with the Vermont Electric Energy Corporation to separate electricity use by municipality since it is currently presented by zip code. Ms. Wolz stated that she should have more information at the next meeting.

#### REVIEW OF ENERGY PLANNING STANDARDS & ENERGY PLANNING CONSISTENCY:

Mr. Vorwald began by describing staff's proposal to use the text from the energy element from the 2016 Central Vermont Regional Plan as the starting point to work off of for the Energy Element under development. The Energy Element being developed will be incorporated into Plan Central Vermont and will serve as the energy chapter for the regional plan. Eric asked the committee for comments and approval for using the existing text from the 2016 Central Vermont Regional Plan Energy Chapter as a basis for building the Energy Element under discussion. Ms. Cassino asked if there would be more in depth discussion at later meetings to refine and address specific policies and data updates. Mr. Vorwald confirmed that the text from the 2016 Regional Plan would serve as the base for the Energy Plan development, and that there would be significant discussion on data updates and policies refining that would need to be added in order to have the Energy Plan meet the Department of Public Service's Regional Energy Standards.

Mr. Fitzhugh asked for a verbal approval of Mr. Vorwald's question, and the committee unanimously voiced their approval of using the 2016 Energy Chapter of the Regional Plan as the starting point for the Energy Plan development.

#### OTHER BUSINESS:

Mr. Vorwald noted that the next meeting of the Regional Energy Committee would be on Thursday, April 27<sup>th</sup> and be held in the Memorial Room at Montpelier City Hall.

#### ADJOURN:

With no additional business to discuss Ms. McNeil moved to adjourn the meeting which was seconded by Mr. Zabriski. The Committee voted unanimously to adjourn the meeting at 6:00pm.



## MEMORANDUM

**TO:** Central Vermont Regional Energy Committee

**FROM:** Eric Vorwald, AICP  
Senior Planner

**RE:** **Regional Energy Plan Development and Pathways**

**DATE:** April 27, 2017

The purpose of this memo is to provide the Central Vermont Regional Energy Committee with information regarding development of the Regional Energy Plan and how the standards outlined in Act 174 of 2016 can be met through existing planning efforts.

Staff has developed draft pathways and implementation actions that coincide with the standards outlined in Act 174 for regional plans. These pathways are based on information contained in the 2016 Central Vermont Regional Plan and guidance that has been provided by the Department of Public Service (including sample pathways and implementation actions). This information will serve as the basis for the regional energy plan and provide the specific actions to be taken in order to meet the state's goals of 90% renewable energy by 2050/

### Action Requested:

The Regional Energy Committee should review the draft pathways and implementation actions to ensure they are consistent with the standards outlined in Act 174 and are reasonable to meet the region's share of renewable energy by 2050. Staff will ask for any comments to be discussed at the April 27<sup>th</sup> Regional Energy Committee meeting.

**CENTRAL VERMONT REGIONAL ENERGY PLAN  
MAY 2017**

**DRAFT v.1**

**PATHWAYS & IMPLEMENTATION ACTIONS**

The following goals and implementation actions outline the specific pathways for the region to consider in order to effectively support the State of Vermont's goals that are outlined in the Comprehensive Energy Plan. These goals are intended to cover a variety of pathways that address land use and siting of developments (including renewable energy generation); efficiency of building construction and weatherization; and fuel switching from fossil based fuels to more sustainable and renewable options.

**A. Conservation and Efficiency**

Policy A-1: Increase conservation of energy by individuals and organizations.

Conservation of energy is a key component to achieving the State's goals of 90% energy derived from renewable sources by 2050. Conservation of energy in-turn will reduce the amount of energy needed to support the existing and future systems thus allowing small increases in generation to support more uses overall.

Implementation Actions:

1. Identify and maintain a directory of regional organizations that offer assistance in weatherization and make this information available to the Region's municipalities on a quarterly basis.
2. Develop informational brochures regarding energy efficiency, weatherization, and their benefits related to cost savings.
  - a. Work with regional partners to develop this information and update as appropriate.
  - b. Distribute these brochures to municipalities for display or dissemination at a municipal level.
3. Identify underserved populations such as low-income households and work with regional partners to encourage participation in programs such as the state Weatherization Assistance Program or similar initiatives.
4. Work with interested municipalities to form Municipal Energy or Climate Action Committees to address local energy concerns and provide support as appropriate.
5. Continue to provide technical assistance to municipalities and will encourage that municipal bylaws promote energy conservation and the development of renewable energy resources.

Policy A-2: Promote energy efficiency in the design and construction of buildings.

Energy efficient building designs provide benefits to the owners and occupants by reducing the amount of energy needed to heat, cool, and maintain the mechanical systems within the building. Establishing and promoting energy efficiency in design and construction will ensure new buildings and building practices will be more efficient into the future.

Implementation Actions:

1. Partner with existing organizations to provide education and support to municipalities interested in establishing “stretch codes”<sup>1</sup> for residential and commercial building standards.
2. Through partnerships and other community collaborations, the CVRPC will work with municipalities to establish local energy codes requiring or promoting energy efficient design and renewable fuel use in new commercial construction project that require an Act 250 permit.
3. Identify or develop educational materials related to net-zero ready buildings<sup>2</sup> to be utilized by municipalities to inform their citizens about the efficiency of this design technique.
4. Identify community organizations or existing businesses to develop and disseminate information regarding the use of landscaping for energy efficiency including the importance of tree canopies, pervious surfaces, and similar design practices.
5. Identify information or develop new materials that promote the use of Vermont’s residential building energy label/score to inform the community of the importance of energy efficiency in building design and construction.

Policy A-3: Identify ways to decrease the use of fossil fuels for heating.

Reliance on fossil fuels for heating is an unsustainable practice. Fossil fuels are non-renewable therefore they will eventually be depleted to a point where they are too expensive or too rare to be viable. Establishing alternative sources of renewable fuels for heating will begin to shift the need from fossil fuels to more sustainable fuel options such as biomass, wind, or solar production.

Implementation Actions:

1. The use of non-renewable energy resources should be decreased, while the use of renewable energy resources, particularly those of local origin, should be increased.

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<sup>1</sup> Vermont has Residential Building Energy Standards (RBES) and Commercial Building Energy Standards (CBES). Stretch energy codes are those that achieve greater energy savings than the base RBES and CBES by including more stringent requirements for design and evaluation of energy efficiency.

<sup>2</sup> A net-zero ready building is generally defined as a building whereby an equal or greater amount of energy used by a building is produced on site.

2. Promote the development and use of renewable sources of energy, particularly those of local origin, through public education efforts and participation in Act 250 and Section 248 hearings.
3. Encourage efforts to determine the potential for sustainable large scale biomass/biofuel production within the Region while considering any ecological impacts associated with long term, large scale biomass production and harvest.
4. Large scale wood using projects, such as power generators and wood pellet production, proposed for Central Vermont and adjacent Regions are encouraged. However, they must demonstrate that the project's demand for wood will not ultimately lend to Regional supply shortages. In the event that a wood energy plant is proposed within the Region, that proposal shall include a forest management plan which ensures that timber harvesting will occur in a sustainable manner.
5. Expansions and efficiency improvements to existing hydro-power generators and transmission facilities are encouraged where such investments clearly benefit the residents of the Region.
6. Hydro-power development should not diminish water quality, habitat, or recreational opportunities. Run-of-the-river<sup>3</sup> projects are preferred to projects which require impoundments with low or minimum flows. Fish ladders should be installed where appropriate and necessary.
7. Encourage the recovery of methane for use as an energy source from solid-waste, agriculture sites, or waste water treatment facilities wherever economically feasible. New landfills should be designed to enable the capture of gases during decomposition.
8. Encourage the development of biofuels to reduce gasoline consumption, which can be produced from local renewable resources. Local regulations should encourage alternative fuel businesses in local land use regulations.
9. Support the use of biofuels and/or electric power in government and public transit vehicles through grant assistance, identification of funding, or similar actions.
10. In evaluating any commercial wind power generation proposals, CVRPC will consider the economic, social, and environmental benefits (i.e. costs avoided) in addition to potential environmental/aesthetic impacts. CVRPC will help to identify those locations where wind turbines might be feasible and appropriate, as well as those sites where turbines would be considered inappropriate. For the life of this Plan, the Washington County portion of the Worcester Range and Camel's Hump are considered inappropriate locations for industrial turbines due to their inaccessibility, wilderness values, and aesthetic features. Conversely, the presence/proximity of existing development should be considered as a positive in evaluating potential wind sites.

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<sup>3</sup> Run-of-the-River hydroelectric facilities rely on little to no ponding of water therefore allowing the river to generally flow freely without the need for storage. These types of hydroelectric facilities are more susceptible to flow conditions and therefore operate as an intermittent facility.



11. Encourage the development of small scale wind, solar, or hydro power by individuals, or groups of individuals, to offset fossil fuel consumption and promote self-sufficiency. For this reason, the CVRPC will work with municipalities to make provisions for the same in local plans and bylaws.
12. Work with the building trades community and their partners to encourage and support the installation of technologies that support efficiency and reduced reliance on fossil fuels such as:
  - a. Cold climate heat pumps
  - b. Ground-source heat pumps
  - c. Wood heating options including combined heat and power
13. Work with municipalities to identify potential locations for wood-fired district heating that consider possible users, proximity to fuels, and consistency with land use regulations to maximize community benefits.
14. Work with municipalities to identify potential locations for bio-digesters that consider possible users, proximity to fuels, and consistency with land use regulations to maximize community benefits.
15. Work with municipalities to identify locations and review regulations to ensure biogas such as farm based, non-farm based, or landfill methane is encouraged and supported throughout the Region.

**B. Reducing Transportation Energy Demand, Single-Occupancy Vehicle Use, and Encouraging Renewable or Lower-Emission Energy Sources for Transportation**

Policy B-1: Encourage increased use of transit.

Public transit offers communities the ability to move multiple persons utilizing existing roadway or railway infrastructure. Convenient, reliable and efficient public transit provides an alternative mode for individuals that might otherwise choose to drive alone. Public transit has the ability to reduce the need for parking, provide more walkability in communities, and reduce congestion on local roads.

Implementation Actions:

1. Assist municipalities and regional partners including state agencies and the business community to identify incentives that encourage the inclusion of public transit in land development plans including reductions in parking requirements, reduced local permit fees, or similar incentives.
2. Work with regional partners including state agencies and the business community to identify incentives that encourage employers to support the use of public transit by their employees such as discounted transit fares, flexibility in work hours, or similar incentives.

3. Work with Green Mountain Transit to identify future growth areas or development centers to ensure public transit will be accommodated in these locations including access to park & ride locations.
4. Work with public transit providers and other partners to identify underserved communities such as rural areas or low-income neighborhoods to identify transit opportunities in these locations.
5. Work with regional partners and municipalities to establish a comprehensive transportation plan that incorporates policies regarding the expansion of public transit that considers locations of park & ride facilities; public facilities such as schools and government buildings; or other activity centers and uses throughout the Region.
6. Ensure the continued support of intermunicipal or interregional public transit options are maintained such as bus or rail service.

Policy B-2: Promote the shift away from single-occupancy vehicle trips

Due to the rural nature of Central Vermont, single-occupancy vehicle trips are a common occurrence. While many people rely on their vehicle to perform general day-to-day tasks, reducing the rate of these trips can improve congestion on local roads; reduce conflicts with vehicles and pedestrians; and provide more support for ride shares, public transit, or similar multi-occupancy trips.

Implementation Actions:

1. Promote the use of ride share programs within the region and maintain an active list of available services that can be distributed to the municipalities.
2. Work with regional partners such as VTrans to ensure inventories of park & ride locations and conditions are up-to-date. This may include occupancy studies or user surveys to assess specific needs.
3. Work with utility companies and municipalities to inventory and map infrastructure such as fiber optic cable to identify gaps that may prohibit information accessibility or telecommuting options.

Policy B-3: Promote the shift away from gas/diesel vehicles to electric or non-fossil fuel transportation options.

Reducing the dependency on fossil fuels and other non-renewable fuels is a key pathway to achieving the state's energy planning goals. Switching to electric or non-fossil fuel based vehicles will help reduce greenhouse gas emissions and promote cleaner fuel alternatives.

Implementation Actions:

1. Evaluation of possible gaps in the electric charging infrastructure should be identified to determine where efforts should be focused to support electric vehicle use.
2. Work with municipalities to ensure land use regulations do not prohibit the installation of

electric vehicle charging stations and identify model language that can be considered by municipalities to support electric vehicle infrastructure.

3. Identify businesses in the Region that operate large fleets of vehicles to provide assistance evaluating the possibility of integrating electric or non-fossil fuel based vehicles into their fleets.
4. Inventory existing locations of electric vehicle charging stations to identify where gaps may exist or where needs could be met to provide greater access to electric vehicle owners.
5. Work with municipalities to evaluate regulations the ensure barriers do not exist that would prohibit non-fossil fuel vendors (such as bio-diesel) from operating in the Region.
6. Work with industry advocates and municipalities to ensure open communications exist to disseminate information on a routine basis. This may be done through regular meetings, special events, or other avenues as deemed appropriate.

Policy B-4: Facilitate the development of walking and biking infrastructure

Walking and biking provide valuable alternatives to motorized vehicle travel. Ensuring a safe, efficient, and convenient infrastructure exists to promote walking and biking is essential to the future growth and sustainability of the Region's municipalities.

Implementation Actions:

1. The CVRPC will support land use planning and implementation programs that promote planning for efficient non-motorized alternatives to the automobile by:
  - a. Encouraging the planning and development of walking and biking paths between or within population centers.
  - b. Evaluating local regulations and support municipal regulations that require walking and biking infrastructure to be developed in activity centers.
  - c. Developing model regulations to be evaluated by municipalities that require walking and biking infrastructure in downtowns, village centers, or growth areas.
2. Provide regular updates and training to municipalities that discuss complete streets concepts and to effectively implement these facilities including sample language to be evaluated for inclusion in local regulations.
3. Work with its municipalities and regional partners to develop a walking and biking master plan that identifies priority projects, gaps in the infrastructure, and implementation strategies for incorporating facilities where appropriate.
4. Evaluate land use patterns to ensure walking and biking connections exist or are possible between key land uses such as schools and neighborhoods.

### C. Patterns and Densities of Land Use Likely to Result in Conservation of Energy

Policy C-1: Land use policies that demonstrate a commitment to reducing sprawl and minimizing low-density development

Land use policies that work to limit the proliferation of large lot development in favor of small lots in a compact area help communities address conditions that create sprawl, or the outward pattern of development that is characterized by auto-centric uses in an expanded geography. By limiting conditions that lead to sprawling development patterns, the Region can more effectively support energy independence.

Implementation Actions:

1. Higher density residential, commercial, and industrial development should be located in Regional Centers and Town Centers to maintain existing settlement patterns.
2. Small-scale shopping centers, designed to complement the historic character and support the vibrancy of community centers, are most appropriate in Town Centers or Hamlets (see Rural Areas). Community and Regional Shopping Centers, however, are less appropriate in Town Centers or Rural Areas and should be located in Regional Centers as a first priority and Mixed-Use Commercial areas as a second priority.
3. Provide assistance to municipalities to identify future growth areas that can accommodate development needs while meeting smart growth principles.
4. New development within the Region should be planned so as to respect the historic settlement pattern of compact villages, neighborhoods, and urban centers separated by rural countryside.
5. Assist municipalities in preparing information necessary to acquire or maintain state designations.
6. Work with municipalities and regional partners to inventory and map existing infrastructure such as water and wastewater to evaluate capacity and development potential.
7. Develop or make available model ordinances related to Planned Unit Developments, for review and consideration by municipalities as a way to establish compact development patterns outside of existing growth areas.
8. Work with communities to evaluate their land development regulations to ensure development regulations (including scale, massing, building height, and minimum lot size) are suitable to support density in appropriate locations that is consistent with community character.

Policy C-2: Strongly prioritize development in compact, mixed-use centers when feasible and appropriate or ways to make compact development more feasible.

Compact development patterns create opportunities whereby land uses that support where people live, work, and recreate, are all within close proximity. This not only creates a greater sense of place but it provides opportunities to walk, bike, or utilize public transit as the primary mode of transportation. Additionally, compact development patterns can promote conservation of energy through the redevelopment of underutilized spaces therefore including more energy efficient building designs.

Implementation Actions:

1. Explore opportunities to conduct regional workshops focused on developing and implementing Form-based Land Use Regulations.
2. Encourage infill, redevelopment, adaptive reuse of existing buildings and reuse of “brownfield” sites in Regional and Town Centers. Encourage the revitalization and reuse of viable historic structures whenever possible.
3. Work with municipalities to align local capital planning and public investment strategies with infill and redevelopment goals.
4. Support implementation of infill and redevelopment activities identified in the 2015 Vermont Downtown Action Team reports (Barre City, Northfield, Waterbury, Waitsfield and Warren).
5. Provide information to municipalities regarding alternative land use regulations such as form-based codes and identify communities where similar regulations have been successfully implemented.
6. Continue to work with municipalities and VTrans to reduce conflicts between traffic needs and human-scale functions of Regional and Town Centers through practices like traffic-calming measures, pedestrian-safety improvements and gateway treatments. Priority for the use of public funding for the maintenance or improvement of infrastructure shall be for those that support concentrated development in Regional and Town Centers.
7. The CVRPC will assist municipalities as appropriate to develop or revise land development regulations to ensure in-fill development and adaptive reuse of buildings in existing settlements is permitted or encouraged.

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION  
REGIONAL ENERGY PLAN OUTLINE**

**04.27.2017**

**PATHWAYS/IMPLEMENTATION ACTIONS**

**Policy on the conservation and efficient use of energy**

- Encourage conservation by individuals and organizations
- Promote efficient buildings
- Promote decrease in fossil fuels for heating

**Policy on reducing transportation energy demand, single-occupancy vehicle use, and encouraging renewable or lower-emission energy sources for transportation**

- Encourage increased use of transit
- Promote shifts away from single-occupancy vehicle trips
- Promote shift away from gas/diesel vehicles to electric or non-fossil fuel transportation options
- Facilitate the development of walking and biking infrastructure

**Policy on patterns and densities of land use likely to result in conservation of energy**

- Include land use policies that demonstrate a commitment to reducing sprawl and minimizing low-density development
- Strongly prioritize development in compact, mixed-use centers when feasible and appropriate or ways to make compact development more feasible

**Policy on the development and siting of renewable energy resources**

- Evaluate generation from existing renewable sources by municipality
- Analyze generation potential on suitable locations by municipality
- Identify adequate land or locations for the siting of renewable sources to meet the 2050 targets established for the region
- Ensure identified constraints do not prohibit the development of sufficient renewable energy sites to meet identified targets
- Include statements of policy with the maps related to preferred, potential, and unsuitable sites for renewable energy generation
- Maximize the potential for renewable energy generation on preferred locations