

Municipal Plan Approval Checklist

Town: Marshfield **Date:** 12/6/2012

Reviewer: Jackie Cassino

Staff / Committee: Tina Ruth, Ron Krauth, Tim Carver, Bill Arrand,

Town Representative: Michael Schumacher (Commissioner)

Background: The following is a review of the Marshfield Plan under the provisions and standards of Chapter 117, Section 4350, wherein it is stated “a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted.” Conditions warranting approval include findings that the plan:

- Contains each of the **eleven** elements listed in section 4382 of Chapter 117;
- Is consistent with the **thirteen** goals established in Section 4302 of Chapter 117. (“Substantial progress toward attainment” of these goals is the standard by which consistency is evaluated); and
- Is **compatible** with the Regional Plan and the approved plans of other municipalities in the Region.

General Comments/Notes: The previous Marshfield Town Plan was adopted in 2006 and approved by CVRPC in April, 2006. The 2012 Plan represents a general amendment of the 2006 Plan, with data, information, and statistics updates (as were available at the time of drafting). The Plan adequately responds to the new requirements to address economic development. It is important to note that portions of the Marshfield Plan were drafted before much of the 2010 United States Census data was available. Therefore, the Plan lacks updated data in some sections of the Plan. The Plan also makes use of survey results from a 2004 Community Survey; the same data that was used for the 2006 Town Plan. Additional public participation measures are not identified in the Plan narrative.

The 2012 Marshfield Town Plan aptly represents the Town through an overall theme of balanced interests throughout the narrative. These themes include the conservation of rural character and the preservation of development rights in the appropriately regulated areas. The Plan utilizes a 2008 build out analysis and current municipal infrastructure capacity to promote its findings. The Plan provides a thorough Land Use Chapter narrative-effectively utilizing state, regional, and local data to specifically address the current and future location of development and conservation opportunities based on trends, available infrastructure, and projections.

The Plan provides clear and measurable implementation strategies for the majority of the goals listed in each corresponding chapter- relevant to each of the required elements. Each strategy identifies responsible parties for completion. The goals/strategies lack a general timeframe for completion and the Plan does not address which strategies from the 2006 Plan were completed and why some strategies have been rolled into the 2012 Plan. Future Plan updates would benefit from such details in order to demonstrate that the Town has made “substantial progress” towards implementation as is required in the state statute.

Staff Conclusion(s):

The 2012 Marshfield Town Plan is not a substantial change from its previous version, but it does meet all the statutory mandates of Chapter 117 required for “approval” of the document by CVRPC and is in conformance with the 2008 Regional Plan.

Future plan updates will provide Marshfield with the opportunity to expand upon many goals, policies and implementation strategies established in the 2012 plan, as well as provide status updates on identified planning goals/policies/strategies. Staff strongly recommends that such updates clearly demonstrate substantial progress towards the 2012 goals and strategies.

Staff recommends its approval by the Review Committee and the full Regional Commission.

On 12/6/2012 the Town Plan Review Committee voted to recommend approval to the full Regional Commission.

Summary of MUNICIPAL PLAN REQUIREMENTS (*under 24 VSA., Chapter 117, Subchapter 5*)

A Required Plan Elements/Maps [§4382(a)] Each of the elements are required in some form for all municipal plans:			Pages	Comments, notes, suggestions
1. Statement of municipal policies, objectives, programs to guide growth and development	TEXT	MAP	6	The Plan's basic Goal and Principles" addressing the required elements appear at the in the Introduction Chapter of the Plan. Additionally, each required element and specific goals and strategies are addressed in the corresponding Chapter. The latter would benefit from either text or charts identifying an appropriate timeline for strategy implementation.
2. Land use plan (and map) showing proposed land use areas/districts		y	63-74	The Plan contains detailed description of land use areas/current zoning districts. A current zoning map is included in the Plan. The Plan text accurately addresses current land use and desired areas for future land uses within the community. The need for potential zoning regulation revisions as based on the 2008 build out analysis and a proposed study of the Village District to determine infill feasibility is identified.
3. Transportation plan (and map) showing needed/proposed improvements		y	46-50	The Transportation Map would benefit form the addition of public transportation routes and needed/proposed improvements to transportation network (bridge, culvert, road locations)-either in map form or in the text. Overall, the transportation text reflects a detailed analysis of the current transportation system, accurately describing the link between historical and current land use patterns of development and the limited opportunity for multi-modal transportation as well as the current public transit options available. The Plan does identify specific areas of Town that have been targeted for potential preservation (rural roads, roads with significant view sheds) as well as areas of access management issues (Rte 2 corridor).
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage		y	33-45	The Plan generally discusses future public facility investments. Chapter 4: Utilities, Facilities, Municipal Property and Services contains narrative on current conditions for water supply, waste water treatment, electrical services, solid waste disposal, education, cultural facilities, municipal property, recreation facilities, and health and emergency services. Deficiencies, needs, problems, and opportunities are noted where they exist. Desired future condition for public lands are detailed.
5. Educational facilities plan (and map) ; often included with the utilities/facilities element		y	37	The Utilities and Facilities chapter of the Plan contains a brief discussion of Marshfield's educational facilities and Twinfield Village School is included in the Utilies Map.
			16-32;	Future Plan updates would benefit from a specific Natural Resources Map.

6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources		63-74	<p>The Plan narrative identifies numerous significant natural areas within the Resource Protection Lands Section of Chapter 3 and specific land use strategies to examine or that are currently in place to protect such resources are identified in Chapter 9: Land Use. The majority of those areas identified are of state significance, areas recognized by ANR, and large tracks of undeveloped town owned land.</p> <p>The Plan identified how such significant natural areas should be preserved through the Goals/Objectives/Strategies section in Chapters 3 and 9.</p>
7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		51-54	<p>The Plan narrative addresses current energy resources, issues and identifies recommendations for energy conservation. Although some data can be updated based on the 2010 census (home heating type), the narrative effectively addresses the state of the two largest energy uses in the state (heating and transportation) at the local level.</p> <p>Future plan updates would benefit from a link to the commute to work data.</p>
8. Housing element , including program for addressing affordable housing needs		55-58	<p>The Housing narrative appropriately addresses the demand and supply of the housing stock in relation to current and projected demand. Overall, the Town's housing unit growth has outpaced population growth over the past few decades, primarily due to decreasing household sizes-which will eventually place a strain on the capacity of municipal services.</p> <p>Future Plan updates would benefit from narrative language that considers the future demand and the need to provide additional affordable workforce housing (i.e. multi-family housing options), the Plan identifies the Village District as the receiving area for such development.</p>
9. Implementation program for the plan's objectives		5-6	<p>Implementation is addressed in the Introductory Chapter (Section III: Implementation).</p> <p>The Plan would benefit from a proposed timeline and responsible champions of each implementation strategy.</p>
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region		7	<p>Future plan updates would benefit from a more in depth analysis or discussion of adjacent community development patterns and land use regulations.</p>
11. 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. (effective date of July 1, 2012)		59-62	<p>Chapter 8 is devoted to Economic Development and includes a description of the present economic conditions and the location, type and scale of desired economic development (Village District and to some extent along Route 2 in the Rural Residential District).</p>

B. Inventories, Studies, Analyses [§4302 (d), 4382(c)]. Include as appropriate to survey existing conditions and probable future trends	Score	Pages	Comments, notes, suggestions
1. Population characteristics and distribution, including income and employment		8-15	The Plan effectively addresses population characteristics and future projections as well as the 2010 median household and family income and employment opportunities in the Town as well as surrounding areas.
2. Existing & projected housing needs by type, amount, loc.			The Plan identifies specific zoning districts that are optimal for increased residential development, such as the Village District. Future plan updates would benefit from additional analysis/discussion on housing types currently available. .
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services		3; 63-74	This is generally discusses throughout the plan in regards to historical and current development trends.
C. Consistency with Broad State Goals [§4302] Plans must show consideration/evidence of a continuing planning process that includes:	Score	Pages	Comments, notes, suggestions
1. Coordinated, comprehensive planning process		-	Future updates would benefit from a discussion of the public participation & planning process as well as any coordination among special interest and volunteer groups that took place during the revision of the Town Plan.
2. Citizen participation at all levels of the planning process		5	2004 Community survey was used.
3. Consideration of use of resources, consequences of growth to region and state		1-4; 16-32; 63-74	Although not clearly identified in the Plan, this concept is addressed through various sections, such as: natural resources; transportation; energy; and land use
4. Working creatively with other municipalities to develop, implement plans;		-	This is not specifically addressed in the Plan.
D. Consistency with Specific State Goals [§4302] Plans must make substantial progress towards attainment of the following goals: (*or explain why goal is not applicable):	Score	Pages	Comments, notes, suggestions
1. Plan development to maintain historic settlement pattern of compact villages surrounded by open countryside, including:		55-58; 63-74	<i>One of the “Basic goals and Principles of the Marshfield Town Plan” is “<u>To maintain the rural character of the community as defined by its traditional village area, open spaces and forested hills, as well as the human activities thereon.</u>” (page 6). This concept is elaborated upon in the Land Use section of the Plan wherein a vision for the Town’s future development pattern is presented. The Village district (which includes “<u>all land within both Plainfield and Marshfield villages plus some areas now served, or capable of being served by public water and sewer</u>”) is targeted for more dense mixed use development and the creation of affordable housing.</i>

<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways</p>		<p>The Plan narrative states by its very nature as a bedroom community, Marshfield's rural character is threatened: <u>Consequently, Marshfield has, over the past thirty or forty years, evolved into a "bedroom community" with much of its new residential growth occurring outside of the villages and away from public infrastructure. This new growth pattern could ultimately result in a loss of rural character, less vibrant villages, the waste and/or destruction of natural resources, and greater public costs.</u> <u>It is in the community's declared best interest to see that new development occurs in a manner that does not change the basic land use patterns, and consequently the character of the Town. Therefore, the villages and growth centers should be the focus for mixed-use, higher intensity development and new growth. Outlying areas should be designed and managed so as not to compromise the Marshfield rural character or its important natural resources (page 63).</u></p> <p>Proposed densities are higher in the Village District.</p> <p>The Plan recognizes that in spite on ample water and sewage capacity in both villages, insufficient new residential development is occurring in this district.</p> <p>The Plan provides protection from inappropriate development outside of its Villages in the array of policies and strategies related to resource protection (see Goals 5,6, and 9), as well as through the policies set forth in the Plan for its Agricultural and Rural residential District and its extensive Forest and Conservation District. The Plan recommends that subdivisions over four units in the RR-Ag zone be required to follow PUD standards. Low densities are to be maintained in the Forest Conservation zone.</p>
<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>		<p>Village District goals state: <u>Consider existing infrastructure and review physical locations to consider providing for higher density, mixed use development, contiguous to currently built-up areas and serviceable (now or in the future) by public infrastructure.</u></p>

(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure			<p><i>The Plan states that based on the current development/growth rates, there is adequate capacity reserve for both the municipal water and sewer (some exception in the Village due to the lack of an inter-municipal agreement with Plainfield). This is specifically addressed in the Land Use Chapter 9, when discussing the Village District.</i></p> <p>a. <u>Consider existing infrastructure and review physical locations to consider providing for higher density, mixed use development, contiguous to currently built-up areas and serviceable (now or in the future) by public infrastructure.</u></p>
Consistency with Specific State Goals (continued from previous page)	Score	Pages	Comments, notes, suggestions
2. Provide a strong and diverse economy		59-62	<p><i>The Plan discusses its position in terms of regional employment in Chapters 2 and 8. Specifically, the Plan narrative discusses Marshfield's role as a rural bedroom community, as it supplies only 198 jobs (.6% of the Region's total); 120 self-employed residents; and 504 residents that work outside the town. The narrative also discusses the transition from a resource-based economy to a commuter based economy.</i></p> <p><i>The Plan narrative does discuss the balance of improving the economy and maintaining environmental standards. Specifically, the narrative discusses concentrating growth in the designated Village Centers and discouraging strip development along Route 2, a major connecting corridor. The narrative also discusses promoting home-based businesses and telecommuting.</i></p> <p><i>The Plan does not address unemployment.</i></p>
3. Broaden access to educational and vocational training opportunities		37	<p><i>The Plan addresses current enrollment trends and adult education within Chapter 4: Utilities, Facilities-identifying educational opportunities within the surrounding areas. The Plan narrative does not address whether the town is working with the local school district or the community to provide educational opportunities in schools and in other community settings other than shared recreational space.</i></p>
4. Provide for safe, convenient, economic, and energy efficient transportation systems		46-50	<p>Chapter 5 Transportation effectively addresses the current road network, trends, issues, conflicts, basic road maintenance, and access management issues.</p> <p>There are also significant links to transportation within the Land Use Chapter, including:</p> <ul style="list-style-type: none"> • <u>Curb cuts and strip development along rural sections of Route 2 are effectively controlled.</u> • <u>New development does not overburden capacity of existing road</u>

			<p><u>network or place undue stress on Town's ability to provide public services.</u></p> <ul style="list-style-type: none"> • <u>Class 4 roads and legal trails should not be "thrown up" nor legally upgraded to higher levels.</u>
5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including		33-45	
(i) Significant natural and fragile areas			<p><i>The Plan narrative identifies numerous significant natural areas within the Resource Protection Lands Section of Chapter 3. The majority of those areas identified are of state significance, areas recognized by ANR, and large tracks of undeveloped town owned land.</i></p> <p><i>The Plan identified how such significant natural areas should be preserved through the Goals/Objectives/Strategies section.</i></p> <p><u>10. To identify and protect critical wildlife habitat.</u></p> <p>No specific strategies are identified to support this goal.</p>
(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands			<p><i>The Plan narrative addresses the state identified outstanding water resources including wetlands, wellheads/drinking water resources, major rivers, and recreational swimming holes.</i></p> <p><i>Plan goals/objectives developed to preserve such resources include:</i></p> <p><u>9. To maintain and enhance the quality and quantity of soil and water resources and the benefits they provide.</u></p> <p><u>Maintain and enhance the quality and quantity of soil and water resources:</u></p> <p><u>a. Ensure zoning regulations protect against erosion by, regulating development on slopes.</u></p> <p><u>b. Restrict potentially polluting land uses from Marshfield's Wellhead Protection Areas and wetlands.</u></p> <p><u>c. Zoning regulations are compatible with the requirements, but may be more restrictive than, those of the Federal Emergency Management Agent's Federal Flood Insurance Program.</u></p> <p><u>d. Seek grant funds for groundwater mapping.</u></p> <p><u>e. Amend Zoning Bylaws to ensure that large commercial groundwater withdrawals do not interfere with the use and availability of water for farming and use as a drinking water source.</u></p> <p><u>f. The Conservation Commission should map wetlands for submission to ANR to ensure that significant wetlands in Marshfield are regulated by the state.</u></p> <p><u>g. Maintain, at a minimum, existing protection for surface waters, including riparian area protections in the Zoning Bylaws.</u></p> <p><u>h. Participate in State Watershed Planning Process to ensure that surface</u></p>

		<p><u>waters in Marshfield are properly classified and regulated by the state.</u></p> <p><u>i. Work with the state to regulate the operation of the Green Mountain Power dam on Marshfield Reservoir to address current impacts to water quality.</u></p>
<p>(iii) Significant scenic roads, waterways, and views</p>		<p>Although there is not much text within the Chapter 3 Plan narrative devoted to the identification of scenic roads, waterways, and views- the highest peaks are identified; open land owned by the Town is identified; and scenic views along Route 2 are identified. The Plan does include a Map of Viewshed Areas from Route 2 and Route 232 that identifies roads and publically protected viewsheds, conserved areas, or areas within the Forestry and Conservation District.</p> <p>In addition, Chapter 9 <u>Land Use</u> identifies specific characteristic vital to preserving the Town's "rural character", including prominent landscape features. Chapter 9 states:</p> <p><u>g. Consider developing regulations that ensure large open fields and farms along arterial roads are preserved through either conservation easements or through requirements to cluster and screen new development to preserve large open space areas.</u></p> <p><u>h. Identify scenic views that are of particular significant and consider means to ensure that they will remain in the future.</u></p> <p><u>i. Consider developing regulations to ensure that individual lots and building envelopes are delineated so as to mitigate the visual impact of new development on views from existing roadways, adjacent properties, and offsite vantage points in order to preserve the rural character of the district.</u></p> <p><u>j. Consider developing regulations to allow for flexibility in subdivision development to promote the most appropriate use of land and the protection of productive agricultural or forest land, scenic views, historic sites, shorelines, wetlands, important habitat areas, and other resources of importance to the community, while minimizing the alteration of the natural topography of the land.</u></p> <p><u>k. Consider developing regulations to discourage ridgeline development or conspicuous development on locally prominent landscape features</u></p>
<p>(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas</p>		<p>The Plan identifies state designated important historical sites such as the Village (historic district). The Goals/Objective/Strategies addressing such sites include:</p> <p><u>Maintain and preserve Marshfield's historic and archeological heritage:</u></p> <p><u>a. Town Historical Society will develop an inventory and study historic resources.</u></p> <p><u>b. Encourage historic preservation through public participation and education.</u></p> <p><u>c. The Planning Commission in consultation with the Historical Society will explore strategies and incentives for encouraging historic preservation.</u></p>

6. Maintain and improve the quality of air, water, wildlife and land resources		33-45	<p><i>Overall, the proposed land use pattern maintains the quality of the resources listed above. A more thorough discussion of the development potential in the rural residential area/rural character is linked to the Land Use Chapter.</i></p> <p><i>Overall, the Plan would benefit from referencing the 2006 Plan strategies/objectives and as to whether or not substantial progress has been made towards these objectives/strategies.</i></p>
7. Encourage the efficient use of energy and the development of renewable energy resources		51-54	The Plan narrative states: The Town Plan is mandated to address energy consumption and production in four areas: energy conservation, generation of energy through renewable sources, transportation, and land use.
8. Maintain and enhance recreational opportunities for residents and visitors, including identifying, providing, and protecting public access to noncommercial outdoor recreational opportunities, where applicable		38	<p>The Plan narrative identifies recreation and important recreational areas in Chapter 4: Utilities, Facilities, Municipal Property and Services, specifically: Groton State Forest; facilities near the Old Schoolhouse Common; and the Cross Vermont Trail.</p> <p>The Plan would benefit from referencing the 2006 Plan strategies/objectives and as to whether or not substantial progress has been made towards these objectives/strategies (i.e. SB discourages development which threatens to erode rec opportunities; DRB will ensure the dedication of land for recreational easements and public access before a new development is approved; SB should establish a commission to study the feasibility of connecting potential rails to trails paths to other communities; enhance the Town website by providing rec info to the public).</p>
9. Encourage and strengthen agricultural and forest industries, including:		19-21	The Plan narrative discusses the importance of maintaining working lands. The narrative identifies the importance of preserving prime and statewide important agricultural soil-particularly in the southern portion of town along Rte 2 in conjunction with significant scenic views, open space, and active farms-all contributing to a historic landscape. The Plan also identifies the importance of preserving productive forested lands: <u>“Given the desire of the Town to conserve forest land, soils with good forestry potential should be considered in development proposals”</u> . The Plan then identifies the need for a more in depth, GIS based study to determine such suitability, particularly within the context of other limited development factors.

(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density			<i>Higher density is promoted in the Village district-to the extent that the current facilities can accommodate such growth. Development in other districts is limited, to an extent, by septic suitability and slopes > 25%. Development is currently limited in the Forest and Conservation District. The challenge of guiding growth appropriately in the <u>Agricultural and Rural Residential District</u> is addressed in the Plan.</i>
(ii) encouraging the manufacture and marketing of value-added agricultural and forest products			This is not addressed in the Town Plan.
Consistency with Specific State Goals (continued from previous page)	Score	Pages	Comments, notes, suggestions
(iii) encouraging sound forest and agricultural practices		19-21	<i>The plan does not address specific methods of agriculture/silviculture and their potential impact on the environment in the narrative, but does encourage BMPs in the goals/objectives.</i>
(iv) planning public investment so as to minimize development pressure on agriculture and forest land		31	<i>This is not directly addressed in the Plan narrative, but is addressed in the Goals section of the corresponding chapter and more generally.</i> <i><u>a. Encourage the protection of important agricultural and forest land by promoting concentrated settlement patterns, site-sensitive development (i.e., "clustering" or "open space development"), the voluntary purchase of development rights, use value taxation policies, and other appropriate measures. Development that does occur on such lands should be situated so as to leave the most productive portions of the site available for continued use.</u></i> <i><u>b. The Selectboard will target public investment, including the construction or expansion of infrastructure, for the Village or other growth area so as to minimize development pressure on important agricultural and timber lands.</u></i> <i><u>c. Consider adding land use regulations to preserve prime and statewide soils.</u></i> <i><u>d. Zoning bylaws should be modified to allow for variances in minimum lot sizes for parcels excluded from conservation easements.</u></i>
10. Provide for the wise and efficient use of natural resources, facilitate the appropriate extraction of earth resources and proper restoration and preservation of aesthetic qualities		21	<i>Earth resources are discussed in Chapter 3: The Land and its Resources. There is currently one operating rock quarry and crushing operation in town. Sensitivity of such uses to development patterns and water resources is also addressed in the Plan narrative, although no specific strategies are identified.</i> <i><u>Objective 6. To provide for the wise and efficient use of Marshfield's productive resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic</u></i>

			<u>qualities of the area.</u> <u>a. Planning Commission to create earth excavation regulations to ensure that gravel extraction, like other commercial/industrial uses, is compatible with their surroundings and with surrounding land uses.</u>
11. Ensure the availability of safe and affordable housing, incl:		55-58	
(i) Encouraging housing to meet the needs of a diversity of social and income groups in the community, particularly for citizens of low and moderate income.		57	<i>The Housing Chapter goal states: “to encourage housing development/redevelopment consistent with the Town’s desire that all current and future residents have a safe and affordable place to live.” In support of this goal, the plan pledges to:</i> <ul style="list-style-type: none"> • <u>Use zoning regulations to encourage concentrated settlement patterns and creative site design</u> • <u>Pursue partnerships with non-profit organizations</u> • <u>Conduct a housing needs analysis</u> • <u>Remove unnecessary regulatory barriers</u> • <u>Encourage high density, in-fill and multi-family housing in village areas.</u>
(ii) Ensuring that new and rehabilitated housing is safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.			Locating new development is encouraged within the Village District to ensure the provision of public services and utilities
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.		58	This is not addressed within the Town Plan narrative, but the housing strategies section does state: “Encourage housing development that reinforces and complements existing and future neighborhoods. High density and multi-family housing will be encouraged in the Village and other desirable areas”.
(iv) Allowing accessory apartments within or attached to single family residences.			Accessory apartments are not addressed within the Town Plan.
12. Finance and provide an efficient system of public facilities and services to meet future needs, (eg fire, police, EMS, schools, water, sewage, & solid waste)		33-45	<i>The Plan narrative addresses financing for potential projects on a limited basis (i.e. grants). The Plan does not identify whether or not the Town has a CIP/B outlining the timing and funding necessary for public investments to ensure efficiency and coordination in their provisions.</i> <i>The Plan would benefit from referencing the 2006 Plan strategies/objectives and as to whether or not substantial progress has been made towards these objectives/strategies.</i>
13. Ensure the availability of safe and affordable child care		60	The narrative does highlight the current supply of services. The Plan would benefit from a direct link to the current population and a discussion on current

			<p>enrollment in the active services to relate the supply to potential demand. The Plan encourages the promotion of additional childcare facilities and the Chapter 8 Goals identify the following specific strategies:</p> <p><u>Encourage the Selectboard to appoint a committee of interested residents to study the childcare needs of Marshfield and make recommendations so accessible, affordable, and quality childcare is available to parents. Topics to be addressed by the committee:</u></p> <p><u>i. Conduct a survey of parents to find out their needs for childcare.</u> <u>ii. Support present childcare providers by listening to their needs for funding, training and facilities.</u> <u>iii. Supply information to parents concerning what subsidies are available to them for childcare services.</u> <u>iv. Research and apply for state, federal, and other financial resources that are available for childcare.</u> <u>v. Research possibilities in existing town buildings for childcare facilities. (i.e. Old Schoolhouse Common, school, etc.)</u> <u>vi. Encourage childcare providers to use available training opportunities.</u> <u>vii. Encourage the school to stimulate interest in early education careers through community service and apprenticeship programs.</u> <u>viii. Encourage present business owners with business expertise to work with childcare providers to help them with the business aspects of their childcare services.</u></p> <p>These are the same goals as the 2006 Plan, therefore, the plan update would benefit from documentation of “substantial improvement” from the previous plan.</p>
E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:	Score	Pages	Comments, notes, suggestions
1. Compatible with other regionally approved town plans		7	The Plan contains a statement on compatibility with adjacent towns.
2. Compatible with the Regional Plan		7	The Plan contains a statement on compatibility with the Regional Plan.

CVRPC Regional Housing Distribution Plan elements	Plan
<p>The Regional Housing Distribution Plan is intended to be used by municipalities when updating their land use plans and regulations; AND Town Plans adopted after January 1, 2009 are expected to incorporate this Housing Distribution Plan onto their town plan housing element.</p>	<p>The Regional Housing Distribution Plan is appropriately addressed in the Housing Chapter of the 2012 Marshfield Town Plan. The Plan narrative identifies the 2008 projections; current status of homes built (1990 and earlier; 1990-2009). The Village District area is identified as the targeted location for the majority of the projected housing growth, while Rural Residential is identified as second.</p>
<p>Town Plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units – consistent with current or proposed zoning – for 80% of the anticipated 10 to 15 year housing demand.</p>	<p>The Town Plan contains a current zoning map. The Land Use and Housing chapters contain detailed text identifying where future development should be guided.</p>
<p>Town Plans shall also provide mapping updates that identify the locations and number of housing units created in the town since the previous town plan adoption.</p>	<p>The Plan contains maps identifying dwellings classified by age (1990-2009) and the Housing Chapter pages 55-56) also identify total housing units built since the previous town plan.</p>
<p>Towns and cities are required to demonstrate the community's intent to meet the proposed housing unit numbers laid out in the Housing Distribution Plan or to describe in detail the obstacles that make attainment impossible. CVRPC will consider the planning effort to encourage housing development in relation to the Housing Distribution plan when approving a municipal plan.</p>	<p>The Plan identifies that CVRPC projections are somewhat inflated as related to their pre-economic downturn creation and current slow growth rates. That being said, the Plan narrative does identify the difference in units built versus those predicted thus far.</p>
<p>CVRPC can and will work with municipalities to overcome any local barriers to housing production that prevent attainment of the housing unit numbers and suggest programs of local actions to address those barriers to housing. Towns unwilling to implement programs to address barriers to housing may have their plans denied Regional approval.</p>	<p>Future plan updates would benefit from a more detailed analysis of multi-family housing options, accessory apartments, and senior housing options as these are not specifically addressed in the 2012 Marshfield Town Plan. Mixed Use development is addressed and encouraged in the Village District.</p>