

Municipal Plan Approval Checklist

Town: Waitsfield **Date:** 11/2012

Reviewer: Jackie Cassino

Staff / Committee Present: Jackie Cassino (staff); Tim Carver; Tina Ruth; Ron Krauth

Town representatives: DonLaHaye (Commission); Susan Senning (ZA), Steve Shea (Planning Commission Chair)

Background: The following is a review of the Waitsfield 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 Waitsfield Town Plan was adopted in 2005 and approved by CVRPC in November, 2006. The Plan was readopted and approved in 2010. The 2012 update provides Waitsfield the opportunity to expand upon many goals, policies and implementation strategies established in the 2005 plan, as well as provide status updates on planning goals/policies/strategies. The 2012 Plan represents a substantial update of the previous Plan-particularly within the Land Use, Facilities and Services and Energy Chapters. Its thirteen chapters provide a wealth of current data and a precise and clearly articulated outline for future growth and development, detailing specific expectations for specific sites. In line with the previous versions, the 2012 Plan makes extensive use of mandatory language (e.g. shall) in its policy initiatives-providing clear, unambiguous guidance to developers and regulators-particularly in the Act 250 and Section 248 review processes. The challenge in such quasi-regulatory language is ensuring coherence with current regulations (Waitsfield’s zoning bylaws were revised in 2010). As always, the revision of the Town Plan and regulatory bylaws should be taken in a cohesive manner so ensure legal compatibility.

Guided by an extensive public participation process and regional collaboration within the Mad River Valley, major themes emerged, including: managing resources in a sustainable manner; preserving the Town’s significant resources and character; the development of “Community Standards” for consideration in energy projects that require Public Service Board review; and continue to support a diversified and resilient economy. In particular, the Plan provides clear and measurable goals and implementation strategies relevant to each of the required elements. Each policy contains implementation strategy with a list of responsible parties as well as future measures of progress. This well-developed implementation strategy will support the plan as an active and living document. Overall, this plan will serve as a qualified basis for future regulatory updates and area plans.

Staff Conclusion(s):

The Waitsfield Plan has met all the statutory mandates of Chapter 117 required for “approval” of the document by CVRPC. The Plan is also in conformance with the 2008 Regional Plan. The Plan provides a wealth of current data and a clearly articulated outline for future growth and development, detailing specific expectations for specific zones. Staff recommends its approval by the Review Committee and the full Regional Commission.

On 11/8/2012 the Town Plan Review Committee unanimously voted to recommend approval to the full Regional Commission.

Summary of MUNICIPAL PLAN REQUIREMENTS (under 24 V.S.A., Chapter 117, Subchapter 5)

A Required Plan Elements/Maps [§4382(a)] Each of the elements are required in some form for all municipal plans:	Map	Pages	Comments, notes, suggestions
1. Statement of municipal policies, objectives, programs to guide growth and development			<i>"Goals and Implementation Strategies" addressing the all of the required element are found in the Introductory Chapter as well as at the end of each Element - each including a table indentifying the responsible party(s) for objective implementation.</i>
2. Land use plan (and map) showing proposed land use areas/districts	Y	111-128	<i>The Plan contains a detailed description of land use areas and current zoning districts. Map 9 identified Growth Centers, Map 15 identifies preferred development locations, Map 13 identifies current zoning and Map 11 identifies future land use. The Plan text accurately addresses current and future land uses for the identified geographical areas within the community.</i>
3. Transportation plan (and map) showing needed/proposed improvements	N	56-66	<i>The Plan narrative includes a detailed analysis of the current transportation system. Although Waitsfield is not currently served by public transit on a regular basis, the Plan narrative does discuss the importance of supporting future connections to established routes, as well as supporting other multi-modal transportation options as appropriate (i.e. bike/ped infrastructure).</i> <i>Future updates could include a separate transportation maps detailing bike/ped resources, the open part of the greenway, road classification, seasonal bus routes, bridges, and culverts.</i>
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage	Y	39-55	<i>Map 8 identifies utilities, facilities, and services. The Plan narrative discusses the existing and future desired conditions for services and infrastructure- particularly examining the influences of desired growth and current density limitations in the Town.</i>
5. Educational facilities plan (and map) ; often included with the utilities/facilities element	N	34-38	<i>Educational facilities are thoroughly addressed in the Education Chapter (Ch. 6). Map 8 identifies the Elementary School.</i>
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources		85-90; 91-108	<i>Within the Natural Resources element, both the Plan narrative and the Goals/Implementation Strategies identify the conservation and stewardship of significant natural communities and features.</i>

7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		67-84	<i>Energy is thoroughly addressed in Chapter 9.</i>
8. Housing element , including program for addressing affordable housing needs		17-22	<i>The Plan narrative addresses current and projected housing and population trends - including a separate section focused on housing demand and affordability-as well as the current housing gap in the valley.</i>
9. Implementation program for the plan's objectives		129-130	<i>Implementation strategies including key implementers and future measures of progress are identifies at the end of each element as well as in a separate chapter.</i>
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region		3-4	<i>The Plan identifies specific areas of past collaborative efforts as well as potential future collaborative efforts. Plan updates would benefit from more specific details being given as the how the Plan is compatible with the identified neighboring Town Plans.</i>
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)		23-33	<i>The Plan includes an Economic Development element which directly links economic health at the local level to various factors such as: infrastructure conditions and improvements; investments in public and recreational spaces; and the maintenance of the Town's unique and scenic character. This section identifies current economic conditions; recent growth trends; programs and resources to promote economic growth; appropriate planning considerations; and goals/implementation strategies.</i>

B. Inventories, Studies, Analyses [§4302 (d), 4382(c)]. Include as appropriate to survey existing conditions and probable future trends	Pages	Comments, notes, suggestions
1. Population characteristics and distribution, including income and employment	13-16; 23-24	<i>The Plan effectively addresses current demographic and socioeconomic characteristics and future projections in Chapter 3.</i>
2. Existing & projected housing needs by type, amount, loc.	17-21	<i>The Plan also identifies general locations that are optimal for increased residential development.</i>
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services	111-128	<i>Future land use patterns and projected growth are identified.</i>
C. Consistency with Broad State Goals [§4302] Plans must show consideration/evidence of a continuing planning process that includes:	Pages	Comments, notes, suggestions
1. Coordinated, comprehensive planning process	1-4	<i>This is addressed to an extent throughout the Plan narrative-specifically identifying in the public participation and MRV planning process description in the Introductory Chapter.</i>
2. Citizen participation at all levels of the planning process	1-4	<i>See above comments.</i>
3. Consideration of use of resources, consequences of growth to region and state	-	<i>Although not clearly identified in the Plan, this concept is addressed through various sections, such as: natural resources; transportation; energy; and land use.</i>
4. Working creatively with other municipalities to develop, implement plans;	3-4	<i>This is generally addressed in the introductory chapter and overall goals and objectives.</i>

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):	Pages	Comments, notes, suggestions
1. Plan development to maintain historic settlement pattern of compact villages surrounded by open countryside, including:	-	<i>The Plan narrative and strategies support development in the identified commercial and Village areas (Waitsfield Village Business District, Irasville Village, Village Residential to an extent) and the preservation of rural character and protection of resources through both regulatory measures (zoning and subdivision regulations) as well as non-regulatory measures (the creation of municipal water and sewer to encourage increased densities in growth areas and discourage Greenfield development). Proposed densities are higher within the designated growth centers. The Plan also identifies the challenges faced in the Agricultural Residential District-the Town’s largest land use and the majority of the housing units.</i>
(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways	-	<p><i>The Plan acknowledges the growing challenge of creating affordable workforce housing, and preserving the rural character, particularly found within the Agricultural Residential District. The Plan does discuss its active role over the past 25 years in guiding emerging development patterns through subdivision regulation, encouraging conservation subdivisions, and the designation of building envelopes. The Plan strategies suggest that clustering of residential development in the agricultural district should be encouraged to mitigate the negative effects of parcelization of such large parcels (habitat fragmentation, forest fragmentation, detracting from the rural character and scenic beauty, greater strain on municipal service, etc.).</i></p> <p><i>The Town seeks to encourage more dense and mixed use growth in areas adjacent to the Village Districts. With the development of municipal water and wastewater facilities, additional growth and mixed use commercial developments can concentrate in the designated growth areas.</i></p> <p><i>The plan specifically discourages sprawling development along transportation routes outside of the designated development districts and identified commercial center.</i></p>

<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>	<p>1) Is economic growth encouraged in locally designated growth areas, or employed to revitalize existing village and town urban centers, or both? <i>Yes, through such regulatory measures as the Adaptive Redevelopment Overlay District, the Waitsfield Village Districts, Irasville Commercial District, the Industrial District, and to an extent the Limited Business Zone.</i></p> <p>2) Does the plan discuss where economic growth is to be located? <i>Yes, the Plan highlights the importance of encouraging concentrated commercial growth in Irasville and Waitsfield Village as well as encouraging working lands in the Agricultural Residential District and the Forest Reserve District, while discouraging sprawling residential development on large lots in the districts that encourage the sustainability of working lands. The Plan strategies also reinforce these concepts, for example, 12M3-e states that Residential development shall occur at low densities (maximum of one unit per 25 acre), although house lots should remain small with the balance of the land being held in larger parcels, to avoid the fragmentation of forest land. PUDs are an appropriate means for clustering development in this manner.</i></p> <p>3) Are the types of uses described of a scale and type that they will have little or no impact on the rural countryside? <i>The Plan narrative does specifically discuss appropriate scale and type of development within each zoning district, for example, the Plan discourages the development of single-story buildings within the Village District and encouraging tourism oriented businesses (such as value added agriculture) along the Rte 100 Corridor within the Adaptive Redevelopment Overlay District.</i></p> <p>4) Does the plan discuss the need to locate most municipal or public buildings within the economic core of the community? <i>Yes, the placement of municipal buildings within the Village District-adjacent to Irasville is discussed.</i></p> <p>5) Does the proposed transportation system encourage economic development in existing village centers/growth areas/downtowns? <i>Yes, although Waitsfield is currently lacking significant alternatives to the automobile, multiple plans and studies have been developed regarding the opportunities for multi-modal transportation options.</i></p> <p><i>Future Plan updates should continue to use travel to work patterns to support transportation initiatives.</i></p>
----------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

<p>(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure</p>		<p>1) Are public investments, including the construction or expansion of infrastructure, planned to reinforce the general character and planned growth patterns of the area? <i>Yes-specifically municipal water.</i></p> <p>2) Does the plan effectively discuss future infrastructure needs? <i>The Plan narrative generally discusses future infrastructure needs throughout various chapters as based on population and growth projects, such as Housing, Facilities and Services, and Transportation.</i></p> <p>3) Does the plan effectively discuss where future infrastructure will be needed? <i>Yes, the Plan significantly focuses on the upcoming implementation of municipal water and sewer. Overall, the Plan discusses non-regulatory and regulatory strategies to promote growth in designated growth centers and the need for infrastructure improvements that will accommodate such growth as well as discouraging infrastructure improvements (i.e. Class 4 road maintenance or upgrades) in areas where growth is to be discouraged.</i></p> <p>4) Are the development patterns proposed in the land use chapter likely to lead to forced infrastructure improvements and increased services due to increases in density? (such as high density development on rural roads) <i>No</i></p>
<p>2. Provide a strong and diverse economy</p>	<p>23-33</p>	<p>1) Does the plan have an economic development chapter? <i>Yes, Chapter 5</i></p> <p>2) Does the plan discuss its position in terms of regional employment? <i>The Plan briefly discusses the Town's position in terms of regional employment in the Introduction, by touching the evolution of Waitsfield economic base from a historical perspective: "Our resource-based economy, founded on agriculture and forestry, is now built on recreation and an enviable quality of life. Thus, Waitsfield has been transformed from a quiet farming town to a resort destination, bedroom community and, increasingly, a center for innovation and commerce." The Economic Chapter goes on to discuss the role of the Town in the context of the MRV Region with regards to employment, the standard of wage in the Town as compared to the County average, and discusses the importance of job-creation as linked to local housing costs and rising health care costs.</i></p> <p><i>The Plan could continue to strengthen and flush out its role in relation to the region as a whole (MRV as well as the larger Central Vermont Region). Not much mention of economic base specifics, employment by sector breakdown (NAICS classification), an examination of workers traveling into and out of the Valley, specific poverty levels, the role of infrastructure as related to economic development opportunities (although this is mentioned in the Housing Chapter) and the effect of seasonal employment in the Valley.</i></p>

		<p>3) Does the plan discuss unemployment or lack thereof? <i>No, although job creation and the labor force is discussed.</i></p> <p>4) Does the plan discuss the balance of improving the economy and maintaining environmental standards? <i>The Plan mentions environmental quality and discusses the clean environment as a strength to the Town.</i></p>
<p>3. Broaden access to educational and vocational training opportunities</p>	<p>34-38</p>	<p>1) Does the plan discuss adult education? <i>Yes, Section 6F specifically addresses Adult Education or rather the lack of Adult Education opportunities within the Town. The Plan does identify that the closest source of formal adult ed opportunities as CCV's Waterbury Campus and several colleges in the surrounding areas, as well as adult basic ed opportunities through Central Vermont Adult Basic Education, also located in Waterbury. The Plan does identify the opportunities for distance learning.</i></p> <p>2) Does the plan discuss where educational opportunities are and might be found? <i>Yes, the Plan identifies the need for increased recreational opportunities for the Elementary School , which may be able to be developed on adjacent ag lands in the future as well as the potential for the creation of a middle school if needed. The Plan could flush this section out more, to describe non-traditional educational opportunities ass well as adult education and vocational/tech opportunity expansion.</i></p> <p>Is the town working with the local school district or the community to provide educational opportunities in schools and in other community settings? <i>This is not discussed.</i></p>
<p>4. Provide for safe, convenient, economic, and energy efficient transportation systems</p>	<p>56-66</p>	<p>1) Is the proposed land use plan coordinated with the transportation network?</p> <ul style="list-style-type: none"> o Access management <i>The Plan narrative and strategies specifically address access management from a safety and character preservation perspective in order to discourage sprawling development along transportation corridors. This is also addressed through the Adaptive Redevelopment Overlay along the Rte 100 corridor.</i> o Discouraging new roads in outlying areas <i>The Plan narrative specifically addresses the need to maintain Class 4 roads, particularly in the Forest Reserve District, for recreation access, preservation of habitat and working lands, and to discourage residential development in these areas. Specific goals and policies also address the need to maintain access to resources through the subdivision process of agricultural lands to single family homes.</i>

		<p>2) Does the Transportation chapter discuss and encourage multi-modal transportation? <i>Yes, the Plan narrative and strategies both address a need for increased connectivity options within the Village and connecting the Region as a whole (employment centers).</i></p> <p>3) Does the Transportation chapter discuss and encourage public transit? <i>Yes, currently only seasonal public transit is available within the Valley specifically liking to recreational opportunities at Sugarbush.</i></p>
5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including	91-110	
(i) Significant natural and fragile areas	99	<p>1) Does the plan identify significant natural and fragile areas? <i>Section 11.1 of the plan narrative discusses Environmentally Sensitive Areas. The Plan does broadly define environmentally sensitive areas, but the Plan would benefit from a more specific definition or a more direct link of "significant natural areas" to the more specific definitions found on page 98 which identify the physical features that comprise the significant wildlife habitat in Waitsfield.</i></p> <p>2) If identified, does the plan clearly (not vaguely) discuss how they should be preserved & protected? <i>Yes</i></p> <p>3) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)? <i>Yes, through collaboration with local conservation commission and other identifies stakeholders, educational opportunities for private land owners, and support and encouragement of the current use program.</i></p>
(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands	93	<p>1) Does the plan identify outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands? (Note to planners: does the plan include criteria for what makes a resource "outstanding"? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible). <i>Yes, but the Plan narrative would benefit from the development of specific criteria.</i></p> <p>2) If identified, does the plan clearly (not vaguely) discuss how they should be preserved & protected? <i>Yes</i></p> <p>3) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)? <i>Yes</i></p>
(iii) Significant scenic roads, waterways, and views	87-88	<p>1) Does the plan identify scenic roads, waterways and views? (Note to planners: does the plan include criteria for what makes a scenic resource "significant"? Towns should be encouraged to move in this direction so that the maps and future regulations are legally</p>

		defensible). <i>Yes, these attributes are identified and preservation measures are addressed, but the Plan would benefit from a definition /criteria for "significant".</i>
(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas	86-87	<p>1) Does the plan identify historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas? <i>Yes</i></p> <p>2) If identified, does the plan clearly (not vaguely) discuss how they should be preserved? <i>Yes</i></p> <p>3) If identified, is land use proposed in such a fashion that these areas will be protected? <i>Yes</i></p> <p>4) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)? <i>Yes</i></p>
6. Maintain and improve the quality of air, water, wildlife and land resources	92-103	<p>1) <i>Is there a complete inventory/map of existing water resources, wildlife habitat, mineral resources and other land resources? A natural resources map is included. Future plan updated would benefit from the identification of significant resources beyond state identified, if these are aspects the town wishes to identify.</i></p> <p>2) Does the plan discuss air quality? If so, does it describe measures to maintain and improve its quality? <i>Yes, the Town lies within a Class II attainment or clean air region as designated by the Vermont Air Quality Attainment Plan.</i></p> <p>3) Does the plan discuss water quality? If so, does it describe measures to maintain and improve its quality? <i>Yes, both the Plan narrative and strategies both discuss numerous collaborative measures with local advocacy and conservation groups.</i></p> <p>4) Does the plan discuss wildlife resources? If so, does the plan describe measures to maintain and improve its quality? <i>Yes, both the Plan narrative and strategies discuss the preservation of wildlife habitat and sensitive areas such as maintaining Class 4 roads as such, encouraging development in designated growth areas, encouraging PUDs and conservation/clustering residential development, etc.</i></p> <p>5) Does the plan discuss floodplain protection? If so, does the plan describe measures to maintain and improve its quality? <i>Yes, this is discussed in the Natural resources Chapter as well as the Land Use Chapter, where specific regularity measures are discussed.</i></p>
7. Encourage the efficient use of energy and the development of renewable energy resources	69-76	<p>1) Does the town recognize the connection between energy, transportation and land use? <i>Yes, Energy discussed in Chapter 9 and specifically includes language addressing lot layouts, site design, transportation, and building efficiency.</i></p>

		<p>2) Does the energy chapter of the plan discuss energy efficiency and renewable energy? <i>Yes, Sections 9C Energy Efficiency and Conservation and 9D Renewable Energy discusses these topics. The Town has an Energy Coordinator and Energy Committee. In 2011, the Town established the Energy Reserve Fund, for future municipal energy and renewable energy projects. Although the Town has actively addressed energy needs in municipal buildings, this process had previously primarily been grant funded.</i></p> <p>3) Does the plan contain policies and recommendations that encourage energy efficiency? <i>Yes, the Plan contains extensive Goals, Policies, and Tasks regarding energy and energy efficiency, from development siting to food distribution.</i></p> <p>4) Does the plan contain policies and recommendations that encourage the development of renewable energy resources? <i>Yes, 9I.6, 7, 20, and 29.</i></p> <p>5) Does the pattern of land use proposed in the community appear to encourage the efficient use of energy either through the proposed location of development in relation to community services, or in terms of lot layout and design? <i>Yes, 9I.21-23</i></p>
<p>8. Maintain and enhance recreational opportunities for residents and visitors, including identifying, providing, and protecting public access to noncommercial outdoor recreational opportunities, where applicable</p>	<p>50</p>	<p>1) Does the plan discuss recreation and identify important recreational areas? <i>Yes, Recreation is covered in Chapter 7 “Facilities and Services”, under the 7.I “recreation” subsection. The section provides a brief inventory of available services/facilities and identifies the need/limited resources for formal or organized recreational pursuits. The Plan narrative highlights the lack of active Recreation Commission, but does not go into any specific detail in the strategies section to address this issue. The Plan could benefit from a specific strategy that would address the lack of formalized commission if this is something the Town wished to pursue.</i></p> <p>2) Does the land use plan encourage development that protects or harms access to or the availability of recreational activities? <i>The Plan identifies the need to protect conserved passive recreational lands from development pressures; this is further enforced through the language throughout the Plan which identifies designated/desired growth areas of the Village and Irasville.</i></p>
<p>9. Encourage and strengthen agricultural and forest industries, including:</p>	<p>25; 97-99</p>	<p>1) Does the plan discuss the protection of agriculture and silviculture? <i>The Plan narrative (Chapters 5- Economic Development, Chapter 11-Natural Resources, and 12-Land Use) address the regulatory and non-regulatory methods used to protect working lands. The Plan narrative (Chapter 12-Land Use) specifically addresses the challenge of balancing the</i></p>

		<p><i>need for affordable housing, often suitably developed in the Agriculture Residential District with the need for working lands.</i></p> <p>2) Do proposed densities of development appear to negatively impact the availability of workable land? <i>Chapter 12-Land Use narrative identifies that a large part of the Agriculture Residential District remains in large parcels under agricultural or forestry management due to traditional use, but that such land has historically and is currently at risk for subdivision as land falls out of working use, due to the housing constraints. Single family homes on moderate sized lots (10-15 acres) compose the majority of housing in that district and the current zoning allows one housing unit on a single acre-areas closer to town services being the most vulnerable to subdivision. The narrative goes on to mention that specific areas have been identified for consideration for greater residential densities, including: land north of the Village and west of Route 100; Land adjacent to route 100 and the Warren town boundary; and infill development on the lower East-Warren Road. The narrative goes on to describe incentives to encourage higher density residential development and new residential hamlets, but regulatory and non-regulatory methods for encouraging such development continue to need to be developed.</i></p>
(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density	111-116	See above.
(ii) encouraging the manufacture and marketing of value-added agricultural and forest products	25	<p>1) Does the plan discuss the economic value of agriculture and forestry? <i>The Plan narrative in Chapter 11 does mention value added production of forest based resources as encouraged by the continued operation of small sawmills in the Mad River Valley, but the Plan would benefit from more quantitative analysis of such products, both forestry and agriculture-in the narrative as well as the strategies sections.</i></p> <p>2) Is the availability of locally produced food encouraged in the plan? <i>Although the Plan does mention the recent development of the Mad River Food Hub in the Overview Section, the Plan could benefit from more specific discussion and evaluation of the local food system as a whole, including: food availability through retail outlets, farm stands, etc.; the Farm to School Movements; the active Farmers Market; and active groups such as the Mad River Local-vores.</i></p>
(iii) encouraging sound forest and agricultural practices	-	<p>1)) Does the plan discuss methods of agriculture/silviculture and their potential impact on the environment? <i>Forestry and forestry management is discussed in the Land Use Chapter narrative and strategies (Chapter 12, Section D. Forest Reserve District), in terms of the encouragement of Best Management Practices, while more specifics regarding current forest</i></p>

		<p>management on both public and private lands is examined in Chapter 11 (Natural Resources), Section H (Forest Resources), which includes more specifics regarding the management of forested land, the effect of parcelization and fragmentation, as well as public, municipal, and private forest management practices, including the amount of land enrolled in the current use program.</p> <p><i>The Plan narrative does discuss Agricultural Soils in the Natural Resources Chapter (Chapter 11, section G), but would benefit from a more in-depth discussion regarding agricultural practices and environmental conditions.</i></p>
(iv) planning public investment so as to minimize development pressure on agriculture and forest land	-	1) Does the plan direct public investments such as roads and sewer systems and other infrastructure away from agricultural and forest land? <i>Yes, while also acknowledging continued development pressures in Greenfields, particularly in regards to affordable, middle-income housing.</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	96	1) Does the plan adequately discuss the extraction of earth resources? <i>The Plan discusses the historical and current resource extraction of resource in the narrative (sand and gravel are actively graveled primarily for road maintenance) and there are currently no large scale commercial rock quarries or mineral deposits in town. The Plan strategies also discuss the importance of minimizing the adverse impacts on surrounding properties and community as a whole, as well as the sustainable extraction of such resources in order to ensure the preservation of future access of such sites.</i>
11. Ensure the availability of safe and affordable housing, including:	17-22	<p>1) Do the proposed land use patterns or public investments in the plan support the resident's ability to have safe and affordable housing? <i>Yes</i></p> <p>2) Does the plan inventory the types and costs of housing in the community?/Does the plan adequately discuss housing and housing density throughout the community? <i>The Plan adequately discusses housing stock and housing characteristics, using pre-economic recession projections as well as more current local permit data:</i></p> <p><i>"Single-family detached homes currently comprise more than two-thirds of the town's housing stock, but Waitsfield does have a relatively higher percentage of attached or multi-family units than the surrounding area. Such units have been developed over the years through new construction, including mixed-use development, the adaptive reuse of historic structures such as the old high school, and the conversion of older single-family homes into multi-family units."</i></p> <p><i>In the Policy section of the housing Chapter, the Plan does discuss encouraging increased density through rehab, conversion and the promotion of mixed use in Irasville (designated commercial center) and designated village centers as well as hamlets, if infrastructure is</i></p>

		<i>developed that would accommodate such density (municipal water, sewer, etc.).</i>
(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.	18-20	<p>1) Does the plan have a housing section that encourages low income housing and housing for the elderly? <i>The Plan discussed the challenge of affordable housing and home ownership throughout the MRV, and mentions the <u>MRV Housing Study</u>, most recently updated in 2006, which continues to serve as a guide/assessment of housing conditions. The Housing section also discusses the affect of the recession, the decline of home sales and primary home prices. The Plan does discuss 2007 projections of year-round housing stock growing at an average annual rate of 1.5 % between 2010 and 20230 (approximately 17 dwelling units per year)and CVRPC’s predicted 312 additional year round homes, or an average of 20 dwellings per year at this point (between 2000 and 2020).</i></p> <p><i>In regards to addressing low and moderate income needs, the Plan does identify current housing stock, with 2/3 of the town’s housing stock identified as single-family detached homes, and identifies that the town does have a relatively larger percentage of multi-family units as compared to the surrounding area. Local permit data indicates that the majority of homes built post-2000 has been single-family detached. Mobile homes account for less than 5% of the housing stock.</i></p> <p><i>Section 4D separately addresses the Housing Affordability Gap. Although incomes levels in Waitsfield are higher than the county and state averages, the median home value averages 40% higher than the state median. The section also identifies rental affordability challenges, both in number and in price.</i></p> <p><i>Section 4E discussed Special Needs Housing for the elderly and low-income residents as well as seasonal employee, specific developments identified include: Evergreen Place (seniors), Verd-Mont (mobile home), and Mad River Meadows (subsidized housing).</i></p>
(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.	18-20	<i>The Plan specifically addresses this in the Policy section of the Housing Chapter(4.H-7).</i>
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.	18-20	<i>The Plan specifically addresses this in the Policy section of the Housing Chapter(4.H-6).</i>

<p>(iv) Allowing accessory apartments within or attached to single family residences.</p>	<p>18-20</p>	<p>1) Does the plan discuss accessory apartments? <i>Yes, in the Policy section of the Housing Chapter (4.H-12 “Consider amending zoning regulations to allow accessory dwellings to be as large as the primary dwelling or increase the current 800 square foot allowance in order to offer more flexibility for accessory dwelling occupancies”).</i></p> <p>2) Does the plan discuss the availability of health care and elderly services? <i>Yes in the Housing Chapter narrative.</i></p>
<p>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)</p>	<p>39-52</p>	<p>1) Does the plan <u>discuss future public facility investments</u>, or at least acknowledge that none are needed? <i>The Chapter 7, “Facilities and Services” narrative covers substantial ground, including: Town Government, Town Properties, Public Safety, Solid Waste, Sewage Disposal and Water Supply, Community Services, Communication and Media, and Recreation. The Chapter Overview does specifically mention specific challenges that are targeted for future investment, such as the lack of municipal water and wastewater and local government and education dependence on property tax revenues. The Plan narrative discusses needed future public facility investments within each section and the strategies sections address the top concerns.</i></p> <p>2) If so, does the plan discuss how <u>these projects will be financed and how they will meet the needs of the public</u>? <i>The Plan narrative addresses current services and facilities financing sources as well as concerns for the sustainability of such funding sources (i.e. education funded largely by property taxes, etc.).</i></p> <p>3) Does the plan discuss <u>how it provides services to the community and whether or not they are meeting the community’s needs</u>? <i>The Plan narrative does identify how the Town or other organizations (private, non-profit, other Towns, etc.) provide services to the community. The Plan narrative could benefit from a more specific supply/demand analysis and/or market analysis of some services/proposed expansion of services.</i></p> <p>4) Does the town have a <u>Capital Improvement Plan and Budget outlining timing and funding for necessary public investments to ensure efficiency and coordination in their provision</u>? <i>Within the Town Government section (7B) the Plan narrative addresses the purpose of the Town Capital Budget and the Capital Reserve Fund.</i></p> <p>5) Does the plan discuss growth in relation to the provision of services and facilities adequately? <i>Yes, the Plan narrative addresses the current limitation of areas that growth should be encourage din (Irasville, Village) due to the lack of centralized municipal water and sewer</i></p>

		<p>6) Does the plan speak clearly about how growth might impact these services and facilities? <i>In regards to development, the Plan more so focuses on the lack of development potential due to service constraints. The Plan narrative and strategies sections do address the potential future impact of growth on specific facilities and service, specifically:</i></p> <ul style="list-style-type: none"> • <i>Town office relocation due to work and vault-space constraints;</i> • <i>General Wait House barn(s) renovation as currently in state of disrepair beyond use;</i> • <i>Town garage expansion on currently owned property due to centralized water and wastewater treatment systems;</i> • <i>Additional cemetery space in 5-10 years; and</i> • <i>Development of “common green” in Irasville to serve as community focal point/gateway/center.</i> 	
<p>13. Ensure the availability of safe and affordable child care</p>	<p>45-48</p>	<p>1) Within the childcare element of the plan, is there a discussion about the availability of childcare related to the needs of the community? <i>Childcare is discussed in Chapter 7-Facilities and Services. The Plan identifies 2 registered home child care operators and 6 licensed operating facilities, including the licensed after school program which uses the elementary school. The Plan also identified the changing demographics resulting in more single-parent homes and families with two working parents creating a need for adequate day care. The Plan does not identify whether or not the current operating day care facilitates match the demand/need for such facilities. The Plan does not address child care within the Goals, Policies, and Tasks sections. Bringing information contained within the text narrative to the goals/policies would strengthen the plan and provide clearer objectives moving forward.</i></p>	
<p>E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:</p>	<p>Score</p>	<p>Pages</p>	<p>Comments, notes, suggestions</p>
<p>1. Compatible with other regionally approved town plans</p>	<p>3-4</p>		<p>The Plan is compatible with other regionally approved town Plans.</p>
<p>2. Compatible with the Regional Plan</p>			<p>The Plan is compatible with the Regional Plan.</p>

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 Plan does incorporate the Housing Distribution Plan, with data comparison through 2009 in the Housing Chapter (Chapter 4).</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>Map 11 depicts future land use, including residential. Map 14 depicts the locations of existing housing units in Waitsfield. Map 15 depicts the preferred location for development activities.</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>Map 14 depicts residential development between 1996 and 2008.</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>See above comments.</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>See above comments.</p>