

Municipal Plan Approval Checklist

Town: East Montpelier **Date:** 8/30/2013
Reviewer: Jackie Cassino
Committee: Rolf Mueller, Janet Shatney, Ron Krauth, Bill Arrand
Town Representative(s): Julie Potter (Commission alternate);
Rick Hopkins (Planning Commission)

Background: The following is a review of the 2013 East Montpelier Town 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 East Montpelier Town Plan was adopted in 2008 and approved by CVRPC in the same year. The 2013 Plan is a product of broad-based citizen participation and seeks to continue that philosophy in its implementation, relying heavily on non-regulatory strategies (e.g. Village Designation Process, capital budgeting. etc.) and ground work by both existing and proposed committees (e.g. Energy Committee, Senior Housing Committee, Village Beautification Committee, etc.). In addition, the Plan sets the stage for regulatory revisions (e.g. the addition of fluvial erosion hazard regulations, the revamping of potential regulatory areas of concern such as the commercial district along Route 2) in order to address land use concerns. The 2013 plan includes specific language regarding: encouraging development in two identified Village areas and examining the potential for future development in one identified growth area; promoting economic development to the extent feasible considering infrastructure limitations; and examining potential solutions to infrastructure limitations. The 2013 Plan makes appropriate use of mandatory language (e.g. should) in its policy initiatives-providing clear, unambiguous guidance to developers and regulators-particularly in the Act 250 and Section 248 review processes. Future Plan updates will benefit from a town wide build out analysis to help inform potential regulatory revisions as well as more specific and thorough housing assessment and housing needs analysis-particularly addressing workforce housing and continuing to provide updates on senior housing. In addition, as is currently stated as an implementation action within the 2013 Plan, the Town is strongly encouraged to work with the RPC to address the Regional Housing Distribution Plan in future Plan iterations.

Staff Conclusion(s):

The East Montpelier Town Plan contains the essential elements of a municipal plan and makes progress towards attainment of the 13 statutory goals. Staff, therefore, urges the Committee to recommend “approval” of the Plan under the standards of Chapter 117 before the full Commission. The Town has exercised their right under Title 24, Chapter 117, Section 4302, under (f) Standard of Review with regards to potential issues with conformance.

On 9/5/2013 the Town Plan Review Committee voted to recommend approval of 2013 East Montpelier Town Plan to the full Regional Commission. On 9/10/13 the Regional Commission approved the Town Plan Review Committee's recommendation for approval.

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		-	Each Chapter of the Plan concludes with a listing of “Goals” and “Actions” pertaining to the topics covered therein.
2. Land use plan (and map) showing proposed land use areas/districts	y	94-124	This element is addressed in the Land Use Plan, wherein existing land use and zoning are described and prospective land uses are discussed. Agricultural lands, Village area and wastewater disposal are given special consideration. Maps of land use districts, active farmland, protected land, and “ <i>potential growth centers</i> ” accompany the text.
3. Transportation plan (and map) showing needed/proposed improvements	y	56-61	This element is addressed in the Transportation section of the “Public Services” Chapter of the Plan wherein the existing transportation infrastructure is discussed and future actions considered. A map of Roads by Functional Class and a conceptual Plan for the Route 14/Route 2 Intersection are provided.
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage	y	32-37; 62-71; 88-90; 121-124	This Element is addressed primarily in the Public Services Chapter of the Plan, wherein emergency services, social services, and solid waste, are discussed and planned. However, other relevant topics are discussed in other chapters. Recreation/trails is addressed in the Community Resources Chapter. Water supply is covered in the Natural Resources Chapter, and wastewater disposal is addressed, as previously mentioned, in the Land Use Chapter. Relevant maps include “Facilities”, “Recreation and Trails”, and “Well-Head Protection Areas”.
5. Educational facilities plan (and map) ; often included with the utilities/facilities element	y	48-51	The Plan contains an “Education” section within the “Public Services” Chapter, wherein the Elementary School and U-32 schools are discussed. Educational goals and strategies are set forth. The school sites appear on

			the Facilities Map, mentioned earlier.
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources		42-47; 72-93	This Element is addressed chiefly under the Natural Resources Chapter of the Plan wherein forest and earth resource, wetland, wildlife habitat and scenic values are discussed. Narrative and policy on historic resources are contained in the "Community Resources" Chapter. Maps depicting habitat, wetlands and waterways and historic sites are provided.
7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		52-54	The Plan contains a fairly brief but thorough section within the "Public Services" Chapter that addresses the Town's energy mix and expresses support for conservation, as well as consideration of renewable sources of power.
8. Housing element , including program for addressing affordable housing needs		111-114	Housing issues do not get a separate chapter in the Plan, but are discussed in a somewhat brief, but adequate, section within the Land Use Chapter. This section has a limited discussions of general supply and demand, more specific issues of affordability and provides a set of goals and actions. The Plan identifies some of the Town's recent accomplishments with regard to the development of senior housing. This is similar feedback to the 2008 Plan Review.
9. Implementation program for the plan's objectives		6; -	Section entitles, "Progress Report on 2008 Town Plan" specifically addresses what substantial progress has been made since the 2008 Town Plan(pg. 6). Other goals and implementation strategies can be found within the corresponding section throughout the Plan. The Plan makes use of mandatory language and identifies specific responsible parties for numerous strategies.
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region		13-15	The Introductory Chapter of the Plan contains a section entitled "East Montpelier and the Region". This narrative explores land use issues at and along Town boundaries (with Calais, Montpelier, Barre Town, Berlin, Plainfield and Middlesex). While the Plan concludes that East Montpelier's goals are compatible with its neighbors, some potential conflicts and opportunities are mentioned. These include: <ul style="list-style-type: none"> • The extension of Montpelier's water and sewer lines into the southern border along Gallison Hill (could allow for higher density)

			<ul style="list-style-type: none"> • The Industrial District on the East Side of Route 2 abutting potentially environmentally sensitive lands in Barre Town • The commercial District along Route 2 abutting areas of Plainfield zoned for low density residential, forest and agricultural use. • The possible designation of a growth center in North Montpelier as it pertains to adjoining lands in Calais. <p>This section also highlights the Town’s interest in inter-municipal and regional organizations, citing its participation in the Washington Central School District, Wrightsville Beach Recreation District, CVRPC, CVEDC, CVSWMD, to name a few.</p>
<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)</p>		<p>38-41</p>	<p>A stand-alone Economic Development section within the Community Resources section generally describes the present economic conditions (rural-residential bedroom community adjacent to major employment centers) and the type, location and scale of desired economic development (primarily agriculture and small commercial or light industrial in appropriate zoning districts).</p>

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		10-18	Demographic characteristics are identified in the About east Montpelier section.
2. Existing & projected housing needs by type, amount, loc.		111-114	The Plan generally addresses the town's current housing stock , identifying that the majority of housing is single family and the Sandy Pines Mobile Home Park (56 units). Other housing unit types are not specifically addressed. The corresponding goals/action do identify the need to conduct a thorough Housing Needs Assessment. In addition, although the need for more affordable housing and numerous potential funding mechanisms are identified, no thorough inventory or specific needs are identified. Future Plan versions would significantly benefit from thoroughly addressing this goal.
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services			This is addressed throughout the plan. See facilities, services and land use comments in Section (D) below.
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		7-10	The Plan Introduction specifically addresses this goal and describes the role of the Town Plan, regulatory mechanisms such as zoning, and the general input process to inform the town plan beyond general data updates. The narrative also identifies the role of various coordinating bodies throughout the Plan .
2. Citizen participation at all levels of the planning process		8	This citizen participation is highlighted in the section: Process for Creating the Town Plan and 2011 Citizen Survey Results. In addition to a town wide survey conducted in 2011 and the required public hearings, the Plan was informed and review by numerous volunteer committees and residents.
3. Consideration of use of resources, consequences of growth to region and state		-	This is generally addressed throughout the Plan. Particularly relevant corresponding sections include: About East Montpelier; Energy; Economic Development; Transportation; Services; and Land Use.
4. Working creatively with other municipalities to develop, implement plans;		-	The Plan narrative does identify current municipal service partnerships (e.g. fire, ambulance, etc.). It also broadly identifies that due to the nature of development patterns and trends, it is more likely that adjoining towns with employment centers will have a significant impact on East Montpelier as opposed to vice versa. That being said, future plan iterations would benefit from a brief acknowledgment of the cumulative effects of small

			scale, incremental growth (most likely residential) that is occurring. Future Plan updates would benefit from a discussion of potential partnerships across municipalities.
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:		94-110	<p>The Plan narrative identifies the following areas as the potential growth centers for future development concentration (both residential and commercial/mixed use):</p> <ul style="list-style-type: none"> • East Montpelier Village-Development will be challenging and is likely to be limited by a number of factors, including septic capacity, floodplains and steep slopes. The current economic situation adds additional challenges.(pg 108). Also the current zoning regulations for this area should be reviewed and potential decrease lot size (currently 1 acre per unit). • North Montpelier Village- The village has several resources that could be enhanced as focal points: North Montpelier Pond, the waterfall and riverway of the Kingsbury Branch, and the former Riverbend Store. Planning should be coordinated with Calais which occupies the northern portions of North Montpelier. • East Montpelier Center is distinct from the other villages in that it is not on a major state highway. This gives it a quieter and more rural feel. It is also entirely residential and agricultural, with no commercial uses. In general this character should be retained. • Gallison Hill Growth Area was designated as a potential growth area in the 2008 Town Plan, but has not moved forward. It encompasses the area around U-32, on the border of Montpelier, considerable residential development already in East Montpelier and commercial development in Montpelier. <p>The Plan narrative identifies that the Rural Residential and Ag District, as well as the Forest Conservation District generally work well for the town. The town is encouraged to consider the review of the current Zone D regulatory standards, particularly the 3 acre minimum lot size.</p> <p>The Plan narrative also identifies the need to review other zoning districts in order to address potential deficiencies encouraging sprawl and discouraging denser development in desired areas:</p>

		<ul style="list-style-type: none"> • The creation of an East Montpelier Village Zone to encourage a denser pattern of development more typical of the historic core. Current large lot zoning standards (1 acre) discourage more compact forms of development. Typical lot sizes in this zone are currently 1/8 to 1/2 an acre. • The protection of agricultural land from poorly planned development. The Town is encouraged to consider provisions for Open Space/Conservation Subdivisions in addition to PUDs. • Discourage strip development in Zone A and C as current zoning regulations (linear zoning districts along major roadways) allow for such patterns of development. Techniques discussed include: access management restricts; requiring multiple lots along a single access arranged in a compact and traditional patter; including illustrations within the regulations; requiring parking to be located at the side or rear; and developing a conservation subdivision ordinance. • Examining the current allowance of residential use within the industrial district. • Explore potential growth areas. • Review and potential update of the overlay districts and conservation areas. • Develop review guidelines for projects within the conservation and aquifer protection overlay zones. • Protect unfragmented forested land. • Enhance protection of riparian areas. <p>In addition, the corresponding goals and actions identify specific governing bodies that will benefit from reviewing the Town Plan to inform their decision making (pg. 101-102)</p>

<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways.</p>		<p>In terms of appropriate areas for more dense residential development, zoning within East Montpelier and North Montpelier Villages is generally 1 acre, while East Montpelier Center is in the Agricultural and Forest Conservation District requiring a minimum lot size of 7 acres. As the plan identifies, such large lot zoning can encourage sprawling residential development, less compact than historic settlement patterns, "...where lots were often 1/8-1/2 acre with buildings fairly close together." (pg. 94).</p> <p>The plan narrative identifies that although East Montpelier has generally retained its rural character, the incremental subdivision of land and construction of new homes can contribute to a more suburban development pattern, even with smaller subdivisions (max 5 lots) being the norm (pg. 94)</p> <p>As outside of village centers, densities become much lower, and land tends to be zoned for mixed use along state highways, a scattering of commercial and residential uses have developed along Route 2 and Route 14. Strip development is occurring outside of the village centers.</p> <p>The Future Land Use narrative identifies that: " Smaller lot sizes (3 acres) are permitted in Zone D (Rural Residential and Ag) which is closer to several growth areas: Montpelier, East Montpelier Village, U-32 and Barre." (pg 95). Unfortunately, density does not equate to the preservation of rural character. The spreading out of homes in 3 acre intervals does not preserve rural character. Corresponding implementation strategies identify potential regulatory revisions and the promotion of conservation subdivisions to address these issues. Consider utilizing the build out analysis and the LESA to help target specific areas.</p> <p>The narrative also identifies that the Ag and Forest Conservation District is farther from commercial and industrial centers. This location, combined with the larger lot sizes (7 acres) can help support the rural character of the town depending on the corresponding subdivision regulations and siting guidelines.</p>
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<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>			<p>The Plan narrative identifies that the Town would like to see economic growth concentrated in the Village area and industrial park depending on the type of enterprise. Smaller businesses are encouraged to settle in the Village area – E.M is hoping to develop wastewater/water infrastructure so that more businesses may concentrate the area. EM is aiming to reduce strip industrial development that is starting to occur on Rte 14. Ag enterprises are appropriate for the rural areas of the town.</p> <p>EM is willing to accommodate a range of business sizes - home based businesses are encouraged for smaller scale or telecommuting businesses, while more retail is encouraged for the Villages and industrial in the industrial park.</p> <p>Most of the public and municipal buildings are already located in the Village.</p>
<p>(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure</p>			<p>Public investments are planned for the Village areas – limited infrastructure currently exists and is the limiting growth factor. Feasibility studies/costs analyses are in the works for waste water/water but are currently cost prohibitive. EM understands that this infrastructure is needed to attract development to the village areas and build the visions of the EM residents. Creative solutions are needed.</p>
<p>Consistency with Specific State Goals (continued from previous page)</p>		<p>Pages</p>	<p>Comments, notes, suggestions</p>
<p>2. Provide a strong and diverse economy (A) Does the plan have an economic development chapter? (B)) Does the plan discuss its position in terms of regional employment? (i.e. is it an employment center, is it a bedroom community, etc.) (C) Does the plan discuss unemployment or lack thereof? (D) Does the plan discuss the balance of improving the economy and maintaining environmental standards?</p>		<p>38-41</p>	<p>The Plan narrative generally discusses its position in terms of regional employment, in terms of its proximity to larger municipalities (Barre, Montpelier, etc.) and along major transportation routes. The Plan also includes information on the US Census average travel to work time for East Montpelier residents. The Plan does not make a clear connection to those other employment centers as the majority of the chapter focuses on economic development within the Town-although other parts of the Plan (e.g. Housing pg 111) do specifically characterize the Town as a rural residential bedroom community.</p> <p>The Plan does not include unemployment trends or statistics.</p>

			<p>The plan addresses the balance of improving the economy and maintaining environmental standards. Specifically, the plan notes limit of wastewater facilities/moratorium on new water hookups presents challenges to keep businesses in contained area.</p> <p>The Plan also discusses strip development on Rte 2 and sprawl. Includes discussion of industrial park for businesses that are not compatible within village area. Includes goal for environmentally clean/sound businesses</p> <p>Action- <i>The Planning Commission should develop zoning bylaws that discourage strip development outside of village areas. (pg 41)-Plans to specifically address the commercial zone along Route 2?</i></p>
<p>3. Broaden access to educational and vocational training opportunities</p> <p>(A) Does the plan discuss adult education?</p> <p>(B) Does the plan discuss where educational opportunities are and might be found?</p> <p>(C) Is the town working with the local school district or the community to provide educational opportunities in schools and in other community settings</p>		<p>48-</p>	<p>The Plan narrative identifies other towns where vocational and other non-traditional/non-classroom based opportunities can be found.</p> <p>The status of current adult/secondary education opportunities are not specifically addressed, but they are encouraged in the plan actions.</p> <p>The Plan contains several policies that seek to promote cooperation, collaboration and communication among the schools, town officials, and the broader community.</p>
<p>4. Provide for safe, convenient, economic, and energy efficient transportation systems</p> <p>(A) Is the proposed land use plan coordinated with the transportation network? Does it discuss the connection between land use and transportation efficiency?</p> <ul style="list-style-type: none"> • Access management • Discouraging new roads in outlying areas <p>(B) Does the Transportation chapter discuss and encourage multi-modal transportation?</p> <p>(C) Does the Transportation chapter discuss and encourage public transit?</p>		<p>56-61</p>	<p>Land Use and Transportation:</p> <ul style="list-style-type: none"> -The Plan identifies that access management is proving to be an issue as more curb cuts are developed on major road ways (e.g. residential curb cuts on County Road). -Discouraging new roads in outlying areas is not addressed in the transportation chapter narrative. The Plan narrative does state: <i>In 2012 the Selectboard approved policies for the upgrading and acceptance of roads (pg. 57)</i>. This policy discourages additional town roads due to maintenance costs. In addition, a specific action does identify that the Planning Commission and Selectboard should establish clear standards for new driveways and roads in the zoning regulations and subdivision bylaws-ensuring that development plans minimize the construction of new roads and driveways.

			<p>-A specific corresponding goal states: <i>Coordinate land-use and transportation planning. Foster pedestrian-friendly, traffic calming design in village centers.</i>(pg. 61)</p> <p>Multi-modal Transportation & Transit:</p> <ul style="list-style-type: none"> -The Plan identifies that due the dispersed pattern of development and the lack of adequate infrastructure (sidewalks, shoulders, and paths), the principal mode of transportation is the car. -The Plan narrative and corresponding goals do identify specific projects that will support multi-modal transportation including: expansion of the park and ride facility across from WEC; updating the Rte 14 bridge to include pedestrian signalization and a sidewalk on the north side; and the general plans to implement recommendations from the Dubois & King Study. -The Plan generally identifies the transportation connection between smaller towns and centers of employment. Public transit options connecting major employment centers such as St. Johnsbury and Montpelier/Barre are available. In addition the role of collector roads, and such roads with significant traffic are identified. The Plan goals also identify the need to coordinate transportation improvements with adjacent towns. <p>Energy & Environment:</p> <ul style="list-style-type: none"> -In terms of resources management and transportation network development, the Town seeks to maintain rural feel of roads – has beautification committee to plant trees and remove brush . Energy use and transportation are not specifically linked in this part of Plan (e.g. commute patterns, public transit ridership, low/no salt areas, etc.).
<p>5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including</p>		<p>72-93</p>	
<p>(i) Significant natural and fragile areas</p> <p>(A) Does the plan identify significant natural and fragile areas? Does the plan include criteria for what makes an area “significant”?</p> <p>(B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</p>			<p>The Plan narrative states that the state (ANR) has identified four sites with rare or significant natural communities and that another three sites are within 1,500 feet outside of town borders. Significant natural resources such as waterbodies, wetlands, deer wintering areas, and rare, threatened, and endangered species are mapped. Other resources mentioned in the narrative include: wetlands, deer habitat , Chickering bog area, state designated rare, threatened, or endangered species,</p>

<p>(C) If identified, is land use proposed in such a fashion that these areas will be protected? (D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>		<p>communities of unusual plants and animals, and large undisturbed areas. Strategies for protection include- planning on a landscape-scale approach, conservation, clustering, zoning strategies such as conservation subdivision and PUDs.</p> <p>CVRPC is currently working on a Forest Stewardship program that would contribute to the Plan’s action step: “Work with the Conservation Commission and the PC to access and spatially document significant forest resources in town for planning and zoning purposes.” (pg. 74).</p> <p>Significant natural resources as identified by the town are not specifically addressed.</p>
<p>(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands</p> <p>(A) Does the plan identify outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands? Does the plan include criteria for what makes a resource “outstanding”? (B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved? (C) If identified, is land use proposed in such a fashion that these areas will be protected? (D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>		<p>A)The plan includes a list of water resources – the list could be supported better if waters were designated as outstanding and why they are on the list – good inclusion of recreational uses. Good definitions of surface waters/wetlands and relation to natural functions (flood management, etc.). B)Riparian buffer development, conservation restrictions/organizations, conservation advisory funds, town maintenance activities have minimal impacts, transportation infrastructure. C) Development is aimed to fit in with the topography, development should also be clustered in the Village/identified development areas. Care should be taken to avoid developing identified natural features D) Yes – most methods identified are non regulatory and involve conservation funds.</p>
<p>(iii) Significant scenic roads, waterways, and views</p> <p>(A) Does the plan identify scenic roads, waterways and views? Does the plan include criteria for what makes a scenic resource “significant”? (B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved? (C) If identified, is land use proposed in such a fashion that these areas will be protected? (D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>		<p>A) Good outline of what qualifies as scenic to the Town – village centers/hamlets, rural ag/open lands, distant views, ponds/river corridors, roadsides, hilltops/ridgelines B) Yes – develop 5 year plan – committees, develop design standards, beautification efforts C)Generally, yes. See corresponding land use review for more information. D) Yes, through such measures as large land owner outreach and education, development of a 5 year plan, etc.</p>

<p>(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas (A) Does the plan identify historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas? Does the plan include criteria for what makes a scenic resource “significant”? (B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved? (C) If identified, is land use proposed in such a fashion that these areas will be protected? (D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>			<p>A) The Plan identifies historic properties in several of the villages. The town does contain a Land Evaluation and Site Assessment map that identifies significant resources and area. Properties in each village are listed within the plan and area identified as one of the characteristics identified under “rural character”. B) Through zoning, design review and conservation. C) Village areas are encouraged for development; however there are design considerations – may want to consider design guidelines or design review overlay areas to maintain rural and scenic characteristics. D) No.</p>
<p>6. Maintain and improve the quality of air, water, wildlife and land resources. Vermont’s air, water, wildlife, mineral and land resources should be planned for use and development according to the principles set forth in 10 V.S.A 6086(a) A. Is there a complete inventory/map of existing water resources, wildlife habitat, mineral resources and other land resources? B. Does the plan discuss air quality? If so, does it describe measures to maintain and improve its quality? C. Does the plan discuss water quality? If so, does it describe measures to maintain and improve its quality? D. Does the plan discuss wildlife resources? If so, does the plan describe measures to maintain and improve its quality? E. Does the plan discuss floodplain protection? If so, does the plan describe measures to maintain and improve its quality? F. Does the proposed land use pattern maintain or improve the quality of the resources listed above?</p>			<p>A) Discussion of forest land’s purpose of wildlife habitat – identified significant ANR natural communities. B) No discussion of air quality C) Includes goal of protecting groundwater with appropriate wastewater treatment facilities and maintaining them Discusses water quantity and withdrawals and wellhead protection areas Act 199 permit recommendations? – GW Committee?? D) Protection through habitat conservation and improved connectivity to other habitat blocks as well as limiting conversion of forested parcels E) Discussion of importance of floodplains in hazard mitigation section as well as a goal to limit development and control use in flood plain areas F) To an extent, the patterns identified should improve quality of resources as they encourage development in village areas. Potential for strip development found in the commercial zone as well as large lot zoning found throughout the rural residential zone-which represents a significant portion of the land.</p>
<p>7. Encourage the efficient use of energy and the development of renewable energy resources (A) Does the town recognize the connection between energy, transportation and land use? (B) Does the energy chapter of the plan discuss energy</p>		<p>47</p>	<p>A)-C)The Plan narrative acknowledges the connection between land use and energy in order to meet the Vermont Comprehensive Energy Plan's 2050 goal of 90% renewable. Narrative includes such strategies as improving access and opportunities for alternate modes of transportation (Route 2 Commuter), greater efficiency (residential and municipal weatherization and PACE), encouraging small scale renewables (off grid</p>

<p>efficiency and renewable energy? (C) Does the plan contain policies and recommendations that encourage energy efficiency? (D) Does the plan contain policies and recommendations that encourage the development of renewable energy resources? (E) 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?</p>			<p>and net-metered), encouraging smart land development choices, ensuring building code compliance, encouraging local food production. Specific implementation actions and responsible parties are identified in the goals section.</p> <p>D) The Energy section encouraged the use of small scale renewables, and specific strategies identify: <i>"The Planning Commission should provide guidelines for the siting and design of new energy projects including renewable energy projects; and should prepare guidelines for facilities associated with energy transmission including transmission lines, collector lines, and substations."</i> (pg. 55)</p> <p>E) See corresponding land use section review.</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. (A) Does the plan discuss recreation and identify important recreational areas? (B) Does the land use plan encourage development that protects or harms access to or the availability of recreational activities?</p>		<p>32-38</p>	<p>The Plan contains detailed and comprehensive sections on "Recreation" and "Trails" inventorying community assets, highlighting the accomplishments of various recreation based groups and committees, and proposing various goals and strategies. Funding is annually appropriated through the Selectboard and an endowment fund. The Town Recreation Board and East Montpelier Trails, Inc are considered the primary implementation instruments for this goal.</p> <p>The Plan also includes recreation goal language that supports the protection of public recreational space and the development of new areas through town. Specific funding mechanisms include working with conservation funds to purchase additional rec areas. The Plan narrative also includes encouraging subdivisions to include rec space in new developments and the need for public/private partnerships as well as owner access agreements.</p> <p>Any policies for protecting Class 4 roads and stopping conversions? A possible action?</p>
<p>9. Encourage and strengthen agricultural and forest industries, including:</p>		<p>72-76; 115-120</p>	<p>The protection of agriculture and forestry is addressed in the narrative and encouraged through such strategies as:</p> <ul style="list-style-type: none"> • Inclusion ag/forest industries as base of economic activity. • Goals/actions to support ag businesses and value added products. • Support farmers markets • Ensure zoning doesn't interfere w/ag uses • Significance of effectively managing town owned forested land

		<p>The Plan narrative also identified various funding mechanisms employed at the local and state level to help ease the tax burden of working lands owners:</p> <ul style="list-style-type: none"> • Current use programs • Town farm contracts • Permanent conservation parcels/Conservation fund (use in combination with various state and federal grants, can be used by the Selectboard to buy land development rights in conjunction with various land preservation organizations. (pg. 25)) <p>Finally, much of the Town’s forested land can be classified as second and third growth timber, conversion forest land, and to a lesser extent sugar bushes and Christmas Tree farms. The Plan acknowledges that a LESA focusing on forested lands would help the town prioritize the conservation of key forested parcels as appropriate. Currently, the town has a few small scale mobile processing units, and one active sawmill.</p>
<p>(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density</p>		<p>The Plan narrative addresses the protection of agriculture and silviculture, specifically: Investment in townwide LESA program; the use of the town forest for recreation as well as wood harvesting; ongoing inventory of ag lands; discussion of current use program; town conservation funds; working with the Vermont Land Trust; VLT and continued conservation efforts.</p> <p>As only one percent of the town’s forested land is publically owned, the Plan acknowledges the challenge of maintaining forested lands in private ownership, both as part of the working lands economy and as an important natural resource, in light of significant development pressures and high tax base. Concentrated densities are allowed and encouraged in the Village districts to the extent infrastructure can allow.</p>
<p>(ii) encouraging the manufacture and marketing of value-added agricultural and forest products</p>		<p>The Plan narrative does encourage productive working lands, the economic viability of such lands, and low densities throughout non-Village areas. The Plan narrative specifically addresses the economic value of agriculture (e.g. farm to school, the local food movement, local food production effect on the local economy). Specific policies and recommendations on how to encourage agricultural production include: VT</p>

			<p>AAP; local zoning, use value appraisal program; the use of local foods and education regarding food security and conservation.</p> <p>Other than a brief discussion identifying maple sugaring and Christmas Trees, value added forestry products are not thoroughly discussed.</p>
Consistency with Specific State Goals (continued from previous page)		Pages	Comments, notes, suggestions
(iii) encouraging sound forest and agricultural practices			The Plan narrative encourages VT AAP.
(iv) planning public investment so as to minimize development pressure on agriculture and forest land			See 9 and 9i) above.
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		76	The Plan outlines that there are no active quarries within the Town – should one decide to open, it will potentially need an ACT 250 permit, possibility of identifying future sites to address additional possible future needs.
11. Ensure the availability of safe and affordable housing, including:		111-115	
(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.			<p>The Plan identifies: " <i>With our town's high property values, large lots, and upper-end tax rate it is probable that little new affordable housing will be developed in East Montpelier in the near future.</i>" (pg.112). East Montpelier averages the highest median home prices in Washington County. Through the ongoing EMSLI initiative, the Town has a designated community group that is actively pursuing senior housing developing in or adjacent to a village center or an identified growth center.</p> <p>The Plan does include a goal of developing housing for various incomes. Other relevant goals and actions include:</p> <ul style="list-style-type: none"> -Encourage shared dwellings where feasible, with special consideration given to creative types of living arrangements that are designed to enable people who cannot live alone to remain in their homes. -Pursue multifamily housing developments. -Encourage mixed use commercial retail apartment development in East Montpelier and North Montpelier Village centers. -Continue to support programs administered by Community Capital of Vermont and Central Vermont Community Land Trust to address regional housing needs. -The Selectboard should adopt a special tax on conserved properties to establish a fund to provide tax incentives for the development of clustered affordable

		<p>housing.</p> <ul style="list-style-type: none"> -Provide tax incentives for PRD's -Provide tax incentives for multi-unit housing Projects. -The Planning Commission should review zoning regulations related to housing and draft amendments, as needed, in order to encourage the following: <ul style="list-style-type: none"> • Shared and multi-family dwellings, especially in residential zones. • Clustered housing and preservation of open spaces. • Inclusion of residential units in mixed-use commercial development. • Establish special small lot ¼ acre zones in the east, north and center village areas as well as along Gallison Hill Rd. from U-32 to Towne Hill Rd. in areas where water and wastewater infrastructure can or does exist. -The Conservation Fund Advisory Committee should explore the feasibility of working with the Vermont Housing and Conservation Board to integrate affordable housing space as part of proposed conservation projects. -The Planning Commission should conduct a housing needs assessment for the town using the Vermont Housing Finance Agency needs assessment methodology.
(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.		<p>With the exception of narrative addressing future senior housing, this distinction is not always clearly made. The Plan identifies that the trend for the majority of residential housing development has been large lot residential. The Plan does identify that more dense housing is appropriate in village areas – more dense, also PRDs are allowed in all but industrial zones, village designation center , small acre lot zoning for villages and Gallison hill/u32 area.</p> <p>In regards to public facilities and utilities, the Town is working with CVRPC and VTrans to enhance pedestrian facilities and infrastructure within the area, as well as provide better access to public transportation through a park and ride project, and improve water infrastructure to each side of the village.</p>
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.		<p>Multifamily housing is allowed(where???) . Greater density is encouraged in Village areas. The Plan states that shared and multi-family dwellings are encouraged in residential districts. but more specifics are not identified.</p>
(iv) Allowing accessory apartments within or attached to single family residences.		<p>The Plan does not discuss the use of accessory dwelling units.</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)	19-28; 62-71;88-93;	<p>The Plan addresses the following public facilities and services: government services; financing; social services; child care; fire protection; EMS; water supplies; the established fire district; police; disaster planning;</p>

<p>(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.</p> <p>(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services</p>	<p>121-123</p>	<p>solid waste disposal; and waste water.</p> <p>The Plan narrative addresses current and projected future needs regarding public facilities and services. In addition, the Plan identifies the various funding mechanisms in place or those to be researched to support such needs (e.g. six-year capital improvement program within the annual town budget; the capital reserve fund; and the EMFD capital replacement fund. As the Town continues to explore creative wastewater solutions that will provide the necessary infrastructure to support increased density in identified growth centers, appropriate committees have been established.</p> <p><i>Development of EM fire district</i> <i>Waste water infrastructure is limiting agent for dense development , looking at moving forward with additional studies for several options that include Montpelier, a village wide option or several smaller systems</i></p> <p><i>Emergency services are adequate due to recent expansions</i> <i>Capital budgeting for ems and fire equipment</i> <i>Partnered with surrounding towns for services and to share costs</i> <i>Volunteer efforts – acknowledges limits of volunteers and benefits of having some paid full time staff</i></p> <p><i>Solid waste – relation with CVSWMD, Casella waste for recycling, composting and zero waste programs for schools – list and acknowledge environmental concerns and initiatives within the town and CVSWMD</i></p>
<p>13. Ensure the availability of safe and affordable child care</p>	<p>63</p>	<p>Child care is addressed within the Plan narrative No implementation recommendations are included.</p>
<p>E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:</p>	<p>Pages</p>	<p>Comments, notes, suggestions</p>
<p>1. Compatible with other regionally approved town plans</p>	<p>14-18</p>	<p>The Introductory Chapter of the Plan contains a section entitled “Compatibility of Town Plans” (p. 14-18). This narrative explores land use issues at and along Town boundaries (with Calais, Montpelier, Barre Town, Berlin, Plainfield and Middlesex). While the Plan concludes that East Montpelier’s goals are compatible with its neighbors, some potential conflicts and opportunities are mentioned. These include:</p>

			<ul style="list-style-type: none"> • The extension of Montpelier’s water and sewer lines into the southern border along Gallison Hill (could allow for higher density) • The Industrial District on the East Side of Route 2 abutting potentially environmentally sensitive lands in Barre Town • The commercial District along Route 2 abutting areas of Plainfield zoned for low density residential, forest and agricultural use. • The possible designation of a growth center in North Montpelier as it pertains to adjoining lands in Calais. <p>This section also highlights the Town’s interest in inter-municipal and regional organizations, citing its participation in the Washington Central School District, Wrightsville Beach Recreation District, CVRPC, CVEDC, CVSWMD, to name a few.</p>
2. Compatible with the Regional Plan		14-18	The Plan narrative identifies that in general, it conform to the Regional Plan. Potential issue with regional residential development projections and current zoning are identified and addressed according to Title 24, Chapter 117, Section 4302, under (f) Standard of Review. ¹

¹ (f) Standard of review. (1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter. (2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following: (A) a statement

that identifies the ways that it will significantly reduce the desired effect of the other plan;(B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole, (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

CVRPC Regional Housing Distribution Plan elements	Plan: East Montpelier 2013
<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 East Montpelier Town Plan narrative states: <i>From 2000 to 2010 East Montpelier added 74 housing units. For the same time period, the Central Vermont Regional Planning Commission Housing (CVRPC) Distribution Plan suggested that the town should have added 168 units - a deficit of 94 units. The CVCRC further projects that from 2010 through 2020 the town needs to add an additional 293 units. East Montpelier is a town that values its open land and scenic vistas, fully one-third of the town's land has been conserved for agriculture and open space. The town also has long had large-lot zoning regulations to encourage the continuation of its farming community, and has continually supported local agriculture and land conservation. In light of these long held values and policies, the CVRPC projections for housing are probably unrealistic.</i>(pg. 112) Specific corresponding implementation measure(s) are found in the Recommendations section of the Plan: Housing Goal: Encourage mixed use commercial retail apartment development in East Montpelier and North Montpelier Village centers Housing Actions: -Establish special small lot ¼ acre zones in the east, north and center village areas as well as along Gallison Hill Rd. from U-32 to Towne Hill Rd. in areas where water and wastewater infrastructure can or does exist. -The Planning Commission should communicate with the Central Vermont Regional Planning Commission to adjust their housing projections to better suit the needs and character of our town. In addition, numerous potential financing mechanisms and review mechanisms to support affordable housing are identified in the Plan.</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>An Identified Growth Areas Map (pg. 103) targets two Villages (North Montpelier and East Montpelier) as well as the Gallison Hill Rd area adjacent to U-32 as target areas for future development.</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 Housing Distribution Map (pg. 113) displays the number of housing units created from 2008 to 2012.</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 Housing Distribution Plan is generally addressed in the narrative of the corresponding Housing section, specifically stating, "...the CVRPC projections for housing are probably unrealistic". The Plan narrative specifically identifies such challenges as: the desire of the Town to preserve its rural character through "large-lot zoning regulations" and supporting agriculture and land use conservation. Although the lack of infrastructure for more dense commercial development is mentioned in other sections of the Plan, particularly in key growth areas such as the Village and North Montpelier, this constraint is not mentioned as a housing barrier in this section.</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>n/a</p> <p style="text-align: right;">M:\Towns\Emontplr\Town Plan 2013\Draft_2013 E.Montpelier</p>

