

Municipal Plan Approval Checklist

Town: Plainfield **Date:** 3/26/2014
Reviewer: Stephanie Smith
Committee: Bill Arrand (Worcester), Faeterri Silver (Marshfield)
Town Representative(s): Will Colgan

Background: The following is a review of the 2014 Plainfield 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 elements** listed in section 4382 of Chapter 117;
- Is consistent with **the 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 Plainfield Town Plan was adopted in 2007 and approved by CVRPC in the same year. The 2014 Plan is a revamp from the previous version. The Plan Introduction chapter discussed the public participation process which went beyond the requirements and includes a goal for widespread involvement in planning and decision-making going forward including goals and strategies for an improved planning process. All strategies within the Plan feature responsible parties and prioritized timelines for implementation. The strategies throughout the Plan are a good combination of regulatory and non-regulatory steps. In addition, the plan sets the stage for regulatory revisions through directive terms such as develop, adopt and implement within many of the strategies. The Natural Environment chapter is very thorough in both the narrative and goals/strategies with a focus on air quality, groundwater quality and natural resource protection within the strategies. The Plan includes a Build Out Projection for future development within the Town that was well incorporated into the chapters and strategies to influence future zoning changes. Future Plan updates would benefit from further addressing affordable housing, the quality of housing stock and identified areas for housing growth within the village. There could have also been greater discussion on potential partnerships across municipalities and compatibility with surrounding Town Plans and the Regional Plan. The Economic Development section would have benefited from inclusion of commuting patterns and areas where residents work.

Staff Conclusion(s): The Plainfield Town Plan contains the essential elements of a municipal plan and makes progress towards attainment of the statutory goals. Staff encourages the Review Committee to recommend “approval” of the Plainfield Town Plan under the standards of Chapter 117 before the full Regional Commission.

On 4/3/2014 the Town Plan Review Committee voted to recommend approval of 2014 Plainfield Town Plan to the full Regional Commission. On 4/8/2014 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 “Strategies” as well as “Responsible Parties” and “Priority” (timeframe) pertaining to the topics covered therein, which satisfies this requirement.
2. Land use plan (and map) showing proposed land use areas/districts	y	52-58, 63, 65, 67	This element is addressed in the Land Use chapter of the Plan, wherein existing land use and zoning are described and prospective land uses are discussed, accompanied by goals and strategies. Agriculture and forestry are given special consideration. A Future Land Use map is included at the end of the Plan along with maps illustrating Full Build Out Projection based on current zoning and alternate zoning. Strategies include the modification of current zoning to encourage development near existing infrastructure.
3. Transportation plan (and map) showing needed/proposed improvements	y	35-36, 46-49, 62	This element is addressed in the Transportation chapter of the Plan wherein the existing transportation infrastructure is discussed and future actions considered. Additional transportation topics, including sidewalks, traffic calming, park and ride lots and the Route 2/Main Street intersection are discussed in the Facilities chapter. A Transportation, Utilities, Facilities and Education map is provided at the end of the Plan, illustrating Roads by Functional Class.
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage	y	14-16, 33-45, 62	This element is addressed in the Facilities, Utilities, Services and Resources chapter of the Plan, wherein municipal buildings, lighting, water, wastewater, solid waste, emergency services, flooding, local governance, recreation, historic sites and childcare are discussed and planned. However, other relevant topics are discussed in other chapters. Storm water is addresses in the Goals and Strategies but further explained in the Natural Environment chapter. A Transportation, Utilities, Facilities and Education map is provided at the end of the Plan.
5. Educational facilities plan (and map) ; often	y	42, 50-51,	This element is addressed in the Education chapter, wherein Twinfield Union is discussed. Goddard College is mentioned in the Strategies and is

included with the utilities/facilities element		62	<p>discussed in the Facilities, Utilities, Services and Resources chapter.</p> <p>Educational strategies are set forth under the broad Goals of encouraging the creative use of public and private facilities, the conservative use of public funds, student involvement in Town projects and local opportunities for life-long learning. The school sites appear on the Transportation, Utilities, Facilities and Education map, mentioned earlier.</p>
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources		13-21	<p>This Element is addressed chiefly under the Natural Environment chapter of the Plan wherein wetlands, physical landscape, natural communities, forest, habitat connectivity, species habitats, biologically significant areas and resource extraction are discussed.</p> <p>There is a strategy in both the Economic Development chapter and Housing Chapter to survey and map significant natural areas, soils, wildlife habitat and water resources to develop a plan for their protection. The Future Land Use Map includes waterways and a Reserve Lands District.</p>
7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation	y	30-32, 66	<p>This element is addressed in the Energy chapter, wherein thermal energy, transportation, electricity and energy efficiency are discussed. The energy Goals and Strategies show support for conservation, efficiency and local renewable energy. An Energy map is included at the end of the Plan, depicting Wind Resource Class.</p>
8. Housing element , including program for addressing affordable housing needs	y	27-29, 64, 67	<p>This element is addressed in the Housing chapter, wherein existing conditions, including affordable housing and a need for senior housing are briefly discussed and growth is discussed and planned. The Regional Housing Distribution Plan is mentioned within the narrative along with a Goal to meeting the projected need.</p> <p>The Full Build Out Projection based on current zoning and alternate zoning map (p. 67) is discussed within the chapter narrative. A Housing Units map is included at the end of the Plan, depicting housing units by year from 2000 to 2012.</p>
9. Implementation program for the plan's objectives			<p>Within each chapter, each Strategy is followed by Responsible Party and Priority. Priority differentiates between Short Term (within 1 year), Near Term (within 1-3 years) and Long Term (within 5 years).</p> <p>Within the Community Profile Chapter, a strategy notes that the Town will</p>

			exercise party status in Act 250 development review when appropriate. Mandatory language such as “shall” and “must” is not frequently used within the Plan goals and strategies, but the terms “ensure” and “should” are used more frequently. Many of the strategies use softer language such as encourage, promote and support.
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region		3-4	<p>The Introduction chapter of the Plan contains a “Coordination with Neighboring Towns” section, noting the connection with Marshfield through Twinfield Union, Twin Valley Senior Center and the water and wastewater system in the village that serves a portion of Marshfield. Collaboration with surrounding towns on the Route 2 corridor to develop a commuter service is briefly mentioned.</p> <p>A Strategy within the Introduction notes active participation with CVRPC, the TAC and the Regional Planning process.</p>
11. Economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects and programs necessary to foster economic growth. (effective date of July 1, 2012)		59-61	<p>This element is addressed in the Economic Development chapter, which offers a brief description of past grants and programs related in economic development. This chapter also contains charts showing unemployment, number of employees and establishments, and average wages.</p> <p>Goals and Strategies relate to promoting a vibrant village with a mix of businesses, economic diversity, public investment in infrastructure improvements and compatibility with the historic character.</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		9-11, 59	Demographic characteristics are identified in Community Profile chapter. Income and employment characteristics are included in the Economic Development Chapter.
2. Existing & projected housing needs by type, amount, loc.	y	27-29, 64, 67	<p>The plan generally addresses the town’s current housing stock, identifying occupancy, owner vs. renter-occupied, median housing value of residences sold and median rental housing costs. The growth in single family homes on parcels over 5 acres is discussed. The zoning build out map under current zoning is discussed as well and illustrates greater sprawl than desired.</p> <p>The corresponding Goals and Strategies identify the need to create safe and affordable housing for all and consider the housing needs of seniors and handicapped. The Plan recommends consideration of permitting in the village to allow for greater density, updating zoning regulations using the build out data and the use of PUDs. The Future Land Use map identifies districts for village residential and rural residential.</p>
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		3-4	<p>The Plan Introduction specifically addresses this goal and describes the role of the Town Plan as a guiding document. Strategies are also included in the Introduction to continually improve the planning process, which is unique for Town Plans.</p> <p>The Plan identifies the role of the Town Planning Commission, Select Board and other groups in the Goals and Strategies throughout the Plan as Responsible Parties.</p>
2. Citizen participation at all levels of the planning process		3-4	Citizen participation is highlighted in the Introduction section. In addition to the required public hearing, a town survey was mailed to residents and various committees participated in the writing of the Plan. The Plan notes that further input received from the community is detailed in the

			“Plainfield Community Conversation” report.
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: Introduction; Natural Environment; Energy; and Facilities, Utilities, Services and Resources.
4. Working creatively with other municipalities to develop, implement plans;		3-4	The Plan narrative does identify current municipal partnerships (e.g. fire, ambulance, etc.), and connections to Marshfield through Twinfield Union and the water/wastewater system in the village. It also broadly identifies that due to the nature of development patterns and trends, it is more likely that adjoining town development pressure (noting Montpelier and Barre) will have an impact on Plainfield as opposed to vice versa. Future Plan updates would benefit from further 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:		27-29, 52-58	<p>In the Land Use chapter, the narrative notes that historically, growth has occurred in the village; however, in the past 25 years almost all new housing was outside of the village.</p> <p>The Plan narrative identified the following land use districts defined by the current zoning bylaws:</p> <ul style="list-style-type: none"> • Reserve Lands District- Suitable mainly for forestry, low-impact recreation and wildlife habitat. • Floodplain- Designated flood hazard areas, mainly along the Great Brook and Winooski River. • Village District- Mixed-use area with businesses, civic and religious buildings and many residences. • Rural Residential District- Three areas adjacent to the village, mostly residential use. • Forest and Agricultural Lands District- All areas not within other districts, encompassing 85% of the land area. Zoned for five-acre-minimum lot size. <p>The Plan narrative identifies the unintended results of the five-acre-minimum lot size in the Forest and Agriculture Lands District as single home development along roadways.</p>

		<p>In the Land Use chapter, the narrative notes that zoning was revised in 2004 to allow development on .25 acre lots in the village to allow for greater density in the Village District. Land Use Goals emphasize future growth in densities and locations that respect the natural capacity of the land and the historic patterns of development to promote a vibrant village center and preserve rural working lands. Strategies note modified zoning, such as density-based, to encourage development in areas where infrastructure already exists and the protection of rural and scenic character. Another strategy recommends clustered development and overlay districts when appropriate to promote appropriate growth and conservation of rural and scenic character.</p> <p>Within the Housing Chapter, strategies consider permitting higher density zones in and around the village to allow for clustered developments and possible growth centers when revising current zoning.</p>
<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways.</p>		<p>The Housing chapter identifies that according to the Build-Out Analysis, current zoning in Plainfield would result in continued growth along the secondary roads in the Forest and Agricultural Zoning District. The Plan narrative notes that this form of “sprawl growth” would have permanent and negative consequences on the natural communities within Plainfield.</p> <p>Strategies note that the Build-Out Analysis should be used as a tool when future zoning is developed. The Housing Chapter narrative notes that a Village Center Growth Plan would reduce infrastructure costs and enhance economic development.</p> <p>In the Facilities, Utilities, Services and Resources chapter, the narrative notes that regulations have been adopted to allow for steady growth and expansion in the Village District through increased wastewater capacity over the next 20 years. A goal within this chapter puts an emphasis on improvements to create gradual and sustainable growth within the village.</p>

<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>			<p>The Goal in the Economic Development chapter pertains to both the village and the Town, to promote a mix of businesses, home-based business and environmentally friendly businesses. Strategies relate to promoting the village through a street tree program, public investment in infrastructure improvements in the village (including sidewalks, street lighting and benches) and development compatibility with the historic character of the village.</p> <p>Most of the public and municipal buildings are already located in the village. Strategies also note the promotion of Town Hall as a regional center for the arts.</p>
<p>(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure</p>			<p>The Facilities, Utilities, Services and Resources chapter include a Goal to maintain and upgrade water and wastewater systems as well as the storm water management system in the village to allow for gradual and sustainable growth. The Plan recognizes that this infrastructure is needed to attract more dense residential and commercial development to the village areas.</p> <p>As mentioned above, Economic Development Strategies include public investment in infrastructure improvements within the village.</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>59-61</p>	<p>The Economic Development chapter generally discusses its position in terms of regional employment, noting that employment options for Plainfield residents are generally small businesses, self-employment or commuting to surrounding towns. The Introduction narrative notes Plainfield’s proximity to urban areas (Montpelier and Barre City). Future Plan updates could benefit from a discussion on where Plainfield residents work and commuting patterns.</p> <p>The Plan includes tables with Employment by Industry (2005 and 2010) as well as Unemployment from 2005-2011 compared to Barre-Montpelier, Burlington-S. Burlington, Washington County, Vermont and the US. These trends are briefly discussed in the narrative.</p> <p>Within the Economic Development strategies, it is noted that significant</p>

			natural communities need to be surveyed and mapped and measures for their protection need to be developed. Support for the village tree program is also noted, along with enhancements to parks.
<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>50-51</p>	<p>The Education chapter identifies other towns where vocational opportunities can be found, noting that Plainfield students can attend programs at Barre Technical Center. Goddard College is noted to provide adult education locally along with other towns that have adult education opportunities.</p> <p>The Plan discusses the collaboration with the local high school and the supervisory union. Several strategies seek to promote cooperation, collaboration and communication among the schools, towns 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>24, 30-32, 44, 46-49</p>	<p>A narrative on Transportation systems is included in various sections of the Plan, including the Transportation; Energy; Natural Environment; and Facilities, Utilities, Services and Resources chapters. Much of the narrative in the Transportation chapter focuses on safety and traffic calming in the village. The narrative notes that there are no plans at present to extend the amount of paved roads.</p> <p>The Transportation chapter discusses and encourages public transportation as well as improved pedestrian traffic in the village. Goals promote public and alternative modes of transportation. Strategies note the connection between traffic management through the village and economic health of village businesses as well as new sidewalks and the conversion of Class 4 roads into trails.</p> <p>The Natural Environment chapter includes a strategy to increase public transportation and carpooling to improve air quality.</p> <p>The Energy chapter discusses public transportation in the narrative and includes a strategy to encourage public transportation systems and multi-modal alternatives.</p> <p>The Facilities, Utilities, Services and Resources chapter includes a Goal of encouraging amenities that promote alternative transportation.</p>

<p>5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including</p>		<p>13-26</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>(C) If identified, is land use proposed in such a fashion that these areas will be protected?</p> <p>(D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>			<p>The Natural Environment chapter discusses climate, surface water, wetlands, groundwater, physical landscape, natural communities, contiguous forest, habitat connectivity, species habitat, other biologically significant areas and resources extraction. Maps further identify some of these resources at the end of the Plan, including wetlands and surface water. The Natural Resources Goal is to protect rivers, streams, trails, open spaces, soils and forests. Strategies include:</p> <ul style="list-style-type: none"> • Promotion of responsible recreation • Adopt and implement fluvial erosion and mitigation plan • Seek funding for repairing and preventing erosion • Amend zoning to ensure riparian buffers are maintained • Identify wildlife corridors and protect specific road crossings • Control populations of invasive species • Maintain habitat connectivity networks by managing development • Inventory and map significant natural communities <p>Strategies in other Plan chapters, including housing and Economic Development note a need for a mapped inventory of significant, natural communities and appropriate measures need to be developed for their protection.</p> <p>In the Land Use Chapter, a main Goal is to promote the regulation of land to protect vital natural resources. Strategies include maintaining conservation, recreation and agricultural areas in the zoning ordinance and using educational and regulatory methods to encourage natural resource protection.</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”?</p> <p>(B) If identified, does the plan clearly (not vaguely)</p>			<p>A) The Plan includes a list and discussion of water resources. The classification system is discussed. Good descriptions of each resource.</p> <p>B) Riparian buffer development, water conservation guidelines, educational strategies and fluvial erosion hazard regulations.</p> <p>C) Development is aimed to be clustered around existing infrastructure and in the village and clustered to avoid developing identified natural</p>

<p>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>features. D) Yes-creation of voluntary water conservation guidelines and improved education on waste management.</p>
<p>(iii) Significant scenic roads, waterways, and views (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) A goal in the Natural Resources chapter addresses the maintenance and preservation of scenic and historic resources, though specific scenic resources are not identified. Strategies note that rural character should be maintained on roads when safety is not an issue, saying roads should not be widened or straightened. Stone walls and mature trees are identified as important to protect. The Plan would benefit from a map or more specific identification. B) Yes- through subdivision, Planned Unit Development and Conditional Use review process along with partnerships with schools and trail and timber management plans. C) Generally, yes. See corresponding land use review for more information. D) Yes- See B.</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 identified historic and significant properties in the Facilities, Utilities, Services and Resources chapter. Historic resources are also discussed in the A Vision of Plainfield chapter. A definition for “significant” resource is not given. B) Strategies in the Facilities, Utilities, Services and Resources chapter include the development of a plan and budget for repair and remodeling of the Municipal Building and Village Trustee Building (for use by the Plainfield Historic Society) as well as grants to upgrade Town Hall and Opera House. In the A Vision of Plainfield chapter strategies include educating landowners in renovating historic properties; protecting farmland and natural areas through conservation easements or deed restrictions to preserve the working landscape; support for revitalization groups; and seeking community participation in Old Home Day.</p>

			<p>Housing strategies include the use of Town revolving loan funds for the preservation of historic houses.</p> <p>C) Village areas are encouraged for development. A strategy in the Land Use chapter is to develop design and siting guidelines for commercial development to encourage compatibility with the historic character in the village.</p> <p>D) Education, grants and financial incentives are mentioned.</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)</p> <p>A. Is there a complete inventory/map of existing water resources, wildlife habitat, mineral resources and other land resources?</p> <p>B. Does the plan discuss air quality? If so, does it describe measures to maintain and improve its quality?</p> <p>C. Does the plan discuss water quality? If so, does it describe measures to maintain and improve its quality?</p> <p>D. Does the plan discuss wildlife resources? If so, does the plan describe measures to maintain and improve its quality?</p> <p>E. Does the plan discuss floodplain protection? If so, does the plan describe measures to maintain and improve its quality?</p> <p>F. Does the proposed land use pattern maintain or improve the quality of the resources listed above?</p>			<p>A) Yes-water resources are listed and discussed and appear on the Land Use map.</p> <p>B) Yes- strategies include increase public transit and carpooling, increasing renewable energy sources, providing financial assistance for residents to purchase cleaner-burning home heating, encouraging alternatives to burning brush piles and the development of guidelines and zoning to permit a review process for new development.</p> <p>C) Yes- strategies include promotion of practices to reduce run-off, providing education on wastewater and composting methods, develop water conservation guidelines and encourage riparian buffers.</p> <p>D) Yes- Wildlife habitats and habitat connectivity are discussed. Other strategies support protection of wildlife habitat and corridors.</p> <p>E) Yes-the Plan discusses preservation of wetlands as a means to reduce flooding. Strategies include riparian buffers and fluvial erosion hazard regulations. Floodplains are also discussed in the Land Use section and mapped.</p> <p>F) Yes- In the Land Use Chapter, a main goal is to promote the regulation of land to protect vital natural resources. Strategies include maintaining conservation, recreation and agricultural areas in the zoning ordinance and using educational and regulatory methods to encourage natural resource protection.</p>
<p>7. Encourage the efficient use of energy and the development of renewable energy resources</p>		<p>30-32</p>	<p>A) -C) The Energy chapter acknowledges the connection between energy and transportation and land use. The narrative discusses public</p>

<p>(A) Does the town recognize the connection between energy, transportation and land use?</p> <p>(B) Does the energy chapter of the plan discuss energy efficiency and renewable energy?</p> <p>(C) Does the plan contain policies and recommendations that encourage energy efficiency?</p> <p>(D) Does the plan contain policies and recommendations that encourage the development of renewable energy resources?</p> <p>(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>transportation and energy efficiency. Goals include minimized environmental impact, conservation, efficiency and local renewable sources. Strategies encourage the use of public and multi-modal transportation as well as promote community energy literacy and education on resources.</p> <p>D) Strategies include the increased use of local renewable energy and siting to minimize adverse impacts.</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.</p> <p>(A) Does the plan discuss recreation and identify important recreational areas?</p> <p>(B) Does the land use plan encourage development that protects or harms access to or the availability of recreational activities?</p>		<p>41</p>	<p>The Facilities, Utilities, Services and Resources chapter identifies the green spaces in the village and recreational facilities and trails. There is a short Recreation Resources section that notes various trails for snowmobiling, walking, horseback riding and mountain biking. In the Transportation chapter, one strategy is to emphasize the use of class 4 roads as trails for a variety of recreational opportunities as well as the conversion of some roads to trails.</p> <p>Natural Resources strategies include the promotion of responsible recreational use. A strategy in the Land Use chapter calls for the maintenance of recreational areas in the zoning ordinance, currently recreation is in the Reserve Land District.</p>
<p>9. Encourage and strengthen agricultural and forest industries, including:</p>		<p>52-58</p>	<p>The Land Use chapter puts a focus on agriculture and forestry as 85% of the land is in the Forest and Agricultural Lands District. Farming and Forestry are each given their own Goal and set of Strategies. The Plan narrative discusses the Current Use Program as a resources currently being utilized.</p>
<p>(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density</p>			<p>In the Land Use Chapter, a main goal is to promote the regulation of land to protect vital natural resources. Strategies include maintaining conservation, recreation and agricultural areas in the zoning ordinance and using educational and regulatory methods to encourage natural resource protection.</p> <p>Land Use strategies support the continuation of the Current Use Program and support for participation in UVM’s Land Link program to match non-</p>

			<p>farming land owners with prospective farmers. Strategies also promote the use of conservation easements.</p> <p>Natural Environment strategies include encouraging the permanent protection of farmland and natural resource areas through conservation easements or comparable deed restrictions.</p>
(ii) encouraging the manufacture and marketing of value-added agricultural and forest products			<p>Land Use strategies include promotion of the Farmers' Market and establishment of a winter market as well as events such as farm tours. Forestry strategies encourage the use of the Town Forest as an educational resource to demonstrate proper forest management and logging. 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			<p>Strategies in the Natural Environment chapter include the development of a timber management plan for the Town Forest. Land Use strategies include connecting landowners with the County Forester to develop woodland management plans.</p>
(iv) planning public investment so as to minimize development pressure on agriculture and forest land			<p>See 9 and 9i above.</p>
10. Provide for the wise and efficient use of natural resources, facilitate the appropriate extraction of earth resources and proper restoration and preservation of aesthetic qualities		21-22	<p>The Plan outlines in the Natural Environment chapter that the current zoning ordinance "allows for the removal for sale of soil, loam, sand gravel or quarried stone with a conditional use permit if a public hearing determines that it will not cause physical damage to neighboring properties, erosion, sedimentation or water pollution and will not create an undue burden on town roads." There is also a strategy to ensure that extraction of resources does not cause physical damage, destabilization or create undue burden on town roads.</p>
11. Ensure the availability of safe and affordable housing, including:		27-29	
(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 Housing chapter contains the Goal of ensuring safe and affordable housing for all Plainfield residents. The narrative notes the location of one affordable housing building that was formerly the high school as well as several other multi-unit buildings in the village. A need for dedicated Senior Housing is noted. Strategies encourage a variety of housing types to meet the needs of seniors as well as a diversity of income groups and</p>

			the consideration of handicapped accessibility in site plan reviews. Strategies could be more detailed to include incentives for including affordable units in development plans, the promotion of accessory units or encouraging shared dwellings.
(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>The Plan identifies that the trend for the majority of residential housing development has been scattered homes on large lots in the Rural Residential District. The Plan does identify that more dense housing is appropriate in the village areas.</p> <p>While the Housing chapter narrative recognizes the value of providing an adequate supply of decent and affordable housing for all residents to meet the projected need, there is no discussion or strategy related to the age, quality, or condition of the housing stock other than for historic homes.</p>
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.			Strategies identify higher densities should be located within the village. The narrative mentions current zoning allows for two family dwelling units as well as accessory apartments in all zones and does not restrict manufactured housing. The current affordable housing options that are discussed in the narrative are in the village; however, more specifics are not identified in regards to new locations for affordable units.
(iv) Allowing accessory apartments within or attached to single family residences.			The Plan notes that current zoning allows for 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)</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>		33-45	<p>The Plan discusses the following public facilities and services in the Facilities, Utilities, Services and Resources chapter: municipal buildings, lighting, water, wastewater, solid waste, fire and rescue, emergency services, flooding, local governance, recreation, historic sites, childcare and telecommunication. Education is covered in its own chapter.</p> <p>Goals include the maintenance and upgrading of Town property; promotion of pedestrian safety and public transit; protection for residents from health and safety hazards; and maintaining and upgrading the Town's water and wastewater, storm water and emergency management to achieve sustainable growth.</p>
13. Ensure the availability of safe and affordable child care		43	Child care is addressed with the Facilities, Utilities, Services and Resources chapter. Existing services are listed; however, no specific analysis of

			existing services vs. need is presented. There is a goal of ensuring adequate care services are available and a corresponding strategy to promote community based and private child care facilities.
E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:		Pages	Comments, notes, suggestions
1. Compatible with other regionally approved town plans		3-4	The Introduction chapter contains a section entitled “Coordination with Neighboring Towns” (p. 3). This section focuses on the connection to Marshfield, which is also noted in other sections of the Plan. This section would benefit from a brief (one paragraph each) discussion of conditions/trends/planning issues in other neighboring towns.
2. Compatible with the Regional Plan		3-4	A strategy within the Introduction chapter is to “Actively participate in the Central Vermont Regional Planning Commission, the CVRPC Transportation Advisory Committee, and the Regional Planning Process” (p. 4). Compatibility with the Regional Plan is not discussed.

CVRPC Regional Housing Distribution Plan elements	Plan: Plainfield 2014
<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 Plainfield Town Plan narrative states: <i>The Central Vermont Regional Housing Distribution Plan projects that Plainfield should plan for an increase of 42 year-round housing units between 2015 and 2020. The location of these units will have an impact on the town. (pg. 28)</i></p> <p>Specific corresponding implementation measure(s) are found in the Housing chapter of the Plan:</p> <p>Housing Goal: Ensure the availability of safe and affordable housing for all Plainfield residents and plan for sufficient growth to meet the projections of the Regional Housing Distribution Plan. Locate new housing in ways that minimize the negative impacts as much as possible.</p> <p>Housing Strategies:</p> <ul style="list-style-type: none"> • Review and update current zoning and subdivision regulations, using the build-out concept data as a tool for developing future zoning regulations. • Investigate and pursue sources of funding for village revitalization efforts. • Promote the use of Town revolving loan funds and other funding sources for the preservation of historic houses. • Encourage a variety of housing types to meet the needs of senior citizens and a diversity of social and income groups. • Consider handicapped accessibility in site plan reviews of housing developments. • Consider permitting higher density zones in and around the village to allow for clustered developments and possible growth centers when revising the current zoning regulations. • The use of Planned Unit Developments (PUDs) should be encouraged to be used where it is possible to do so. • Obtain an inventory and map of Plainfield’s significant natural communities, prime agricultural soils, forest resources (soils, products, and habitat), significant wildlife habitat, habitat connectivity, floodplains, river corridors, water resources and other features described in this Plan and develop appropriate measures for their protection.
<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 Alternative Zoning Full Build Out Projection map (p. 67) displays existing residential building points and the locations of projected growth.</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 Units Map (pg. 64) displays the number of housing units created from 2000 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 Housing chapter, noted above. The Plan would benefit from discussing areas within the village that could support housing growth.</p>
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