

## Municipal Plan Approval Checklist

**Meeting minutes for the Town Plan Review Committee**

**Municipality Reviewing: Roxbury**

**Date: 8/19/2014**

**Reviewer:** Stephanie Smith

**Committee:** Bill Arrand (Worcester), Tim Carver (East Montpelier), George Malek (Orange), Janet Shatney (Barre City), Ron Krauth (Middlesex), Julie Potter (East Montpelier)

**Town Representative(s):** Kim Livellara, Planning Commission (absent)

**Other Attendee(s):** Emily Nosse-Leirer (CVRPC Staff)

**Background:** The following is a review of the 2014 Roxbury Municipal 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 from Reviewer:**

The Previous Roxbury Town Plan was adopted in 2008 and approved by CVRPC in the same year. The 2008 Plan is similar, but not identical, in content to its predecessor, which was only minimally altered from the 2002 Plan. It contains updated planning data and is slightly more comprehensive in scope, with additions addressing the new flood resilience requirement and the regionally required Housing Distribution Plan. Also included is the required Housing Distribution Map with areas identified for future development. An additional goal and set of objectives were added regarding flood resilience as well. Many of the goals and objectives are unchanged from the 2008 Plan and remain broad and general in most instances. Seldom does the Plan spell out specific actions that need to be taken to realize its objectives. The inclusion of “Assessment” under a few of the Objectives to give an update is a good start, future plans would benefit from more thoroughly looking at how far Roxbury has come on realizing each objective and defining more manageable action steps that could be taken. Highlights of this Plan include the thorough child care section, the significant data presented in the Housing chapter, the incorporation of the Housing Distribution Plan and the extensive update to the flood resilience element.

**Staff Conclusion(s):** The Roxbury Municipal 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 Roxbury Municipal Plan under the standards of Chapter 117 before the full Regional Commission.

On 8/19/2014 the Town Plan Review Committee voted to recommend Approval of 2014 Roxbury Municipal Plan to the full Regional Commission. On 9/9/2014 the Regional Commission approved the Town Plan Review Committee’s recommendation for Approval.

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

<b>A Required Plan Elements/Maps</b> [§4382(a)] Each of the elements are required in some form for all municipal plans:	<b>Map</b>	<b>Page s</b>	<b>Comments, notes, suggestions</b>
1. Statement of municipal <b>policies, objectives, programs</b> to guide growth and development		-	Each chapter concluded with a recommendations section, including Goals and Objectives. An addition in the 2014 Plan is an “Assessment” category under a few Objectives throughout the Plan explaining progress or giving an update.
2. <b>Land use plan (and map)</b> showing proposed land use areas/districts	y	42-48	This element is addressed in the Land Use chapter, wherein the land use districts are discussed and recommendations for future land use are given. This element has not been updated since the 2008 Plan. A Land Use Map is included and a Future Land Use Map as well, showing the floodplain.
3. <b>Transportation plan (and map)</b> showing needed/proposed improvements	y	24-27	This element is addressed in the Transportation chapter, wherein the existing road network, rain and bike and pedestrian ways are discussed. This element is nearly identical to the 2008 version, with minor additions and an updated road mileage chart. A Transportation Map is included, showing highways, class 4 roads and legal trails. The Future Land Use Map includes railroads and the VAST trail.
4. <b>Utilities, facilities, services plan (and map)</b> showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage	y	27-37	This element is addressed in the Community Utilities, Facilities and Services chapter, wherein education, the library, recreation, fire, solid waste, sewage, water, child care and utilities are discussed. This element is nearly identical to the 2008 version, with minor additions and updated data. The Future Land Use Map includes town facilities and services.
5. <b>Educational facilities plan (and map)</b> ; often included with the utilities/facilities element	y	27-29	Education is addressed in the Community Utilities, Facilities and Services chapter, wherein enrollment and capacity are discussed. This element is nearly identical to the 2008 version, with data updates. Schools are mapped on the Future Land Use Map.
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic	y	5-14	This element is addressed in the Physical Features, Natural and Cultural Resources chapter, wherein water resources, flood resilience, land resources and wildlife habitat are discussed. This

and historic features and resources			element is nearly identical to the 2008 version, with the addition of a new Flood Resilience section, including a new goal and new objectives. A Natural Resources Map is included, showing bear habitat, deer yards, ecologically sensitive areas, rivers and wetlands.
7. <b>Energy element</b> , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		<b>38-41</b>	This element is addressed in the Energy chapter, wherein electricity, heating fuel, transportation and renewable energy are discussed. This element is nearly identical to the 2008 version, with some outdated data removed.
8. <b>Housing element</b> , including program for addressing affordable housing needs	y	<b>19-24</b>	This element is addressed in the Housing chapter, wherein current housing stock, future housing distribution and housing cost are discussed. This element is similar to the 2008 version, with additional discussion on the Housing Distribution Plan and updated data. A Housing Resources Map is included and illustrates recently build housing units and priority areas for future growth.
9. <b>Implementation program</b> for the plan's objectives		-	General implementation measures are set forth in the Purpose and Authority chapter, including guidance for local decisions, use in Act 250 reviews, framework for any future land use ordinances and use as a resources/reference.
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region			This element is addressed in the Regional Cooperation chapter, wherein the relationship to surrounding towns is discussed. This chapter is unchanged from the 2008 Plan.
11. <b>Economic development</b> 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)		<b>17-19</b>	This element is addressed in the Economic Development chapter, wherein median family income and persons below poverty level data are included for multiple years and workforce and employment by industry data are also included. The charts have been updated to include 2010 data.

<b>B. Inventories, Studies, Analyses</b> [§4302 (d), 4382(c)]. Include as appropriate to survey existing conditions and probable future trends		<b>Page s</b>	<b>Comments, notes, suggestions</b>
1. Population characteristics and distribution, including income and employment		<b>14-19</b>	The Demographics and Economic Development chapters include population characteristics, income and employment as well as educational attainment and poverty data. All numbers have been updated since the previous Plan.
2. Existing & projected housing needs by type, amount, loc.		<b>19-24</b>	The Housing chapter includes data for change in housing units, change household size, a comparison of income to housing affordability and rental costs. The Housing Distribution Plan is addressed and areas for housing growth are identified.
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.
<b>C. Consistency with Broad State Goals</b> [§4302] Plans must show consideration/evidence of a continuing planning process that includes:		<b>Page s</b>	<b>Comments, notes, suggestions</b>
1. Coordinated, comprehensive planning process			The Purpose and Authority section describes the role and purpose of the Town Plan in Act 205 and as a guiding document for local decision-making.
2. Citizen participation at all levels of the planning process			The Purpose and Authority section addresses citizen participation, noting the importance of participation and discussing a resident survey that was completed in 2007, which is referenced throughout the Plan.
3. Consideration of use of resources, consequences of growth to region and state		-	This is generally addressed throughout the Plan, specifically in the Land Use and Physical Features, Natural and Cultural Resources chapters.
4. Working creatively with other municipalities to develop, implement plans;		-	The Regional Cooperation chapter somewhat addresses implementation in relation to neighboring towns, specifically noting the connection to the Warren Town Plan.

<p><b>D. Consistency with Specific State Goals</b> [§4302] Plans must make substantial progress towards attainment of the following goals: (*or explain why goal is not applicable):</p>		<p><b>Page s</b></p>	<p><b>Comments, notes, suggestions</b></p>
<p>1. Plan development to maintain historic settlement pattern of compact villages surrounded by open countryside, including:</p>		<p><b>42-48</b></p>	<p>The Land Use narrative discourages strip development and encourages growth in the Village- Limited Business District and states that future development should:</p> <ul style="list-style-type: none"> <li>• Utilize the existing town road network;</li> <li>• not result in a undue burden on municipal services;</li> <li>• avoid undue negative impacts of the town’s natural and scenic resources;</li> <li>• avoid areas within designated floodways or characterized by steep slopes (25 degrees or more);</li> <li>• not result in undue soil erosion; and</li> <li>• comply with all existing town ordinances, state and federal regulations (43).</li> </ul> <p>The primary goal of the Land Use Section of the Roxbury Plan is to “maintain and preserve the town’s rural residential character of a compact village surrounded by rural countryside” (46). It strives to achieve this through:</p> <ul style="list-style-type: none"> <li>• The establishment of the land use districts (Forest Reserve; Agricultural- Residential; Village-Limited Business);</li> <li>• investigating the benefits of/need for land use regulations; and</li> <li>• recognizing the Village Center as the Town’s “growth center” and working to encourage mixed use development, in-fill and higher densities there.</li> </ul>
<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways.</p>		<p><b>20</b></p>	<p>Through the additional discussion on the Housing Distribution Plan and the corresponding map, three areas are selected for more dense residential development that corresponds with areas that are already developed. The Housing chapter narrative notes that development should be located near areas that are already built-up.</p>

<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>		<p>43</p>	<p>The Land Use chapter defines that Village-Limited Business District for higher density residential, higher traffic businesses, town services, community life facilities and limited business that is centrally located.</p>
<p>(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure</p>		<p>43</p>	<p>The Town is seeking to encourage clustering, limit strip development and have growth occur at a rate where town resources are not strained. The town should identify sites where public investments could be targeted to encourage development – the Village is identified in the Plan as being a target area for growth.</p>
<p><b>Consistency with Specific State Goals</b> (continued from previous page)</p>		<p><b>Pages</b></p>	<p><b>Comments, notes, suggestions</b></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>17-19</p>	<p>A) Yes. B) While the Plan is realistic about Roxbury’s status as a “bedroom community,” it does encourage economic growth in the Village. Furthermore, it strongly promotes home businesses as well as the infrastructure for, and act of, telecommuting – both for the economic benefits and energy savings. Finally, it promotes resource based businesses, as they remain a relatively important part of the local economy. Roxbury is a bedroom community – there are limited employers in the town and the town is experiencing development pressures from other towns in Washington County. Future Plan updates should include a discussion of major employment centers throughout the region affecting the Town. C) Unemployment is not discussed. D) Forestry and agricultural based industries are encouraged. The Land Use narrative addresses development avoiding negative impacts on natural and scenic resources, though not specifically related to the economy. Future Plan updates should include specific language addressing environmental businesses practices.</p>
<p>3. Broaden access to educational and vocational training opportunities (A) Does the plan discuss adult education? (B) Does the plan discuss where educational opportunities are and might be found? (C) Is the town working with the local school district or the community to provide educational opportunities</p>		<p>27-30</p>	<p>A) Yes, this Plan update includes a brief mention of Randolph vocational/technical schools and secondary education classes. This section could be expanded in future updates. An addition to the Community Utilities, Facilities and Services chapter also states that the Roxbury Library offers an online class database for free. B) Yes, for elementary school children and high school students. C) This is not specifically addressed.</p>

in schools and in other community settings			
<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"> <li>• Access management</li> <li>• Discouraging new roads in outlying areas</li> </ul> <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><b>24-27; 38-40</b></p>	<p>A) Access management is not addressed. Plan goals/strategies identify the need to stabilize the limited upgrading and reclassification of Class 4 roads and develop a scheduled maintenance plan and to overall discourage excessive development on class 4 roads.</p> <p>B) Yes, alternative forms of transportation are encouraged through ridesharing options, park and ride facilities, and expansion of paths for cyclists/pedestrians.</p> <p>C) An additional in this Plan update is a brief discussion on the GMTA bus route that picks up near Northfield as well as train stops in Montpelier and Randolph.</p> <p>Specific strategies identified (Transportation + Energy sections) include:</p> <ul style="list-style-type: none"> <li>• presents a maintenance/ classification system for Class 4 roads;</li> <li>• promotes continued or upgraded maintenance on class 3 roads and non-State jurisdiction bridges;</li> <li>• explores the possibility of expanded cooperation with other towns on maintenance and plowing;</li> <li>• seeks to explore potential expanded commercial and passenger use of the railroad;</li> <li>• seeks to ensure that future road improvements on Routes 12 and 12a accommodate the “physical and economical make up of the Village areas” (27);</li> <li>• Encourages the expansion of telecommuting and teleconferencing to reduce demand; and</li> <li>• Promote wider use of, and educational efforts on behalf of, the “ride-share” lot.</li> </ul>
<p>5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including</p>		<p><b>5-14</b></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</p>			<p>A) The Plan does not uniformly identify “significant” resources, but does identify state designated historical and natural resources as well as significant local resources such as scenic views. In addition, the Plan identifies the need to conduct an inventory of such resources at the local level.</p>

<p>what makes an area “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>B-C) Roxbury does not currently have zoning. The Land Use element encourages the protection of these areas in the Forest Reserve District.  D) Yes, encouraging land owners to participate in private conservation programs.</p>
<p>(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands   (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 identifies flood plains and significant water resources – wetlands, major rivers, floodplains and fluvial erosion hazard areas.  B-C) The Plan encourages the maintenance of vegetative buffers along streams and wetlands and recommends regulating future development in flood hazard areas.  D) Non-regulatory objectives include identifying areas susceptible to flooding to preserve as open space and development of a post flood clean-up plan.</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-B) Scenic vistas/views are identified – waterways are covered under water resources. Views from roadways are discussed and that development along roads should be set back from road to maintain rural character.  D) The Ancient Roads committee is in the processes of compiling an inventory of scenic resources and determining strategies for future protection. The Transportation objectives include adherence to the town and regional commitments to maintain scenic highways.</p>



<p>(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas</p> <p>(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”?</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>A) The Physical Features, Natural and Cultural Resources chapter includes a brief discussion on historic resources. Specific historic sites mentioned include school houses, the Town Hall, two churches and six cemeteries. The fish hatchery is noted here as well.</p> <p>B-D) Objectives include development of an inventory of historic resources and mechanisms for their protection.</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</p>		<p>A) No, but the need for an updates inventory is identified.</p> <p>B) Air quality is not addressed.</p> <p>C) The Plan addresses possible sources of groundwater contamination as well as protecting aquifer recharge areas. The Town encourages the use vegetated buffer strips and encourages practices which follow State guidelines for water quality.</p> <p>D) Roxbury encourages maintaining large habitat blocks, connecting forests/lands, deer yards, natural heritage sites etc.</p> <p>E) Yes, this update includes a significantly more thorough flood resilience section, with additional discussions on impacts and recovery from Irene, flood inundation areas, fluvial erosion hazard areas, river corridor protection and emergency response planning.</p> <p>F) Roxbury does not have zoning. Objectives encourage protection of these resources.</p>

above?			
<p>7. Encourage the efficient use of energy and the development of renewable energy resources</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>		<b>39-40</b>	<p>A) Yes, the Town acknowledge that as a bedroom community, alternative means of transportation as appropriate to a small, rural community should be explored and promoted (e.g. rideshare, cycling and telecommuting).</p> <p>B-C) Yes, rideshare and use of renewable energy is addressed.</p> <p>D-E) In general: The Plan seeks to “encourage the conservation of energy resources.” Among the objectives set, and strategies proposed are:</p> <ul style="list-style-type: none"> <li>• Encouraging participation in Efficiency Vermont programs;</li> <li>• investigating programs to increase conservation in municipal buildings;</li> <li>• encouraging telecommuting/conferencing;</li> <li>• encouraging the development of renewable energy in the private and public sectors;</li> <li>• encouraging forest management for wood production;</li> <li>• promoting bicycle safety on Route 12 and 12A.</li> </ul>
<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>		<b>12, 30-31</b>	<p>A) Yes, Recreation is addressed in the Community Utilities, Facilities and Services chapter as well as briefly in the Physical Features, Natural and Cultural Resources chapter. The Plan identifies Camp Winridge (not accessible to the public), general forest and conservation land, the Third Branch Conservation Park, the Roxbury State Fish Hatchery, the Community/Senior Center and Class 4 roads.</p> <p>B) The Plan recognizes the importance of Roxbury’s undeveloped areas and Class 4 roads as recreational resources. While it does not offer specific proposals for recreation (other than protecting the use and function of the above areas) it does propose to “investigate the feasibility of developing additional outdoor recreation opportunities within the Town” (14).</p>
<p>9. Encourage and strengthen agricultural and forest industries, including:</p>		<b>5-14, 43-48</b>	
<p>(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall</p>			<p>The Plan acknowledges that the Town’s potential for agriculture is limited, but strives to “Promote the responsible and efficient use of Roxbury’s land resources (forests, agricultural and mineral) to</p>

density			ensure their sustained use....” (13). It seeks to accomplish this primarily by encouraging landowner participation in conservation programs and promoting the maintenance of large tracts of forest land through land use planning.
(ii) encouraging the manufacture and marketing of value-added agricultural and forest products			The Plan does not specifically address value-added agricultural and forest products.
<b>Consistency with Specific State Goals</b> (continued from previous page)		<b>Page s</b>	<b>Comments, notes, suggestions</b>
(iii) encouraging sound forest and agricultural practices			Generally, but not specifically addressed.
(iv) planning public investment so as to minimize development pressure on agriculture and forest land			See 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		<b>11-13</b>	The Plan identifies that currently, one commercial sand and gravel extraction is operated and that there is a need to consider the environmental and social consequences of future mining activities. The Plan expresses a desire to “minimize social and environmental impacts from any future earth extraction operations through careful consideration of location and timing.” It also requires “proper restoration of future mining sites” and participation in Act 250 or adoption of an earth extraction ordinance (13).
11. Ensure the availability of safe and affordable housing, including:		<b>19-24</b>	
(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.			The Goal/Objective section does identify the need to support the creation of low income and elderly appropriate housing, but does not identify any specific mechanisms to do so or where such housing should be encouraged and why.
(ii) Ensuring that new and rehabilitated housing is safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the			Housing is encouraged predominately within areas of existing development.

provision of necessary public facilities and utilities.			
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.			Roxbury does not have zoning therefore multifamily housing is allowed on the same lots as single family housing, but this is not specifically identified in the Plan.
(iv) Allowing accessory apartments within or attached to single family residences.			Accessory apartments are not addressed.
<p>12. Finance and provide an efficient system of public facilities and services to meet future needs, (eg fire, police, EMS, schools, water, sewage, &amp; 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>		<b>27-37</b>	<p>A) The Plan discusses the services which are provided but not whether or not they are meeting the community's needs (other than fire and police). The plan does not discuss specific investments, though Capital budgeting is indicated as an implementation strategy for building new infrastructure.</p> <p>B) The Town currently maintains sewage/water on a limited scale for the Roxbury Village School, the Congregational Church, and a few residences. In general, the town currently does not have urban public facilities. Future plan updates should consider where the town would like to see them developed.</p>
13. Ensure the availability of safe and affordable child care		<b>34-36</b>	<p>The Plan's section on childcare states that "access to quality childcare is a basic need." It provides an excellent narrative on the current state of childcare services and seeks to:</p> <p>"Maintain an inventory of all childcare programs in the Town and their capacity;  Consider the use of Federal and State funds to assist with the development of childcare infrastructure;  Provide opportunities for childcare providers to enhance their programs" (36).</p>
<b>E. Compatibility with Municipal, Regional Plans</b>		<b>Pages</b>	<b>Comments, notes, suggestions</b>

[§4350] Plans must be:			
1. Compatible with other regionally approved town plans		<b>48-49</b>	The Regional Cooperation chapter gives an overview of Roxbury's relationships with the towns of: Warren, Braintree, Granville/East Granville, Brookfield and Northfield. Since this chapter was unchanged from the 2008 version, this section is in need of updating.
2. Compatible with the Regional Plan		<b>48-49</b>	The Regional Cooperation chapter also briefly discusses the relationship to the Regional Plan and expresses the intention of having the Regional Planning Commission review the Plan for conformance.

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.

The Roxbury Town Plan narrative states: *The Distribution Plan allocates 29 new housing units to Roxbury over the next six years (2014-2020). This anticipated increase in development should not put undo strain on the Town, however it is important to note that development should be localized to already built-up areas as illustrated on our current use map.*

**Housing Goal:** Ensure safe, affordable and environmentally responsible housing.

Housing Objectives:

- Achieve greater design flexibility and economies of scale in the development of particular land areas within the community.
- A Roxbury community could work with a developer in advance, in order to indicate the areas it feels are appropriate for mixed-use and more intense development. See our current land use map for an outline of “built up” areas.
- Support the creation of new housing and the preservation of existing housing for moderate, low income and elderly households. This housing should be safe, affordable and consistent with current land use.
- Also provide the opportunity to achieve flexibility in architectural design, a mix of compatible land uses as well as the preservation of key natural or historic features.
- Investigate the creation of elderly housing.
- Appoint at least one person with particular interest and skills in affordable housing issues to the Planning Commission.

**Assesment:** The chair of the Planning Commission has a Masters in Architecture with past involvement in the design of affordable homes and co-housing.

- Adopt measures to encourage provision of moderate and low income housing in all appropriate areas of Roxbury
- Encourage surrounding towns to make provision for low income housing. Of specific concern is increased development of the Sugarbush ski area resulting in a proliferation of low wage jobs without the accompanying low cost housing stock in the towns of Warren, Waitsfield and

	Fayston. This could necessitate workers living in neighboring towns with lower housing costs (such as Roxbury), thereby increasing burden on public services.
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.	A <b>Housing Distribution Map</b> illustrates three areas for housing growth, one area as highest priority. These areas are identified as areas that are already developed.
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.	The <b>Housing Resources Map</b> displays residential building points as well as recent housing growth locations (2008-2014).
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.	The Roxbury Town Plan narrative states: "It is important to emphasize that CVRPC views the Town's response to the Distribution Plan as a planning exercise... it makes sense for the Town to plan for this growth, however small, as the housing market is subject to change and such growth is likely to come eventually" (20).