

Municipal Plan Approval Checklist

Town: Waterbury **Date:** 7/2/2014

Reviewer: Stephanie Smith

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

Town Representative(s): Judi Kamien (Waterbury PC), Jeff Kampion (Waterbury PC)

Background: The following is a review of the 2013 Waterbury 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: The previous Waterbury Town Plan was adopted in 2008 and was a re-adoption of the 2003 municipal plan. The 2013 Plan is a rewrite of the previous version and is a product of broad-based citizen participation. Each chapter includes broad goals, objectives and more specific action items that often include partnerships for implementation, though the Plan could have benefited from a broader discussion on implementation. The Plan sets the stage for regulatory revisions, through suggested updates to the zoning regulations in the Land Use chapter as well as throughout the Plan. A build-out study completed by CVRPC is addressed and the Plan discusses the disconnect between areas ripe for development and maintaining the historic settlement patterns. The Plan includes specific language regarding encouraging growth within the designated growth areas of Waterbury Village and Waterbury Center while also addressing flooding concerns. Throughout the Plan, facilities and services, housing, economic development and transportation are connected to land use and development trends in Waterbury. The Plan also addresses the sprawl like development that has been occurring along Route 100 and zoning changes are recommended to encourage clustering and the preservation of open space. The Plan includes a balance of regulatory and non-regulatory actions. The Natural Resources chapter was thorough, including a discussion on flooding impacts and suggested updates to setbacks and riparian buffer standards. Future updates would benefit from a discussion on unemployment, further defining “significant” natural communities and identifying wildlife corridors. Components of this Plan that are particularly strong included the organization and readability, the natural resources element and the significant inclusion of community input.

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

On 7/2/2014 the Town Plan Review Committee voted to recommend approval of 2013 Waterbury Municipal Plan to the full Regional Commission. On 7/8/2014 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 list of Goals, Objectives and Actions pertaining to the topics covered therein. In the Introduction chapter it is noted that the goals, objectives and actions are generally listed in priority order within each chapter. Additionally, the Introduction chapter includes broad plan goals.
2. Land use plan (and map) showing proposed land use areas/districts	y	109-128	This element is addressed in the Land Use chapter, wherein land use trends, existing settlement patterns and existing zoning are described and future land use and zoning modifications are discussed and planned. The general goal highlighted at the end of the chapter is to guide growth and development to reinforce the traditional patterns of concentrated growth and rural countryside. Growth Centers, Route 100 Corridor, Agricultural and Rural Residential Areas and Conservation and Forestry Areas are given special attention. The Future Land Use Map illustrates Growth Areas as Waterbury Village and Waterbury Center.
3. Transportation plan (and map) showing needed/proposed improvements	y	75-84	This element is addressed in the Transportation chapter, wherein the road and highway network, parking, pedestrian and bicycle circulation, and transit and public transit and discussed future action is considered. Two Transportation Maps are included, one showing all of Waterbury and the other showing the Village. Both maps identify future projects.
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage	y	85-102	This element is addressed in the Facilities and Services chapter, wherein education, cultural facilities, health and social services, recreation, public safety, sewer and water, solid waste, electric utilities, and communications facilities and services are discussed. A Utilities and Facilities map is included.
5. Educational facilities plan (and map) ; often included with the utilities/facilities element	y	85-87	This element is addressed within the Facilities and Services chapter, wherein Thatcher Brook Primary School, Crossett Brook Middle School, Harwood Union Middle/High School and adult education are discussed. This section also includes brief discussions on financing education and the tax stabilization fund.

			Goals within this chapter include making new investments in schools and ensuring availability of early childhood education. Objectives include providing high quality educational facilities and opportunities for residents of all ages. School sites appear on the Utilities and Facilities map, mentioned earlier.
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources	y	5-16, 45-62	This element is addressed in the Historic Resources chapter, wherein historic sites and structures are discussed, and in the Natural Resources chapter, wherein topography, water, air quality, climate change, geology, forests, wildlife, invasive species and the impacts of development are discussed. Relevant maps include Water Resources, Mineral Resources, Wildlife Resources, Soil Suitability and Natural Features.
7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		63-74	This element is addressed in the Energy chapter, wherein energy trends, solar and wind energy, efficiency, conservation, weatherization, transportation and local food are discussed.
8. Housing element , including program for addressing affordable housing needs	y	33-44	This element is addressed in the Housing chapter, wherein household trends and conditions, housing demand, affordability, special needs housing and housing distribution are discussed. Relevant maps illustrate residential units by type as well as by date built, to show change over time. The Future Housing Distribution maps illustrate growth centers in Waterbury Center and Waterbury Village.
9. Implementation program for the plan's objectives		-	While there is no formal implementation chapter, each chapter includes detailed action steps for fulfilling the objectives. Many of these actions include partner organization that could assist with implementing them as well as specific projects.
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region		120- 121	This element is addressed within the Land Use chapter, wherein Waterbury's relationship to Bolton, Stowe, Duxbury, Moretown and Middlesex are discussed. Relationships with neighboring towns are discussed throughout the Plan as well, for example in the Local Economy and Transportation chapters.
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		23-32	This element is addressed in the Local Economy chapter, wherein employment, wages, developing sectors, downtown development and new economic initiatives are discussed and planned. Commuting patterns are

<i>necessary to foster economic growth. (effective date of July 1, 2012)</i>			discussed in the Transportation chapter as well.
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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		17-21, 23-24	<p>The Demographic chapter includes historic population change comparing the Town, Village, Washington County and the State as well as birth and death rates in Waterbury. Median age, incoming, percent of population in poverty and education level are included as well, again comparing the Town, Village, County and State.</p> <p>The Local Employment chapter includes number of jobs, private and government, as well as average annual wages.</p>
2. Existing & projected housing needs by type, amount, loc.		33-44	<p>The Housing chapter includes total number of housing units and percent change as well as average household size and average sale price. The Plan notes that the types of residential units have been changing, with the majority in the town being detached single-family. The Village is seeing an increase in the number of detached single-family units as well as multi-family units. Overall, mobile homes have been declining. In terms of projected need, the Housing Distribution Plan is discussed.</p>
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services		-	<p>This is addressed throughout the Plan. See facilities, services and land use comments in Section (D) below.</p>
C. Consistency with Broad State Goals [§4302] Plans must show consideration/evidence of a continuing planning process that includes:		Pages	Comments, notes, suggestions
1. Coordinated, comprehensive planning process		1-4	<p>The Plan Introduction specifically addresses this goal and describes the role of the Town Plan as a vision and road map for future growth and development by establishing policies and recommendations upon which zoning and subdivision regulations are based. Also noted is the role of the Town Plan in Act 250 review and in providing information for grant and funding initiatives.</p>
2. Citizen participation at all levels of the planning process		1-4	<p>The Introduction chapter explains how the Plan was developed, through informal work sessions and conversations, a community survey, public forums and formal hearings. The results of the survey are referenced throughout the Plan.</p>

3. Consideration of use of resources, consequences of growth to region and state		-	This is generally addressed throughout the Plan.
4. Working creatively with other municipalities to develop, implement plans;		-	This is generally addressed within the Land Use chapter as noted above. It is also noted in the narrative of the Land Use chapter that joint meetings with representatives from neighboring towns would be beneficial for the coordination of planning efforts, public infrastructure and conservation.
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:		109-128	<p>The Plan narrative identifies the following land use areas that are illustrated on the Future Land Use map (pg. 124-126):</p> <ul style="list-style-type: none"> • Mixed Use Commercial/Industrial Growth Centers- broken into two sub areas, Commercial and Industrial: flexible, including limited residential, new proposals reviewed on performance/impacts and large development contributes to the implementation of pedestrian facilities; and Commercial and Residential: mixed-use, to accommodate changing entrepreneurs/craftspeople and small businesses. • Village Residential- within Waterbury Village (lot sizes generally ¼ to 1 acre, public sewer) and Waterbury Center (lot sizes generally ¼ to 5 acres or more, on-site systems), higher density and in-fill residential development is desired. • Route 100 Corridor- currently a mix of scattered commercial and residential, future land uses should be clustered to preserve and enhance views and vistas, protect open space and encourage land-based and agriculture businesses. • Rural Residential/Agriculture- currently low-density residential, some viable agricultural uses, future use should protect natural resources, promote agriculture/horticulture, encourage cluster and conservation planning for new residential. • Agricultural/Forestry/Conservation- upland forests and ridgelines, conservation and recreation land, some agricultural land at lower elevations, some residential development. A significant piece of this zone is forest land in state ownership.

		<p>The Plan narrative includes recommendations for modifying zoning, such as: allowing multi-family units in the Village Residential area and greater density for single and duplex units; amending Route 100 Corridor zoning to encourage clustering of development and preservation of open space; provide incentives for clustering in the Rural Residential/Agriculture zone through Planned Unit Developments; and limiting development on slopes exceeding 25% and lands above 2500' in the Agricultural/Forestry/Conservation zone.</p> <p>The Land Use chapter also discusses the Conservation Zoning District (10 acre minimum lot size) and the Low Density Zoning District (5 acres minimum lot size) as well as a Ridgeline, Hillside, Steep Slope Overlay Zoning District for land above 1200'. It is also noted that the State owns and manages 43% of Waterbury's total acreage.</p>
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<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways.</p>		<p>33-43</p>	<p>The Housing chapter narrative notes that while housing was traditionally dense in Waterbury Village and Waterbury Center, Waterbury experienced significant suburban sprawl of single family homes after WWII outside of these areas, a trend which has continued.</p> <p>The Plan references the Build-Out Study, which found that the majority of developable land is located within the low-density residential growth areas and that they majority of growth has been occurring in outlying rural areas. Higher density is encouraged in the zoning districts within Waterbury Village where public wastewater is available. The Build-Out Study also found that current density requirements are inhibiting future growth of residential in the Village.</p> <p>The Future Housing Distribution map illustrates half of additional units being planned within the Waterbury Village and Waterbury Center growth areas and the other half outside the growth centers, predominately in the Rural Residential/Agriculture zone.</p> <p>Current regulatory strategies include Planned Unit Developments (PUDs) in all zoning districts except the Industrial District, with a 25% density bonus. Objectives encourage affordable housing near employment, transportation and services; encourage diverse housing that takes advantage of existing housing stock to accommodate smaller household sizes; and encourage the development a housing renovation program for rental housing and homeowners. Actions include: exploring this expansion of infill in the growth centers to allow for higher density residential; and explore increasing the density for PUDs to encourage development that reduces infrastructure costs and respects the natural environment.</p>
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<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>		<p>23-32</p>	<p>Economic Development is generally focused in Waterbury Village, Waterbury Center and Colbyville. Within the Local Economy chapter, the narrative discusses Waterbury Village as the prominent “downtown” within Waterbury and the role of Revitalizing Waterbury in creating and maintaining a “vibrant downtown that is inviting, safe, economically sound, lively and livable” (28-29). The Plan also notes the reconstruction of Main Street that is underway to improve the appearance of downtown. The narrative discusses Colbyville and Waterbury Center as an area of economic activity, and the Route 100 and Route 2 transit corridors as important linkages.</p> <p>Objectives in the Local Economy chapter include: ongoing revitalization of Waterbury Village downtown; and the preservation of existing natural and historic resources to ensure further economic growth. Actions include: encouraging economic development that preserves open space and scenic vistas possibly through tax increment financing or enterprise zones; taking advantage of the revolving loan funds in the Village to nurture start-up businesses in the downtown and encourage retail to locate in the Village; foster cultural, historic and entrepreneurial activities in the downtown; and focus on historic preservation within Colbyville, Waterbury Center and Waterbury Village for economic development.</p>
<p>(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure</p>		<p>85-101</p>	<p>The Facilities and Services chapter includes an objective to: “locate utilities, particularly water and sewer lines, and other facilities in a manner that will encourage clustered development and avoid strip development and sprawl” (99). Actions include focusing growth in designated areas through limitations on sewer services to these areas.</p> <p>Actions within the Local Economies chapter include investment in infrastructure in areas designated for growth. Objectives in the Land Use chapter encourage housing growth near existing services and encourage higher density within Waterbury Village where public wastewater is available.</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?</p>		<p>23-32</p>	<p>(A) Yes.</p>

<p>(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.)</p> <p>(C) Does the plan discuss unemployment or lack thereof?</p> <p>(D) Does the plan discuss the balance of improving the economy and maintaining environmental standards?</p>			<p>(B) Yes, the Plan discusses the benefits of being located between large employment centers such as Montpelier and Burlington, as well as resort areas of Stowe and the Mad River Valley. While being a regional employment center of its own, this advantageous location allows for Waterbury to also be a thriving tourism destination.</p> <p>(C) Unemployment is not specifically addressed.</p> <p>(D) Yes, many of the goals, objectives and actions include preserving and maintaining harmony with the natural and historic resources as a means to further economic growth.</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>85-87</p>	<p>(A) Yes, the Plan narrative identifies Central Vermont Adult Basic Education, which has an office in Waterbury, as providing adult education programs for improved reading, writing and math skills for on the job training and daily life. The Plan also references Community Colleges of Vermont’s Waterbury campus and other areas colleges that provide classes to adults.</p> <p>(B) Yes, the Plan lists and discusses area schools that serve Waterbury.</p> <p>(C) The narrative does not discuss specific partnerships. Goals include making new investments in schools to serve community needs; and the ensure availability of quality, affordable education. Objectives include providing high quality education to Waterbury residents of all ages.</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>75-84</p>	<p>(A) Yes, the Land Use narrative specifically address access management on Route 100, noting that previous zoning alterations may not be sufficient to discourage low-density commercial sprawl. In the Agricultural/Forestry/Conservation zone, recommended strategies to promote land conservation include downgrading Class 4 roads to legal trails where feasible and generally not upgrading to Class 3.</p> <p>The Transportation chapter narrative includes a section on access management. A goal within this chapter is “the transportation system should be planned and designed to encourage development in designated growth areas” (82).</p>

			<p>(B) Yes, special attention is given to multi-modal transit within the chapter and with its own section of goals, objectives and actions. Pedestrian and bicycle circulation is discussed within the narrative, including safety programs that are promoted at the local schools. Transportation goals include the promotion of multi-modal transportation that integrate rail, bus, taxi, pedestrian and bicycle traffic; and improving and expanding non-automotive means of transportation. Multi-modal actions include: improved pedestrian access to the State Office Complex; require minimum sidewalk width of five feet for downtown sidewalks; and extend sidewalks and bike facilities to under-served areas around Waterbury Village.</p> <p>(C) Yes, the Transportation chapter narrative notes the routes of the Green Mountain Transit Association as well as interstate bus services through Vermont Transit, rail service and air transit. The multi-modal actions include: identifying and supporting actions to increase utilization of Green Mountain Transit Association, Vermont Transit, Amtrak rail service and taxis to reduce reliance on automobiles.</p>
<p>5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including</p>		<p>45-62</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>(A) The Natural Resources chapter defines “significant natural communities” by: “a state rank of S1 or S2, and an EO condition of either A, B or C; a state rank of S3 or S4, and EO condition of A or B; or a state rank of S5 and an EO condition of A” (57). The narrative states that it would be beneficial to have a natural community inventory to identify these communities and their occurrence and frequency within the Town.</p> <p>(B-C) The Plan narrative states that planning should promote natural resources by protecting significant and rare resources and preventing resources from becoming rare. Objectives include support and expansion of the current use program and actions include: incorporate adequate setbacks from streambanks; limit development on land with a slope over 25% or above 1500 feet; and minimize development/fragmentation on significant natural resources.</p>

		<p>(D) Yes, primarily through improving inventories of natural resources. Other relevant objectives and actions include: supporting private land owners in voluntary programs; working in partnership with neighboring communities to protect shared natural resources; and public engagement and collaborative efforts to control invasive species. Partnerships with the VT Department of Environmental Conservation and Better Backroads are noted as well.</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) 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 Plan includes a list of water resources and describes the benefits of these resources, such as shorelands/streambanks and wetlands.</p> <p>(B) The actions include: incorporation of adequate setbacks and riparian buffer standards, identifying class I and II wetlands and flooding mitigation through land use regulations.</p> <p>(C) Development is aimed to be clustered around existing infrastructure in Waterbury Village and Waterbury Center to avoid development of natural features, as discussed above.</p> <p>(D) Yes- landowner education, more thorough inventories of natural resources and partnerships/collaborations.</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”?</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) Yes, specifically the Natural Resources narrative notes that the Green Mountains and Worcester Range are prominent features. Primarily from the vantage point of heading east or west on the highways adjacent to the Winooski River.</p> <p>(B) Further identifying such lands and taking adequate measures to ensure their protection for future generations.</p> <p>(C) Generally, yes. See corresponding land use review for more information.</p> <p>(D) Yes, specifically noted in the narrative is the Route 100 Green Mountain Byway with an accompanying management plan. The Plan notes that this distinction will be used for increasing public awareness of the resources within the corridor. The management plan ranks the corridor’s scenic quality at the highest possible rank, due to its long</p>

		<p>distance views of ridge lines, undeveloped meadows, historic farmsteads and buildings, and historic settlement patterns.</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>5-16</p>	<p>(A) The Historic Resources chapter specifically identifies the Waterbury Village Historic Downtown District and more generally discusses historic sites/structures, cemeteries and archaeologically sensitive areas. A definition for “significant” resource is not given.</p> <p>(B) Actions include ensuring that zoning updates apply consistent standards for reviewing historic structures and using State tax incentives to restore historic structures.</p> <p>(C) Village areas are encouraged for development. Land Use actions include expansion of the Waterbury Village Historic District.</p> <p>(D) Historic Resources actions include working with residents and other groups, updating the inventory of historical places and several actions focused on improving resident awareness.</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>45-62</p>	<p>(A) Yes, water resources are discussed and appear of the Water Resources map. Wildlife habitat is discussed as well and appears on the Wildlife Resources map. Mineral Resources and Soil Suitability maps are included as well.</p> <p>(B) Yes, air quality is discussed, specific actions are not given.</p> <p>(C) Yes, water quality and the Vermont Water Quality Standards are discussed in the Water Resources section. Actions include prohibiting salt storage in areas designated for ground or surface water protection; and expanding chloride sampling from waterways.</p> <p>(D) Yes, wildlife resources are discussed, including core habitat, deeryards, bear habitat, forest birds and rare, threatened and endangered species. Wildlife corridors and invasive species are discussed as well. Actions include regularly checking for and removing invasive species; identifying wildlife corridors in order to focus conservation efforts; and promoting habitat incentive program for private landowners to manage wildlife habitat.</p>

			<p>(E) Yes, floodplains and recent flooding events and their impact are discussed. Actions include working with public and private landowners to establish riparian buffers and maintain existing buffers; and determine site-specific vegetated buffer and setback requirements.</p> <p>(F) Yes, Land Use goals include guiding development to concentrated settlements surrounded by rural countryside. The goal pertaining to the Agricultural and Rural Residential area includes that uses and development should protect natural resources. The goal pertaining to the Conservation and Forestry area notes that forestry, agriculture, passive recreation and other land conserving uses should be the primary role of this area.</p>
<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>		<p>63-73</p>	<p>(A, E) Yes, the Energy chapter narrative notes the connection of energy to transportation in order to meet the Vermont Comprehensive Energy Plan’s goals and to land use. Energy actions include support for local carpooling and car-sharing; encourage use of energy efficient municipal vehicles; participate in regional transportation planning; and encourage compact mixed-use development patterns.</p> <p>(B-D) The narrative addresses renewable energy, energy efficiency and energy conservation. Actions include encouraging local residents and businesses to have energy audits; encouraging new town buildings to meet LEED standards; consider additional incentives for weatherization, efficiency and renewable energy; develop clear siting guidelines for renewable energy; and promote municipal and school solar.</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>54-55, 91-93 115- 116</p>	<p>(A) Recreation is discussed within the Natural Resources chapter, the Land Use chapter and the Facilities and Services chapter as well as others. Within the Facilities and Services chapter, the narrative discusses municipal and state recreation facilities, the Waterbury Recreation Committee and recreation trails and paths. The Land Use chapter discusses Rusty Parker Park, land surrounding the State Office Complex, recreation fields and the Ice Center.</p> <p>(B) Transportation actions include retaining Class 4 roads for use as future recreational paths. Facilities and Services objectives include providing a</p>

			variety of recreational opportunities to all ages of Waterbury residents and visitors; and actions include continued expansion of the town and village recreation path and working with the State to improve recreation opportunities on state land and improving trail use.
9. Encourage and strengthen agricultural and forest industries, including:	y	25-26, 53-54, 125-126	Agricultural Soils are mapped.
(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density			<p>The Natural Resources chapter includes a section on agricultural soils, noting that there are an estimated 577 acres of prime agricultural soils identified in Waterbury. While these areas are often prime for residential and commercial development as well, the Plan notes that it is important to protect agricultural resources and local food production.</p> <p>The Natural Resources chapter also includes a section of forest resources that notes the importance of large, unfragmented tracts in close proximity to other forested areas for the productive growth of forest species and viability of forest based industries. The current use program is discussed as one strategy being used to keep these lands intact. This section notes that fragmentation is likely to continue and Waterbury should encourage development patterns that reduce this fragmentation.</p> <p>Actions in this chapter include: “support the continuation and development of agricultural and sustainable forestry operations in Waterbury to maintain economic viability of open space and ensure food security” (61). Other strategies include:</p> <ul style="list-style-type: none"> • pursuing a Land Evaluation and Site Assessment program to rank land; • considering funding for Waterbury’s Conservation Fund; • designing land subdivisions outside of growth areas to minimize fragmentation of natural resources; • incentivize measures to preserve prime agricultural soils through land use regulations; • work with the Waterbury-Duxbury Food Council; • identify wildlife corridors; and • incentivize private landowners to better manage wildlife habitat.

(ii) encouraging the manufacture and marketing of value-added agricultural and forest products			<p>The Plan narrative does encourage productive working lands, the economic viability of such lands, and low densities throughout non-village areas. The goals within the Local Economy chapter include encouraging a diversified local economy, including agriculture-based/locavore businesses. Actions include investing in resources to cultivate and support businesses, including the agriculture-based businesses and the locavore movement.</p> <p>In the Natural Resources chapter, forest based industries are discussed as being prevalent in Waterbury, including arborists, maple syrup producers, firewood producers and loggers.</p>
Consistency with Specific State Goals (continued from previous page)		Pages	Comments, notes, suggestions
(iii) encouraging sound forest and agricultural practices		53-54	The Current Use Program and Forest Management Plans are discussed. Agricultural practices are 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		62	Within the Natural Resources chapter, mineral, sand and gravel resources are briefly discussed. Actions include minimizing conflicts between current land uses and extraction of mineral resources; update regulation standards for extraction and their impacts on adjacent uses and site reclamation.
11. Ensure the availability of safe and affordable housing, including:		33-43	
(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 narrative discusses affordability, noting that an increasing number of Waterbury residents are housing burdened. The connection to affordability and lack of transportation options is noted as well. The Plan also discusses the Housing Needs Assessment that was completed in 2012 by CVCLT and the recommendations for Waterbury. Special needs housing is addressed as well, noting the two residential care homes in Waterbury. Actions include:</p> <ul style="list-style-type: none"> • the use of the village’s Urban Development Action Grant and CDBG funds to construct new affordable housing;

			<ul style="list-style-type: none"> giving highest priority to housing projects that will be permanently affordable with use of public funds; and promote CVCLT's Home Ownership Center to assist with affordable home purchases.
(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.			Actions within the Housing chapter include the use of the village's Urban Development Action Grant and CDBG funds to renovate affordable housing stock.
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.			Actions include ensuring Waterbury's bylaws allow for residential development near employment and services; exploring expansion and infill in growth centers for higher density mixed use with residential; and Planned Unit Developments.
(iv) Allowing accessory apartments within or attached to single family residences.		41, 113,	Accessory apartments are mentioned twice within the Plan as an allowable use.
<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>		85-101	<p>(A-B) The Plan addresses the following public facilities and services: schools, police, fire, EMS, sewer, water, solid waste and telecommunication. Public safety is addressed within the narrative, identifying the current resources in place for police, fire and EMS. Waterbury's public sewer facilities are currently only serving the village, through the Plan notes that a merger between the village and town would require additional sewer services, discussing the possible land use implications. Recent investments have been made in the wastewater treatment facility to improve efficiency and an upgrade to the wastewater plant is currently in the works to reduce phosphorous content. Water service areas have been extended to include residents in Waterbury Center.</p> <p>Actions include managing development impacts on public infrastructure and facilities; explore requiring new development to reduce or mitigate any additional burdens it places on municipal facilities; adoption of a sewer system reserve capacity allocation ordinance to reserve capacity for desired future development; and conduct a study analyzing costs, impacts and benefits prior to any major expansion of the sewer system.</p>

13. Ensure the availability of safe and affordable child care		89-90	Childcare is discussed within the Facilities and Services chapter wherein resources for parents and providers are listed, including the Early Education Resources Center of Waterbury. Actions include support for a needs assessment to evaluate quality early childhood care and education services.
E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:		Pages	Comments, notes, suggestions
1. Compatible with other regionally approved town plans		120-121	<p>This element is addressed within the Land Use chapter, wherein Waterbury’s relationship to Bolton, Stowe, Duxbury, Moretown and Middlesex are discussed, including:</p> <ul style="list-style-type: none"> • Bolton: Bordered by the Winooski River to the south and the Mount Mansfield State Forest to the north, zoning Agricultural/Rural I and Rural II to maintain rural character, agricultural activities and low density residential development. • Stowe: North of Waterbury on Route 100, crosses into Stowe’s Rural Residential-2 acres district to allow higher density residential closer to available municipal services. The Plan recommends coordinating zoning regulations along Route 100 in Waterbury for consistency. • Duxbury: Across the Winooski River, connected by Route 100 and Route 2, mostly zoned Rural Agricultural District II. The Town’s share school facilities, interest in protecting the river corridor and upland areas of the Worcester Range. The Plan also notes that the former State Farm parcel has been zoned for high-density, mixed-use development, which could affect development and traffic on Routes 100 and 2. • Moretown: Across from the Winooski River, one of two Moretown commercial districts, if fully developed could result in additional traffic along Routes 2 and 100. • Middlesex: Along the eastern boundary, the Town’s meet high in the Worcester Range and are entirely forested, with increasing logging and residential development on both sides. Zoned in Middlesex for conservation, allowing for low-density 10 acre development.
2. Compatible with the Regional Plan			In relation to the Regional Plan, the Housing Distribution Plan requirement is discussed and the Regional Plan and Planning Commission

		are mentioned in several locations throughout the Plan. Additionally, there is an action within the Energy chapter to actively participate in the regional transportation planning process.
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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 Waterbury Municipal Plan narrative states: “The Central Vermont Regional Planning Commission adopted a Regional Housing Distribution Plan in 2008, which called for the construction of approximately 8,800 new housing units in the region between 2000 and 2020. The distribution plan established the number of housing units for which each municipality should be planning to ensure that the region’s housing needs and planning goals would be met.</p> <p>Waterbury’s targets were set as follows: 247 units between 2000 and 2009 (279 were constructed) and 417 units between 2010 and 2020. Even with plans for new multi-unit housing in the village, it is unlikely that Waterbury will be able to meet regional expectations. However, the housing targets set by the Regional Housing Distribution Plan were determined at the peak of the housing boom and now are unrealistically high region-wide” (36-37).</p> <p>Housing Goals (pg. 42):</p> <ol style="list-style-type: none"> 1. Ensure the availability of safe, decent and affordable housing for all current and future Waterbury residents. 2. Create new housing in locations that maintain the integrity of neighborhoods while increasing density, respecting the natural environment, and minimizing the need for infrastructure improvements.
<p>Town Plans shall contain a detailed map or maps of the town showing the town’s preferred locations for future housing units – consistent with current or proposed zoning – for 80% of the anticipated 10 to 15 year housing demand.</p>	<p>The Future Housing Distribution Maps-Growth Centers and Town Map illustrate areas designated for growth, noting the number of additional units within different zones.</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 Distribution of Recent Residential Development displays new housing units from 1999-2013. The Distribution of Existing Residential Buildings shows all residential units.</p>
<p>Towns and cities are required to demonstrate the community’s intent to meet the proposed housing unit numbers laid out in the Housing Distribution Plan or to describe in detail the obstacles that make attainment impossible. CVRPC will consider the planning effort to encourage housing development in relation to the Housing Distribution plan when approving a municipal plan.</p>	<p>The Plan narrative notes that it is unlikely that Waterbury will see the number of additional units predicted; however, all units are planned for and mapped.</p>