

Municipal Plan Approval Checklist

Town: Middlesex

Date:5/23/2013

Reviewer: Jackie Cassino

Staff / Committee: Jackie Cassino (staff); Tina Ruth, Bill Arrand, Tim Carver (Committee); Ron Krauth, Steve Martin (Middlesex)

Background: The following is a review of the Middlesex Plan under the provisions and standards of Chapter 117, Section 4350, wherein it is stated “a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted.” Conditions warranting approval include findings that the plan:

- Contains each of the **eleven** elements listed in section 4382 of Chapter 117;
- Is consistent with the **thirteen** goals established in Section 4302 of Chapter 117. (“Substantial progress toward attainment” of these goals is the standard by which consistency is evaluated); and
- Is **compatible** with the Regional Plan and the approved plans of other municipalities in the Region.

General Comments/Notes: The previous Middlesex Town Plan was adopted in March 2008 and approved by CVRPC that same year. The 2013 Plan is not significantly different from the 2008 Plan, which is understandable considering that the 2008 Plan was a substantially different document from its predecessor, both in form and content. While the 2008 Plan was more comprehensive in scope and was arguably more in keeping with the standards of Chapter 117 than the previous plan, it did also display some weaknesses, particularly with regard to the transportation, energy, earth resources and child care goals. At that time, it was the opinion of the Committee, that none of these deficiencies rose to the level of statutory non-conformance, and thus, approval was recommended. The 2013 Middlesex Town Plan addresses past deficiencies and aptly represents the Town through an overall theme of citizen engagement, resource protection, and the preservation of rural character. These themes specifically include natural resource conservation-particularly in the context of preserving ridgelines and highlighting public lands, the preservation of development rights in the appropriately regulated areas, promoting affordable and workforce housing in appropriate areas through the use of regulatory strategies, and specific links to both regularity and non-regulatory implementation strategies. The Plan does include an Economic Development Element and addresses CVRPC's Housing Distribution Plan.

Staff Conclusion(s):

The Middlesex Plan has met all the statutory mandates of Chapter 117 required for the “approval” of the document by the CVRPC. The Plan is also in conformance with the 2008 Regional Plan. Future Plan updates would benefit from revisiting previous goals and objectives and noting completion and from developing specific implementation strategies and mandatory language where appropriate. Staff recommends its approval by the Review Committee and the full Regional Commission.

On May 23, 2013 the Town Plan Review Committee unanimously voted to recommend approval of 2013 Middlesex Town Plan the full Regional Commission. It should be noted that Ron Krauth abstained from voting.

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:			Pages	Comments, notes, suggestions
1. Statement of municipal policies, objectives, programs to guide growth and development	TEXT	MAP	3-6	The Town’s overarching goals, based largely on public input (2007 and 2012 survey), are presented in Chapter 1, “Vision for the Future” and include the preservation of rural character and the implementation strategies to support such a goal, effective education, adherence democratic principles, environmental protection, meeting housing needs, provision of cost effective Town services, support for jobs and home-based businesses and farmland protection. More specific policies and recommendations appear and the conclusion of each section of the Plan. The plan lacks mandatory language
2. Land use plan (and map) showing proposed land use areas/districts		y	58-61	This element is addressed in the Land Use Plan (pages51-54), wherein existing land use and zoning is described and prospective land uses are discussed. Several useful maps accompany the text.
3. Transportation plan (and map) showing needed/proposed improvements		y	37-40	This element is addressed in Transportation section of the Plan wherein the existing transportation infrastructure is discussed, planned for and mapped.
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage		y	41-57	The Community Facilities and Services section of the Plan contains narratives, goals and policies on emergency services, recreation (including state lands, class 4 roads and legal trails) water supply and sewage systems, and solid waste. A Public Facilities Map displays these resources, to the extent they exist and are mapable.
5. Educational facilities plan (and map) ; often included with the utilities/facilities element		y	41-46	The Plan contains an “Education” section (pages 41-46) within the Community Facilities and Services Chapter wherein Rumney and U-32 schools are discussed and educational goals and strategies are set forth. School sites appear on the Public Facilities Map.
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources			29-33; 58-61	This element is addressed primarily by the goals and policies contained in “Natural Resources” and “Land Use” sections of the Plan. A map of natural resources is provided.

7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		34-36	The Plan contains a brief energy section that touches upon the current energy mix and expresses some support for conservation through land use decisions, as well as consideration of renewable sources of power.
8. Housing element , including program for addressing affordable housing needs		22-28	The Plan contains a housing section that addresses issues of supply, demand and affordability.
9. Implementation program for the plan's objectives		3-6	The overall implementation strategy for the Plan is set forth in the Introductory Chapter, in a section entitled "Purpose of the Town Plan" (page 3). Here it states that the Plan will guide Middlesex's future growth by directing public investments at all levels of government, informing any future revisions to land use regulations, and setting out a course of action for town committees and the Selectboard. The policies and strategies contained in each chapter provide addition guidance on implementing the Plan.
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region		61-62	Chapter 11 of the Plan, "Regional Coordination" (pages 61 and 62) contains narrative exploring Middlesex's relationship (from a land use perspective) to each of its neighboring communities, recognizing that employment growth in Berlin and Montpelier (not to mention Chittenden County) could increase its own housing demand. This section also highlights the Town's interest in inter-municipal and regional cooperation, citing its participation in the school, Capital West Mutual Aid System, Wrightsville Beach Recreation District, and the Central Vermont Regional Planning Commission.
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.		17-21	The plan contains an Economic Development section (Chapter 4) that contains narrative addressing present economic conditions. Middlesex is characterized as a job exporting town as is typical of bedroom communities, with the largest employment sector in town being the service industry. The Plan identified a desire to remain a bedroom community while promoting small scale and home based business growth as well as the preservation and promotion of agriculture and forestry. The Plan identifies the need for small scale retail and commercial facilities in the Village.

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		12-16; 17-21; 22-	Demographic characteristics are identified in Chapter 3 Community Profile. Income and employment characteristics are addressed Chapter 4 Economic Development. Household characteristics are addressed in Chapter 5 Housing.
2. Existing & projected housing needs by type, amount, loc.		22-28	The Plan addresses the town's current housing stock and future housing demand in Chapter 5 Housing.
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services			See 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		62	The Plan narrative states that " <i>The Middlesex Town Plan, as proposed, is unlikely to have an adverse impact on the plans of neighboring towns.</i> " In addition, the plan narrative highlights existing and potential future areas for municipal coordination. Finally, the narrative identifies the role of various coordinating bodies throughout the Plan (e.g. citizen participation, the Planning Commission, the Conservation Commission, the Selectboard, potential future committees such as a housing Committee, etc.).
2. Citizen participation at all levels of the planning process		3-6; 44	<p>The introduction chapter (Chapter 1) outlines the public input process (897 surveys sent out and 127 responses analyzed). In addition, the identified goals and strategies within each chapter are based on community survey results. The plan identifies the opportunity for a number of concept and project specific committees to be formed to address specific issues within the Town (affordable and senior housing, resource protection plan for the Worcester Range ,etc.)-encouraging future citizen participation outside of the Planning Commission.</p> <p>Finally, the Community Facilities and Utilities narrative (Chapter 9) contains a separate section (narrative and goals) addressing citizen participation. This section highlights such initiatives as: recent survey to inform the 2013 Plan; establishment of Front Porch Forum; regularly updating the municipal website; offering remote access to Town Meeting; and hosting community meals. In addition, the narrative highlights the outreach work of the Town Meeting Solutions Committee.</p>
3. Consideration of use of resources, consequences of growth to region and state		62, etc.	In addition, the Plan narrative identifies that based on the current rate and type of growth, Middlesex is more likely to be affected by development from adjoining towns with large employment centers (e.g. Barre, Berlin, Montpelier,

			Waterbury, and Burlington) than vice versa. The Plan does identify the parcelization and fragmentation of land due to large lot residential development as a concern, and has therefore adopted zoning bylaws that take density into account. In addition, the Plan identifies the energy and transportation link to longer commute times as found in a bedroom community such as Middlesex.
4. Working creatively with other municipalities to develop, implement plans;		60-62	The Plan identifies potential collaborative projects with adjacent municipalities (e.g. Resource Plan for the Worcester Range with the Town of Worcester) as well as current collaboration regarding municipal services (e.g. emergency services, solid waste, etc.).
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:		57-60	<p>The document states that “(t)his Land Use section of the Town Plan does not specify details of which areas of Town should be used for particular purposes. Instead it identifies the decisions the Town should make about land use and proposes a process for gathering information necessary to help make these decisions. (page 51).” Essentially, then, it is a “plan to plan.”</p> <p>In spite of its somewhat vague approach in the narrative, the Plan is clear about the importance of the land use plan, in combination with land use regulations, as effective tools to manage growth and development. In general, the Plan seeks to protect resource lands from activities which would diminish their value and function. It promotes cluster development to concentrate growth and minimize its impacts.</p>

<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways</p>		<p>Zoning Districts identified: Village District identified with a minimum lot size is 1 acre (1/4 acre with sewer/water-areas south and east of Exit 9 and Putnamville). Mixed use zone – no minimum lot size, but overall density must be equivalent to 1 building/2 acres in entire zone – not very dense. Medium Density Residential District with a minimum lot size of 2 acres. Rural Residential District with a minimum lot size of 2 acres provided a 5 acre density is maintained. The Conservation District allows residential and other low intensity uses on 5 acre lots provided a 10 acre density is maintained.</p> <p>Although residential density is encouraged in the Village and areas adjacent to the Village, there is not a clear strategy for encouraging such density and discouraging strip development, particularly between the Village and potential future mixed development adjacent to the interstate exit interchange. Consider: pulling out pertinent sections of the references plans and guides; adopting some of those recommendations, increasing density where services are availability and the infrastructure is suitable, and developing subdivision guidelines.</p>
<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>		<p>The Land Use narrative addresses the need concentrate growth and development in and adjacent to the Village (in the vicinity of the Exit 9 interchange) according to a detailed development plan which has been incorporated by reference in the Plan (“Middlesex Village/Exit 9 Land Use and Development Plan, 2001).</p> <p>Although the Land Use narrative does identify the need to concentrate growth and development in the Village (Objective 6, pg 60), it also states <i>“The I-89 exit in Middlesex is along the most heavily traveled section of highway in the state and the Middlesex exit is one of the least commercially developed exits in central Vermont. Further industrial and mixed use development of this area is possible and encouraged by the town given the sites close proximity to existing infrastructure and location on a public transit route”</i> (pg 37). These statements are in some opposition to one another and more specific clarification is encouraged.</p> <p>The Land Use section does suggest that the Town should <i>“give strong considerations to the strategies presented in the <u>Vermont Interstate Interchange Planning and Development Guidelines Manual</u>”</i> and that the zoning regulations require PUD design in the mixed use district. The Town is encouraged to make a clear link to all of the above referenced plans and guides in order to ensure clarification of the type of growth it is encouraging along the exit interchange and lands adjacent to the Village.</p>
<p>(i) Reinforcing the character and planned growth patterns of public investments, including infrastructure</p>		<p>In general, areas designated for growth have limited strip development, but current zoning and lack of water/sewer infrastructure possibly encourages strip development. If not using water/sewer look into group septic etc.</p>

Consistency with Specific State Goals (continued from previous page)		Pages	Comments, notes, suggestions
2. Provide a strong and diverse economy		17-21	<p>Middlesex is characterized as a job exporting town as is typical of bedroom communities, with the largest employment sector in town being the service industry. The Plan identified a desire to remain a bedroom community while promoting small scale and home based business growth, light industrial and commercial, retail, as well as the preservation and promotion of agriculture and forestry.</p> <p>In addition, the narrative addresses the need to promote economic diversification and to provide additional opportunities for residents to work in town. The Plan identifies private sector support services as potential viable businesses to attract and support based on the proximity to such industry in adjacent towns and the high percentage of residents working in such industries.</p>
3. Broaden access to educational and vocational training opportunities		41-46	<p>The Education section of the Plan reviews budget, facility and staffing issues for Rumney Elementary School and U-32 High school. It also supports the Middlesex School Board's mission statement which addresses desired attributes of all students (basic academic skills, citizenship, knowledge of the physical world, personal, family and group skills, creativity, and transition to work). In addition, the narrative identifies a variety of vocational, technical, secondary, and continuing educational facilities in the surrounding area. The Plan goals also identifies the need to promote the Rumney school as a community resource, thereby maximizing the use of the facility.</p>
4. Provide for safe, convenient, economic, and energy efficient transportation systems		37-41	<p>The transportation narrative addresses: air and rail travel; roads; and alternate modes of transportation (public transit, cycling, carpooling/park n' ride). The corresponding goals encourage the participation in Safe Routes to School, transportation enhancement grants, maintaining class 4 roads for recreational use, and encouraging the expansion of public transportation routes where viable. The Plan also identifies the need to protect publically owned scenic vistas, roadsides, and bridges in addition to practicing environmentally friendly maintenance techniques where viable (minimize road erosion near streams, establishing no salt zones, etc.).</p>
5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including		29-33	<p>The Plan is concerned with, and supportive of, natural resource-based activities (i.e. agriculture, forestry, recreation, etc) and as such addresses the first part of this goal (i.e., "wise and efficient use of natural resources). The Plan identifies specific implementation strategies such as:</p> <p><i>"To amend the current Town Zoning Regulations to ensure that they preserve and protect the Town's ridgelines."</i></p>

			<p>And more generally in the narrative, such as:</p> <p><i>"The "rural character" of Middlesex. The views of these open spaces to a large extent define the character of rural living" (pg. 29).</i></p>
(i) Significant natural and fragile areas		30-33	<p>Significant natural areas are identified in the corresponding narrative (e.g. Winooski River, the Worcester range, mountainous ridgelines, and the Town forest).</p>
(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands		29-30	<p>The plan narrative mentions significant streams and river-and generally mentions wetlands and groundwater resources.</p> <p>Greater information and mapping of specific resources could be included so that descriptions are legally defensible. In addition, establishing or referencing criteria for the identification of "significant" or "outstanding" local resources are encouraged.</p>
(iii) Significant scenic roads, waterways, and views		29	<p>Although the plan narrative identifies the importance of preserving scenic views as they contribute to the Town's rural character, no specific views or roads are identified.</p>
(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas		9	<p>Identification of sites of historical significance in Chapter 2-<i>Community History</i>, with goals, objectives, and strategies outlined.</p> <p>The Town may want to provide exact names/locations of significant historical sites to ensure better preservation and protection (either on a map or in text) and include additional protection measures.</p>
6. Maintain and improve the quality of air, water, wildlife and land resources. (A) 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).		29-33	<p>Although the Plan briefly discusses surface and groundwater water quality in both the Natural Resources and the Community Facilities and Utilities sections, and air quality in the energy section, more specific improvement goals could be developed. In addition, a more specific link between the proposed land use pattern and the quality of natural resources should be developed.</p>
7. Encourage the efficient use of energy and the development of renewable energy resources		34-36	<p>Overall, the Energy Chapter reflects an improvement from its 2008 predecessor. The Energy Chapter goals focus broadly on the reduction of energy demands, the promotion of sustainable development, and the promotion of renewable energy resources development. With the exception of municipal facility objectives, the Plan lacks specific recommendations or strategies that are implementation oriented. The Plan narrative also lacks current relevant data (e.g. commuting patterns, home heating statistics, etc.) to support the recommended goals, objectives and policies.</p>
8. Maintain and enhance recreational opportunities for residents and visitors, including identifying, providing, and		50-54	<p>The Community Facilities and Services chapter of the Plan addresses recreation (pages 50-54). This narrative identifies the Town's important</p>

<p>protecting public access to noncommercial outdoor recreational opportunities, where applicable</p>			<p>recreation resources, including its extensive public lands, school recreation facilities, and Class 4 road and trails systems. It generally strives to protect the recreational value of these resources and public access to them. The Plan recommends that the Conservation Commission perform a variety of implementation strategies supporting three broad goals: preserving existing Class 4 roads and trails; outreach to local landowners regarding the long-term use of trails; and create the “Middlesex Loop Trail”.</p> <p>The current goals and strategies are similar to the 2008 Plan-there is no mention of which goals and strategies have been accomplished since the previous Plan adoption.</p>
<p>9. Encourage and strengthen agricultural and forest industries, including:</p>		<p>29-32; 59</p>	<p>Productive lands are addressed in both the Land Use Chapter and the Natural Resources Chapter.</p>
<p>(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density</p>		<p>29-32; 59</p>	<p>The Plan seeks “to encourage and support farming, forestry, and other natural resource based occupations” (pg. 32) as a means to maintain rural character and bolster the local economy. Toward this end it promotes:</p> <ul style="list-style-type: none"> • Cluster development to reduce resource fragmentation • The use of conservation easement, land trusts • Enrollment in the Current Use program • Protection of, and support for agricultural and forestry based business through local land use regulations (pg. 59) and access to business capital
<p>(ii) encouraging the manufacture and marketing of value-added agricultural and forest products</p>		<p>20</p>	<p>The Economic Development Chapter encourages the manufacturing and production of value added agricultural and forest products through zoning and access to business capital (pg. 20) as well as non regulatory measures (e.g. encouraging private land owners to enroll in the current use program, supporting Farm to School programs, etc.). These tasks will be completed by an Advisory Committee.</p> <p>Implementation strategy identified: “The Advisory Committee should recommend specific steps the town can take including new zoning techniques and subdivision regulations to allow for greater development of agricultural/forestry based industries (pg. 20.)”</p>

Consistency with Specific State Goals (continued from previous page)		Pages	Comments, notes, suggestions
(iii) encouraging sound forest and agricultural practices		32	<p>The Plan encourages enrollment in the current use program and the narrative discourages habitat fragmentation through regulatory and non regulatory land use development strategies.</p> <p>More specific links to BMPS could be addressed. In addition, although specific site design and subdivision techniques that support productive lands and mitigate habitat fragmentation, (specifically mentioned are the Town's mountainous regions and agricultural soils) are mentioned in the narrative, specific implementation strategies could be more developed.</p>
(iv) planning public investment so as to minimize development pressure on agriculture and forest land		32	<p>Although the strategic planning of public investment to preserve working lands is not addressed in the Utilities and Facilities section, it is specifically addressed in the Natural Resources section. The Plan identifies the specific policy:</p> <p><i>“Development should be planned and carried out to ensure the continued use of forests and fields. Development should occur so that the forests of Middlesex, especially in the Town's mountainous regions, do not become fragmented and inaccessible” (pg. 32).</i></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		32	<p>Although no specific goal, strategy or policy is mentioned, the Plan adequately addresses the extraction of earth resources and sites the Act 250 permitting process as valuable in ensuring a safe and efficient process.</p>
11. Ensure the availability of safe and affordable housing, incl:		22-28	<p>Narrative of note: <i>“Similar to many communities across the region, the rate of growth for the number of households in Middlesex between 200 and 2010 exceeded that of its population growth” (pg. 23).</i></p>
(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.		22-28	<p>Middlesex's re-zoning of March 23, 2010 created a mixed use district that allows multifamily homes and higher density, as well as provisions to manage density, rather than lot size to allow smaller lot sizes, and generous allowances for accessory apartments, are measures that can make development less expensive and provide business for local stores and restaurants in the village center. (pg 25)</p> <p>The Town would like to encourage new construction to be built in the zoning districts as follows: 30% Mixed-Use District – 25% Rural Residential District – 15% Medium Density Residential District, 10% Village District and the remaining 20% in the Industrial District and Conservation District (pg 27).</p> <p>The plan discusses developing a housing committee to identify and plan for special/elderly housing. This section could be expanded to include working</p>

			with land trusts and VT Council on aging etc to expand housing for elderly/special need. See also” Between a Rock & Hard Place” housing publications to expand strategies. If committee has been formed to address housing, give status update to show progress. Consider non-regulatory implementation measures to support workforce and affordable housing such as collaborating with organizations such as Home Share Vermont or VHFA, etc.
(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.		22-28	Specific strategy identified: “ <i>Opportunities for more development in areas closer to the Village District where there are good roads and access should be encouraged while discouraging more development in the more rural areas of town</i> ” (pg. 27).
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.		22-28	Middlesex’s re-zoning of March 23, 2010 created a mixed use district that allows multifamily homes and higher density, as well as provisions to manage density, rather than lot size to allow smaller lot sizes, and generous allowances for accessory apartments (pg. 25).
(iv) Allowing accessory apartments within or attached to single family residences.		22-28	The Town does allow for accessory use apartments as permitted uses in all districts except for the industrial district (where it is a conditional use).
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) (A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal. (B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.		41-57	<p>Community facilities and utilities are addressed in Chapter 9 (education, fire and emergency services, recreation, citizen participation, water, sewer, and solid waste). Police services are not addressed.</p> <p>Although the Plan narrative generally addresses concentrated of future development and growth based on soils suitability and services:</p> <p><i>“Middlesex groundwater aquifers that could serve the needs of concentrated residential, commercial, or industrial development, including future Middlesex schools, are most likely located along the Winooski River/Route 2 corridor. The soils, sands, and gravel deposits that, using existing technology, could serve the sewage disposal needs of concentrated residential, commercial, or industrial development and future Middlesex schools are mostly located in the same southern fringes of Town”</i> (pg. 55).</p> <p>The corresponding implementation strategies (e.g. <i>inventory potential water supplies for municipal needs...including the village center; and water and soils that have the potential to serve the water supply and sewage disposal needs of concentrated residential, commercial, or industrial development, should, if needed, be identified, protected, and maintained</i>) are similar to the 2008 plan with no mention of progression in the past five years.</p> <p>In addition, although “<i>a lack of state or federal funding</i>” is mentioned in the narrative as a barrier to the establishment of municipal water and wastewater services, no corresponding goal or strategy is identified (pg. 55). Is the Town</p>

			interested in pursuing such services? Are the current services adequate for the proposed future land use plan? Are the current funding sources for all utilities and service adequate?
13. Ensure the availability of safe and affordable child care		44	Improved access to childcare is listed as a policy in the Economic Development section to facilitate economic development within the Town and keep residents working within Town.
E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:		Pages	Comments, notes, suggestions
1. Compatible with other regionally approved town plans		60-62	Chapter 117 states that “for one plan to be compatible with another, the plan in question (should) not significantly reduce the desired effect of the implementation of the other (approved) plan.” The Plan narrative highlights mutual agreement and projects. The Plan states (page 62) and the Committee agrees that “The Middlesex Town Plan, as proposed, is unlikely to have an adverse impact on the plans of neighboring towns.”
2. Compatible with the Regional Plan		60-62	

CVRPC Regional Housing Distribution Plan elements	Plan
<p>The Regional Housing Distribution Plan is intended to be used by municipalities when updating their land use plans and regulations; AND Town Plans adopted after January 1, 2009 are expected to incorporate this Housing Distribution Plan onto their town plan housing element.</p>	<p>The Middlesex Town Plan narrative states: <i>Middlesex seeks to locate housing near existing facilities, infrastructure and employment centers to utilize and protect resources in the most efficient manner. The Regional Housing distribution map identifies Mixed Use, Rural Residential and Medium Residential, as well as Village District zones as targets for new housing developments.(pg. 22 Chapter 5 Housing)</i></p>
<p>Town Plans shall contain a detailed map or maps of the town showing the town's preferred locations for future housing units – consistent with current or proposed zoning – for 80% of the anticipated 10 to 15 year housing demand.</p>	<p>The Town would like to encourage new construction to be built in the zoning districts as follows: 30% Mixed-Use District – 25% Rural Residential District – 15% Medium Density Residential District, 10% Village District and the remaining 20% in the Industrial District and Conservation District (pg 27).</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>A Housing Map is included that identifies the land use districts as well as the number of housing units developed over the past decade.</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 addressed in the narrative of the corresponding Housing section.</p>
<p>CVRPC can and will work with municipalities to overcome any local barriers to housing production that prevent attainment of the housing unit numbers and suggest programs of local actions to address those barriers to housing. Towns unwilling to implement programs to address barriers to housing may have their plans denied Regional approval.</p>	<p>n/a</p>