



Central Vermont Regional Planning Commission

CENTRAL VERMONT REGIONAL PLANNING COMMISSION REGIONAL PLAN COMMITTEE

Central Vermont Regional Planning Commission Conference Room
29 Main Street, Suite #4, Montpelier, VT 05602

January 31, 2018

4:00pm

AGENDA

1. CALL TO ORDER

The meeting will be called to order and those present will provide introductions to the group.

2. CHANGES TO THE AGENDA

The Committee should determine if the agenda should be modified or amended.

3. PUBLIC COMMENTS

Any members of the public that would like to provide comments on items not on the agenda will have an opportunity to do so at this time.

4. DISCUSSION OF DRAFT LAND USE ELEMENT

Staff will provide an overview and introduction to the draft land use element that will update the 2016 Central Vermont Regional Plan. This draft is intended to amend the language in the current land element and incorporate the standards as outlined in Act 171 of 2016 related to forest integrity. Staff will also provide the Committee with an overview of the process moving forward for updating the Regional Plan.

5. NEXT STEPS

The Committee will determine if additional meetings should be scheduled and/or additional information is needed to continue the discussion at a future date. If no additional discussion is needed, the Committee should consider a recommendation to the Commission to initiate review of the Draft Land Use Element.

6. ADJOURNMENT

If there is no additional business to discuss, the meeting will be adjourned.

**CENTRAL VERMONT REGIONAL PLANNING COMMISSION
REGIONAL PLAN COMMITTEE
NOVEMBER 02, 2017
Meeting Notes**

A meeting of the Central Vermont Regional Planning Commission's Regional Plan Committee was held on Thursday, November 2, 2017 in the Conference Room of the Central Vermont Regional Planning Commission.

Committee Members Present:

Laura Hill-Eubanks – Town of Northfield
Janet Shatney – Barre City

Committee Members Absent:

Ron Krauth – Town of Middlesex
Dara Torre – Town of Moretown

Others Present:

Eric Vorwald, AICP – CVRPC Senior Planner

CALL TO ORDER

At 12:10, without a quorum of the committee present, it was determined that the meeting could not be brought to order.

CHANGES OR AMENDMENTS TO THE AGENDA

No changes to the agenda were offered.

PUBLIC COMMENTS

No members of the public were present.

DISCUSSION OF DRAFT ENERGY ELEMENT

Mr. Vorwald provided an overview of the process that would be followed to update the 2016 Central Vermont Regional Plan including the differences and distinctions between the 2016 Central Vermont Regional Plan, Plan Central Vermont, and the Central Vermont Regional Energy Plan. Following this discussion, the group reviewed the draft of the energy element that is being proposed as a way to incorporate the Regional Energy Plan by reference in the 2016 Central Vermont Regional Plan. Comments and clarity was suggested to improve consistency and ensure continuity between the regional plan and the regional energy plan.

Following the discussion, the members of the committee that were present felt comfortable forwarding the information to the full commission for their deliberation on this element as a component of the 2016 Central Vermont Regional Plan with suggested edits incorporated into the document. Mr. Vorwald noted that he would update the document appropriately and forward it to the commission for their discussion.

Finally, Mr. Vorwald noted that other minor updates would be discussed for consideration into the 2016 Central Vermont Regional Plan. These updates include new criteria for Substantial Regional Impact that are being discussed by the Project Review Committee, and incorporation of information to comply with Act 171 regarding forest integrity. Mr. Vorwald indicated that a review of the existing natural resources section of the 2016 Central Vermont Regional Plan would set the stage for any updates that might be needed.

With no other information to discuss, the meeting concluded at 2:15pm.

DRAFT

Forest Integrity, Act 171 and Regional Plan Conformance

Basically, the CVRPC Regional Plan grazes the provisions of Act 171. While the Land Use Element includes policies which are in conformance with the provisions of Act 171, the related Elements' discussion doesn't provide adequate information about the location or extent of regionally significant forest blocks and wildlife corridors to provide guidance and consideration for local municipalities. Similarly, the accompanying Land Use Map includes generalized land use areas which include forestlands, not specifically forest blocks.

Act 171 Requirements

Under Act 171 Sec. 16. 24 V.S.A. § 4348a(a)(2) is amended to read:

(2) A land use element, which shall consist of a map and statement of present and prospective land uses, that:

(A) indicating Indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public, and semi-public uses, open spaces, areas reserved for flood plain, and areas identified by the State, regional planning commissions, or municipalities, which that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes;

(F) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the regional planning commission.

CVRPC Land Use Element and Regional Plan Overview

CVRPC Regional Plan does not contain a natural resource section, but does include 2 natural resource maps. These natural resources maps do not include/depict/identify statewide, regionally significant nor locally identified forest blocks or wildlife corridors.

The Regional Plan does however include statutory natural resource policies within the Land Use Element, which lightly touch upon the protection of forest blocks and wildlife corridors. The associated Land Use Map does not.

Proposed amendments to the Regional Plan

Land Use Element “Discussion: Trends” section:

- Forestland Section contained outdated information and uses terms: forestland, woodland (doesn’t include term “forest block(s)”. Section has been updated with information added about the state of forests, Act 171, and identification of statewide/regional forest blocks and habitat connectors. Deletion of information we cannot verify (at this time) and is most likely outdated. Reference to the new Natural Resources Map #3 added. See page 2-5
- Wildlife Habitat Section was limited and doesn’t include reference/term or discussion of “corridors” “connectors.” Limited to deer, bear and RTE’s. Section has been updated to include information on habitat connectors. Reference to the new Natural Resources Map #3 added. See page 2-8

Land Use Element “Land Use Planning Areas” section:

- Rural Planning Area section included term “Forest Blocks” and related policies work toward the provisions of Act 171 (including policies 1, 3, 6, pages 2-28 thru 2-30). Section and related policies minimally updated to include Act 171 terms. See page 2-28 and page 2-30
- Resource Land Planning Area section contained no reference to forests or forest blocks. Section updated to include reference to the presents of habitat blocks and connectors within this geographic area. See page 2-31. New policy added, see page 2-32

Land Use Element “General Land Use Goals, Policies and Strategies” section:

- *Goal 1: to promote sound management, conservation and use of the regions natural resources* – didn’t include any forest block- or habitat-related policies. New 7 policy added, see page 2-36
- *Goal 2: to enhance the and support the viability of the region’s resource based industries* – does include Act 171 related policies (including policies 1, 3 and 4, page 2-37)
- *Goal 4: protect environmentally sensitive or unique areas* – while there is no discussion about what a sensitive or unique area is, policy 5 does reference the encourage the maintenance of critical wildlife habitat. Policy 5 was modified to include habitat connectors. See page 2-40

Land Use Map:

The Land Use Map which depicts the Land Use Planning Areas includes the Rural Planning Area (see above) which includes forest blocks along with a variety of other land use features and uses. Forest Blocks or wildlife corridors are not distinguishable within the Rural Planning Area. Staff is no proposing to change the Land Use Map at this time. During the Plan Central Vermont process of updating the plan the Commission may want to consider a modification to the Land Use Map in light of mapped forest resources. Instead staff proposed the inclusion of new natural Resources Map #3 described below.

New Natural Resources Map #3:

The new map includes Highest Priority Interior and Connectivity Blocks and Highest Priority Surface Water and Riparian Areas based upon BioFinder Data sets. This represents the broadest level of data most appropriate for meeting the Act 171 requirements. Discussion about the use of the more detailed data sets can be evaluated during the Plan Central Vermont regional plan over haul.

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3 **2016 Central Vermont Regional Plan**
4 **Land Use Element**
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8 The land, or more broadly, the natural earth, is the source of all that sustains human life. This
9 fact is sometimes easy to forget in modern America. Water pours from our taps. Food is
10 purchased, often already prepared, under the fluorescent lights of the supermarket. Clothing
11 hangs from a rack at the corner boutique. Shelter is erected for us out of "construction materials"
12 on "building lots."
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15 Yet, we remain inextricably dependent upon natural systems. Traced to their origins, all of life's
16 necessities are products of the earth and its processes. So are we.
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19 Over the past several decades, Vermont has witnessed dramatic cultural change. Technological
20 advances in the areas of transportation and telecommunications have been the primary agents
21 of this transformation, opening up what was a fairly insular, self-sufficient rural society to the
22 "outside world." With this exposure came new people, new development, and new social,
23 economic, and land use patterns. Some of the changes the State has experienced have been
24 beneficial; some have not.
25
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27 While people may always argue about the pros and cons of technology and land development,
28 they are part of our current reality. The challenge before us now is to guide these forces of
29 change so as to bring about a marriage between our culture and our place that is sustainable,
30 harmonious, and mutually beneficial. In the years to come, nothing will say more about the
31 success of our efforts than the way in which people use the land and its resources.
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34 **DISCUSSION: TRENDS**
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37 In recent decades, the amount of land in agricultural production and wetlands has diminished,
38 as forested and developed lands have expanded. While it is always difficult to predict the future,
39 especially for the long term, certain expectations regarding land use seem reasonable, at least
40 over the life of this Plan. Among them are:

2 **Central Vermont Land Uses, 2002***

Land Use	Acreage	Percent of Region
Forest Land	404,127	77.53%
Ag/Open Land	66,257	12.71%
Scrub/Shrub	18,113	3.47%
Residential	15,600	2.99%
Surface Waters	6,075	1.16%
Wetlands	3,233	0.62%
Commercial/ Services	2,837	0.54%
Industrial	1,560	0.46%
Institutional/Government	1,317	0.25%
Roads and Parking Lots	1,132	0.22%

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4 *The information for this table was derived from the interpretation of aerial photographs supplemented by field checks. Figures for
5 "developable" land include only those portions of a parcel committed to a given use and not necessarily the entire acreage of the
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9 • Land in agricultural production will continue to decrease. While the rate of change
10 could depend on a number of factors, including Federal policies and pricing, development
11 pressures, market influences, and taxation policy, the rate of loss is expected to slow given
12 stronger protective measures now in existence, the emergence of land trusts, and the fact that
13 most of the marginal farms are no longer in business leaving only the finest soils still in
14 production. Some of the farmland lost over the next five years will revert to the forest/brush
15 category and some will be converted for development.
16

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18 • Wetland acreage will stabilize due to the existence of strict, protective regulations
19 at the Federal, State, and sometimes local level.

1 • Acreage in forestland may increase slightly, but will not change dramatically. Conversion to
2 development will probably be offset by vegetative succession of abandoned farmland.

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5 • Developed land will increase. The amount of land converted to development will be a
6 function of several variables, including: the Regional economy, population trends, regulatory
7 controls, and the patterns of growth.

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10 **PRODUCTIVE RESOURCES**

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13 Central Vermont possesses "working landscapes" where people manage, nurture, and harvest
14 the resources of nature. Farmlands, forest lands, and lands containing mineral resources are
15 vitally important to the economy and character of our Region. This Plan encourages the
16 protection of resource production lands and the livelihoods of the people who use them by
17 recognizing their benefits, promoting their products, and rethinking the attitudes, policies, and
18 land use patterns that threaten their existence.

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21 **Agricultural Land**

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24 In spite of the general decline of agriculture, farming and farmlands continue to contribute
25 many millions of dollars annually to the economy of the Region, and directly provide over one
26 thousand jobs to its residents, and many more indirectly. According to the 2005 Vermont
27 Occupational Employment Projections, farming and forestry is still projected to account for
28 about 1,000 jobs in Central Vermont in 2012.¹ The lure of our pastoral landscape yields
29 substantial indirect benefits from tourists, as well.

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32 In addition, the case can be made that preserving farms and farmlands may help preserve
33 urban economies. Sprawling suburbs, office parks and shopping malls in now agricultural areas
34 would likely contribute to the demise of downtown businesses and neighborhoods.

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37 Farming helps to define the Region's cultural identity and provides Central Vermont

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40 ¹Vermont. Department of Labor: 2004- 2014 Occupational Employment Projections.

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Vermont Agricultural Soils

See map: *Central Vermont Primary Agricultural Soils*

Agricultural Value: 1, 2, and 3 have few limitations restricting their use; these soils are level to gently rolling and are the most productive.

Soils in classes 4, 5, 6, and 7 have more limited agricultural value due to slope, excessive wetness or shallow depth to bedrock.

Classes 4 and 7 are Federally classified as “statewide,” but within Vermont agricultural values through 7 are all categorized as “primary agricultural soils.”

Vermont soils are identified by USDA/NRCS in its publication *Farm Land Classification Systems for Vermont Soils (June 2006 edition)*.

USDA/NRCS acknowledges those soils with agricultural values of 1 through 7 as demonstrating the characteristics needed for various agricultural uses. This compilation is updated when necessary, is available in print, on the internet, and on CD-ROM.

Complete details are available at: www.nrb.state.vt.us/llup/publications/importantfarmlands.pdf

The Vermont Center for Geographic Information: www.vcgi.org

Your nearest office of the USDA/NRCS, or online at: www.vt.nrcs.usda.gov/soils/
<http://websoilsurvey.nrcs.usda.gov>

54 residents with open space, recreational opportunities,
55 aesthetic pleasure, and a sense of place. More importantly,
56 farms and farm soils, if protected now, can assure us of
57 some degree of Regional self-sufficiency in the event that
58 outside food supplies dwindle, are cut off, or become
59 prohibitively expensive. While such scenarios may seem far-
60 fetched for the short term, a number of circumstances already
61 in motion could make them a reality within our lifetimes.
62 Among such circumstances are: global climate change,
63 dwindling and expensive energy reserves, disease susceptible
64 mono- culture farming in major production areas, soil
65 salinization and water shortages in these same locations, trade
66 fluctuations, and worldwide population increases.

Farmlands provide a variety of environmental functions from which we all benefit. They provide wildlife habitat. They capture carbon dioxide, thereby maintaining air quality. They help protect the integrity and function of our flood plains and wetlands. They can help maintain water supplies through groundwater recharge. Farms, as they exist in Central Vermont, are part of, and contribute to, the natural systems that sustain life.

In light of all this, a strong, healthy agricultural economy is vital to the Region's well- being. The limited supply of primary agricultural soils, their general suitability for septic systems, combined with agriculture's increasing dependence on higher quality land make it crucial that land use decisions display foresight and recognize the importance of these soils to future generations. As such, it is a primary goal of this Regional Plan to preserve and promote a viable agricultural economy, culture, and land base.

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3 **Forest Land**

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6 Although forests cover 74% of the state today, Vermont wasn't always the "Green Mountain" state. At
7 the time of European settlement, forests covered almost all of Vermont, but wide-scale clearing begun in
8 the early 1800s significantly changed the landscape to an agricultural haven. Clearing reached its peak in
9 the mid to late 1800s and reduced forest cover to about 35% of the state. Over the last century westward
10 expansion, the decline of the sheep industry, and reduced timber harvesting have contributed to the
11 steady regrowth of Vermont's forests.

12 Forests provide many benefits to Central Vermont residents. The timber industry contributes to
13 the economy, providing jobs and important wood and paper products. Forests contain habitat
14 essential to a variety of wildlife species and help protect and replenish surface and groundwater
15 supplies. They also perform an important atmospheric cleansing functions, protecting the quality
16 of the air we breathe. Many recreational pursuits are dependent on, or enhanced by, forests, as
17 is the aesthetic quality of the Region. Additionally outdoor recreation and tourism are major
18 contributors the Vermont economy.

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21 While approximately 77% of the total land area in Central Vermont is forested, for the first
22 time in a century Vermont is experiencing an overall loss of forest cover. While it is hard to pin down
23 the exact amount of acreage, a US Forest Service report indicates Vermont may have lost up to 69,000
24 acres of forest land between 2010 to 2015. Forest fragmentation is due to the conversion of forests to
25 agriculture and commercial uses, yet the main cause is scattered residential development. It occurs
26 incrementally, over time non-forested pockets tend to multiply and expand. Eventually the forest is
27 fragmented and reduced to scattered, disconnected forest islands. The remnant forest islands resulting
28 from this fragmentation are surrounded by land uses that threaten the health, function, and value of
29 those forest islands for animal and plant habitat, and for human use. As forest fragments become ever
30 smaller, practicing forestry becomes operationally impractical, economically nonviable, and culturally
31 unacceptable. Based upon information contained within the ANR Act 171 Guidance document 12/14/17
32 draft titled "Planning: A Key Step Towards Protecting Forest and Wildlife Resources" 25-years ago, 19,000
33 family forest landowners owned parcels up to 10 acres in size. By 2012, there were 43,000 family forest
34 landowners. Overall, economically and environmentally sustainability forest management is very difficult
35 on lands smaller than 50 acres.

36 In 2016, the Vermont Legislature passed Act 171 which amended multiple provisions related to
37 timber harvesting and forest management. The act amends municipal and regional planning goals to
38 encourage management of forestlands to improve forest blocks and habitat connectors and encourage the
39 use of locally grown forest products. The Act defines a "forest block" as a contiguous area of forest in any
40 stage of succession and not currently developed for non-forest use. A forest block may include recreational

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1 trails, wetlands, or other natural features that do not themselves possess tree cover. These can be different
2 sizes and are identified by the land cover of an area and not bounded by political or parcel boundaries.

3
4 The State of Vermont maps and ranks important and significant landscape features, as contained within
5 the online mapping tool BioFinder. To view, the Region's Highest Priority Interior Forest Blocks and the
6 Region's Highest Priority Connectivity Blocks see Natural Resource Map #3. Together these data layers
7 represent a connected network of forest that provides high-quality interior forest habitat.

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10 ~~It should be noted this map does not identify all of the Region's productive forestland. Productive~~
11 ~~forestlands are defined as all large tracts which in themselves, or when combined, form a major~~
12 ~~economic unit for long-term timber production. It is important that these lands are conserved~~
13 ~~through sound, long-term forest management programs, and compatible patterns of growth~~
14 ~~and development.~~

17 Mineral Resources

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20 The mineral deposits of Central Vermont are recognized as an important resource. The presently
21 known mineral resources of the Region include granite, talc, asbestos, chromite, verde antique,
22 sand and gravel.

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25 The granite quarries of Barre Town and granite industries of Barre City, Berlin, Calais and
26 Montpelier are major contributors to our economy and living monuments to a colorful part of our
27 Regional heritage. While sand and gravel deposits are less renowned, they play an important
28 part in local and personal economies and are relied upon by municipalities for road building and
29 maintenance materials.

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32 The products of earth resource operations are so important that we must accommodate them
33 even as we guard against their more harmful aspects. This is an example where the planning
34 process can be used to encourage locations and operating procedures that could minimize the
35 conflicts and uncertainties of the regulatory process.

37 RESOURCE PROTECTION

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41 Within our Region's boundaries are many ecologically sensitive areas and resources that serve
42 as symbols of our natural heritage and barometers of the Region's environ- mental health.

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45 These environmentally sensitive lands are not mere amenities. They have great value for

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1 education and research and for the understanding and appreciation of natural systems and
2 processes. They perform critical ecological functions, enhancing the stability and diversity of
3 ecosystems. They also provide aesthetic relief and recreational opportunities, and hence,
4 economic benefit.

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7 The preservation of ecologically sensitive places is a goal of this Plan. Human use of such areas
8 should be accomplished in a manner which protects their integrity and function.

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11 Resource protection lands include: protected lands, wildlife habitat, high elevation areas, steep
12 slopes, critical resource areas, groundwater recharge areas, surface waters, wetlands, floodplains
13 and scenic areas. (See maps: *Natural Resources 1* & *Natural Resources 2*)

14 15 16 17 18 **Wildlife Habitat**

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21 Our native wildlife species are valued by Central Vermont residents in a variety of ways for
22 a variety of reasons. Some merely enjoy their presence as a reflection of nature's spirit. Some
23 rely on wildlife for sport, food, or income (direct and indirect). Others have scientific or academic
24 interests in wild creatures. For many of us, a combination of the above factors plays a role in our
25 appreciation of wildlife.

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28 Our most critical wildlife species are generally thought of as those which yield significant
29 economic return, provide for sport and subsistence hunting, are symbolic of wilderness values,
30 or face the threat of extirpation or extinction. We know that viable habitat is the single most
31 important survival need for most of these species; yet for many, habitat loss and fragmentation
32 is a real and present threat.

33
34 Based upon information contained within the ANR Act 171 Guidance document 12/14/17 draft titled
35 "Planning: A Key Step Towards Protecting Forest and Wildlife Resources" "habitat connectors" are those
36 areas of land or water that links larger patches of habitat within a landscape to allow for the movement,
37 migration, and dispersal of animals and plants. They can be a forest block, riparian area, or a specific road
38 crossing that wildlife repeatedly use. Forest fragmentation contributes to the loss of wildlife habitat, and
39 the loss or decline of habitat connectivity minimizes a species ability to travel between hunting, breeding
40 and migration grounds.

1 As noted above within the Forest Lands section of this chapter, the State of Vermont maps and ranks
2 important and significant landscape features. The Region's Highest Priority Connectivity Blocks are
3 comprised of habitat blocks that are of the greatest importance for wildlife movement and genetic
4 exchange on a regional scale. Together with the Region's Highest Priority Interior Forest Blocks these data
5 layers represent a regionally connected network of forest that provides high-quality interior forest habitat.
6 The inclusion of Highest Priority Surface Water and Riparian Areas identifies wildlife corridors for water-
7 dependent species. See Natural Resource Map #3.

9 Additionally, the Vermont Department of Environmental Conservation has defined and mapped
10 the following significant habitats: deer wintering habitat , bear reproduction zones, natural
11 communities and any areas necessary to support the food, shelter or breeding needs of
12 endangered species (See Natural Resources Map #1).³

High Elevation Areas and Steep Slopes

18 Areas of high elevation and steep slopes garner multiple considerations for resource protection.
19 Slopes between 15-25% grade are typically considered "steep" in Vermont and elevations
20 about 2,500 feet are regulated at the State level, with some communities regulating at lower
21 elevations. Soils in these areas are often more sensitive to erosion, as at high elevation they
22 can be shallow to bedrock, and on steep slopes are being willed by gravity to move. Where
23 soils are more erodible, disturbance of them is more likely to lead to effects on water quality,
24 as soils and their nutrients are washed into surface waters. Additional sediment in rivers can
25 lead to bank destabilization and streambank erosion. High elevation areas also have an
26 important role in the watershed overall, as the starting point for much precipitation that will
27 eventually run over the land to valley water bodies.

29 Special scenic and wildlife habitat values are connected to high elevation areas as well.
30 At some elevations, climatic conditions are just right for supporting certain species that are
31 rare at lower elevations. Vermont has long identified with the scenery of its mountains, and
32 ridgeline vistas are inherently formed by lands at highest elevation. In Central Vermont the
33 Camels Hump State Park is established as an ecological area, to protect scarce and rare plants
34 and preserve natural habitat and wilderness aspect.

³ Vermont. Department of Environmental Conservation. Critical Habitats.

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- Commented [CR4]: FYI: Natural communities are not defined in this Plan
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- Commented [CR6]: Where is footnote 3?
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1 **Critical Resource Areas**
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4 For the purposes of this Plan critical resource areas include:
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- 8 • National Natural Landmarks: a designation that encourages and supports the
9 voluntary conservation of sites that illustrate the nation’s geological and biological history, and
10 to strengthen the public’s appreciation of America’s natural heritage;
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12 • State-designated Natural Areas: limited areas of land which have retained their
13 wilderness character, although not necessarily completely natural and undisturbed, or have rare
14 or vanishing species of plant or animal life or similar features of interest which are worthy of
15 preservation for the use of present and future residents of the State and may include unique
16 ecological, geological, scenic, and contemplative recreational areas on State lands;
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19 • Sites listed on the Vermont Rare, Threatened and Endangered Species, and
20 Significant Natural Communities as designated by the Vermont Natural Heritage Inventory; and
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23 • Elevations over 2,500 feet as shown on USGS topographic maps.
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25 **Groundwater Recharge Areas**
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28 Well over half of Central Vermont's residents, and many of its businesses and industries receive
29 their water from subterranean sources. In our rural areas, this figure rises to almost 100%. In
30 general, groundwater sources in Central Vermont are plentiful and of good quality. In addition,
31 groundwater is usually less susceptible to seasonal fluctuations and contamination than surface
32 water making it an ideal source for public, urban supplies.
33

34 Incidents of groundwater contamination are on the rise, however, primarily due to improper
35 activities within those areas which serve to replenish supplies.⁴ Sources of groundwater
36 contamination in Central Vermont include domestic sewage, landfills, improperly disposed of
37 hazardous wastes, leaky underground storage tanks, pesticides and fertilizers.

38 ⁴ Greenberg, A.S. Groundwater Quality Protection and Planning: A Guide for Local Government, UVM, 1991.

1 Supply quantity is threatened in some locations, as well, because of an increase in impermeable
2 surfaces in aquifer recharge areas.

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4 Once contaminated, groundwater supplies are difficult and expensive to rehabilitate. New
5 sources may be hard to find, costly to develop, and susceptible to the same fate as the tainted
6 source, if treated similarly. It is critical, therefore, that our existing and future groundwater
7 supplies are protected. The future of our municipalities and their prospects for new growth and
8 development depend upon the quality and quantity of this important resource.

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11 The State of Vermont has adopted an aggressive groundwater management strategy designed
12 to promote a proactive approach to the protection of subterranean water supplies. This
13 strategy includes the delineation of critical recharge zones (known as Wellhead Protection Areas
14 or WHPA's) for public water supply systems and the establishment of land use guidelines to
15 reduce contamination potential on these sites. Although WHPA's have no individual regulations
16 attached to them, existing State regulatory programs will regard them as "red flags" indicating
17 the need for special

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19 consideration of proposed development activities. In addition, the Department of Environmental
20 Conservation requires that a "source protection plan" that minimizes the contamination risk
21 within WHPA's be developed.

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24 **Surface Waters**

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27 The Region's lakes, ponds, rivers and streams represent an invaluable resource. They provide
28 water for drinking, and domestic and industrial uses. They generate hydroelectric power. They
29 dilute and assimilate various effluent. They provide recreational and aesthetic values for public
30 use and enjoyment. They also contribute to the propagation of fish and wildlife and to economic
31 development.

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1 Streams, rivers and lakes with adequate vegetative buffers on their shorelines enhance the
2 benefits of the resource. Vegetative buffers protect shorelines from flood flow and ice damage,
3 prevent bank erosion, are aesthetically pleasing, and maintain a cool water temperature, an
4 adequate oxygen level for fish habitat, and effluent assimilation capacity.

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7 Unfortunately, the demands that we place upon surface waters are often incompatible and
8 detrimental to their overall quality and function. Our challenge is to balance our needs with
9 respect to surface waters and to adjust current development practices so as to minimize
10 their harmful impacts.

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12 **Floodplains and Fluvial Erosion**
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25 Canoeing on Wrightsville Reservoir, Middlesex, Vermont.

Floodplains are areas of land adjacent to a water body that are frequently inundated by water. While these places serve important ecological functions, including flood-water storage, sediment trapping, nutrient filtering and aquifer recharge, they also can be hazardous to human life and property. Arising from a variety of causes, including heavy rain,

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27 melting snow, ice jams, poor drainage and dam breaks, flooding is the most frequent,
28 damaging and costly type of natural disaster experienced in the State and Region. In fact, over
29 the last 50 years flood recovery costs have averaged \$14 million per year (not adjusted for
30 inflation) statewide.

31
32
33 Floods cause damage in two distinct, but related, ways. Inundation can fill structures with water
34 and cause property damage and drowning. It is a great concern for those living in or near flood
35 hazard zones. Surprisingly, however, fluvial erosion, including bank failure and changes in river
36 channel courses during floods, actually causes more damage.

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Unfortunately, our society's historical response to floods has been to treat the symptoms rather than the causes of floods - repairing damages rather than preventing them. Furthermore, some of the traditional "cures" actually exacerbate the problem they attempt to fix. The disaster response paradigm is changing, however, and CVRPC has been taking an active role in both inundation mitigation and fluvial erosion hazard mitigation.



Courtesy of VTDEC River Management Program
Fluvial erosion along the Mad River, Waitsfield, Vermont. Image courtesy of VTDEC River Management Program.

1 On the fluvial erosion front, we have been working with the State of Vermont and member
2 towns to conduct fluvial erosion hazard assessments for many river and stream segments in
3 the Region. Using field surveys and GIS technology, we have completed (or will soon
4 complete) erosion hazard maps for sections of the main stem of the Winooski River and many
5 of its tributaries, including the North Branch, Jail Branch, Stevens Branch, Kingsbury Branch,
6 as well as and the Dog and Mad Rivers. It is hoped that municipalities will use this information
7 to help avoid future life and property damage.

8
9
10 According to the Vermont River Management Program, "the largest single source of flood losses,
11 both in terms of cost and the number of people affected, is damage to transportation
12 infrastructure." Undersized, or blocked bridges and culverts are a main culprit in
13 exacerbating flooding and erosion hazards. Accordingly the Commission has, through our Bridge
14 and Culvert Program, completed detailed inventories of these structures to provide our
15 municipalities with information on the exact locations and specifications.

16
17
18 Finally, we continue to work with our communities on pre-disaster mitigation planning (see
19 Utilities, Facilities and Services Element) in order that they meet the Federal eligibility
20 requirements for disaster recovery and mitigation funding.

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23 **Wetlands**

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26 Wetlands are areas of land that are "inundated or saturated with water for varying periods of
27 time during the growing season." Wetlands help make the environment more livable. They
28 are among our most productive and diverse biological communities. They purify surface and
29 underground water supplies. They are natural flood storage areas during wet periods and
30 replenish reservoirs during dry spells.

31
32
33 Although wetlands can sometimes present significant and costly obstacles to development, over
34 the past century or so more than one half of the original wetland acreage in New England has
35 been destroyed. Now that we are beginning to understand the important ecological functions
36 that wetlands perform, these special areas are receiving greater protection.

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39

s Vermont Agency of Natural Resources, Department of Environmental Conservation, Vermont Wetlands Conservation

1 **Scenic Areas**

2
3
4 Central Vermont is a place of celebrated natural beauty. Its scenic landscapes not only enrich
5 lives and spirits and attract new businesses and residents, they also provide the basic ingredient
6 for one of the Region's most important industries - tourism. Each year thousands of visitors travel
7 here to see the mountain vistas, pastoral scenes, fertile valleys, historic villages, Interstate 89
8 (which has received awards for its scenery), remote back roads, and woodlands ablaze with
9 autumn color. Thus, it is in our best interest, both psychologically and economically, to preserve
10 the best of Central Vermont's visual splendor.

11
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13 **LAND DEVELOPMENT ISSUES**

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15 As our population increases and ages, more people require shelter, jobs, and places to purchase
16 and manufacture goods. Consequently, growing areas, or areas preparing for growth, must find
17 the ways and means to accommodate new construction. In Central Vermont, the pace of new
18 construction has greatly exceeded the rate of population growth over the past few decades.
19 In fact, since 1970 the number of new housing units and businesses here has increased at
20 more than twice the rate of the population. This fact is, in part, indicative of society's appetite
21 for new products, personal services, and independent living, and in part due to comparatively
22 large growth in the Region's 18 - 64 year old age cohort group.

23
24 Given the uncertainties of the economy and vagaries of society, it is difficult to say whether
25 this trend will continue unabated over the next few decades. However, it is safe to forecast that
26 growth and development will continue at some level, and that the Region must be prepared to
27 accommodate this growth for the good of its residents and its economy. At the same time,
28 it is important to acknowledge that there are physical, ecological, and economic limits to
29 current patterns of growth and development. Accordingly, the development policies presented
30 in this element are intended to guide new land development so as to maximize its economic
31 and societal benefits while avoiding, to the extent practicable, its environmental and societal
32 pitfalls.

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1 **Residential**

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4 Over the past few decades, the rate of housing growth has grown faster than that of population
5 growth (see chart: Housing Units vs. Population in the Central Vermont Region 1970-2000). A
6 decrease in average household size, a larger adult population, and an increase in the number
7 of vacation units are primarily responsible for this phenomenon. (For more discussion see:
8 Housing Element.)
9

10 **Housing Units vs. Population in the Central Vermont Region 1970-2000**

	1970	1980	1990	2000
Total Housing units	17,208	23,655	27,577	29,912
Percent change		37.5%	16.6%	8.5%
Total Population	50,688	56,290	59,619	63,276
Percent change		11.1%	5.9%	6.1%
New units		6447	3922	2335
Population increase		5602	3329	3657

14 SOURCE: United States Census Bureau. Selected Housing Characteristics. 2000

15
16
17 **Commercial/Industrial**

18 Like residential growth, commercial and industrial expansion has out paced population increases
19 in Central Vermont. In fact, the 80's witnessed a 46% growth in the number of business
20 establishments in our Region compared to a modest 11% growth in the number of residents.
21 With an increase in the Region's working age population, more business growth is likely and
22 necessary.
23

24 Employment statistics seem to indicate that the location of many of Central Vermont's new
25 business establishments reflects the increasing consumer base of the Region's rural towns
26 and semi-rural bedroom communities. In fact, between 1982 and 1990,
27 3559 of the 4328 new jobs (82%) and 361 out of 471 new employers (77%) were established
28 outside of the Region's urban core (i.e. Barre City and Montpelier).⁶
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36 ⁶ Vermont Department of Labor Statistics

1 Often, new businesses have located along the state highways and collector roads which
2 bring commuters back and forth to work and tourists to and from their destinations. While only
3 a few locations have experienced full blown "strip development," most of the Region's major
4 corridors are witnessing the early stages of this impact. The above generalizations are not
5 intended to apply to traditional home occupations or modestly scaled self-employment
6 enterprises. Such activities generally do not alter the character of the areas in which they are
7 situated, offer goods and services which may be inappropriate or unnecessary in densely settled
8 locations, and are usually so small in scale and impact so as to have, individually, no Regional
9 significance. For more discussion see: Economic Element.

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12 **Stormwater Management**

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In a pristine environment, stormwater is managed by the landscape's natural features. Surface
flow is inhibited by vegetation and most water is able to infiltrate the ground through pervious,
un-compacted soils. That which does not, settles into depressions and wetlands or finds its way
into streams and rivers where excess water collects on undeveloped flood plains, retreating
harmlessly, in time.

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In a developed landscape, the situation is different. Falling precipitation is intercepted by roofs,
parking lots, roads, sidewalks and other impervious surfaces which increase the quantity,
velocity, and concentration of surface runoff. Water flowing over such surfaces picks up a
variety of pollutants (e.g., gas, oil, animal waste, road salt, anti-freeze, etc.), as well as debris,
thermal gain, and speed - all of which can have severe consequences on water quality and
aquatic biota. Fast moving, channelized surface flows can erode roads and other structures,
overwhelm combined stormwater systems, contribute to the occurrence and severity of
downstream flooding, and cause sedimentation in rivers, lakes and streams. As urbanization
continues, soils are disturbed by new construction, vegetated buffers are lost, and the pressure
to develop in less suitable locations (e.g., steep slopes, higher elevations) increases.

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While growth and development have the potential to decrease water quality and increase
flooding, that is not necessarily the case. Good land use planning and site design can do much
to reduce the impacts of stormwater runoff (and even help correct existing problems) by
minimizing impervious surfaces, maintaining and/or providing vegetation, and employing Best
Management Practices (BMP's) and structural controls during and after construction.

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3 **Brownfields**

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6 Brownfields are defined by the United States Environmental Protection Agency (U.S. EPA) as
7 “real property, the expansion, redevelopment or reuse of which may be complicated by the
8 presence or potential presence of a hazardous substance, pollutant or contaminant.” Typical
9 prior uses that may fall into this category in Central Vermont include old town dumps, photo
10 developing sites, mill complexes, factories, dry cleaners, auto repair shops, gas stations and even
11 some agricultural sites.

12
13

14 According to the U.S. EPA, it is estimated that there may be over 450,000 brownfield sites in
15 the United States. Yet a report undertaken by the Northeast-Midwest Institute, a non-partisan
16 research organization, suggests that there may be nearly 1 million sites nationwide. Estimates
17 vary for different reasons. Existing inventories of brownfield properties may consider
18 commercial and industrial properties listed on the real estate market but, not account for those
19 not for sale and/or abandoned. Estimates may include only those properties which are currently
20 enrolled in a brownfield assessment or
21 clean-up program. The Vermont Department of Environmental Conservation’s (VT DEC)
22 Brownfields Response Program Sites List currently lists 52 brownfield sites currently undergoing
23 investigation and remediation. Regardless, most properties with an industrial or manufacturing
24 history may be a brownfield.

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27 Brownfield sites often remain vacant and underutilized due to concerns over liability and
28 unknown environmental assessment and clean-up costs; yet many sites can be rehabilitated.
29 Redevelopment or re-use of potentially contaminated sites has many benefits:

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31

- 32 • Eliminates eye sore properties,
- 33 • Promotes/supports historic use patterns,
- 34 • Protects human and environmental health, and
- 35 • Strengthens the local economy.

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37

38 Since brownfield sites are often in already developed areas, their reuse can help to promote
39 compact land use and in-fill development. According to the U.S. Environmental Protection

1 Agency 's web site "for every acre of brownfields redeveloped, it is estimated that an average
2 of 4.5 acres of greenfields are saved. "

3
4
5 CVRPC has been very active in the area of brownfield rehabilitation since the last Regional Plan
6 adoption. Beginning in 2004, we have received over a half million dollars in EPA grants to
7 assist our communities in assessing and reclaiming these important properties. To date,
8 CVRPC 's Brownfield Program has funded an extensive environ- mental site assessment for
9 the Salt Shed on Stone Cutters Way in Montpelier and plans are now underway to transform
10 the former industrial site to a mixed use development. Additional sites that have benefited from
11 the program include the Railroad Turn Table, also located along Stone Cutters Way, next to
12 the Salt Shed (for future use as a "pocket park "), the MWT site in Northfield Falls (for the
13 purpose of selling the property to the current tenants of the building and to retain business in a
14 historic mill building), and two municipally owned sites in the Town of Warren (to assess their
15 potential for the creation of affordable housing and public recreation space).

16 17 18 **Noise**

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21 Any undesired sound can be considered "noise." Noise pollution is defined as "continuous and
22 unrelenting sounds at all levels or episodic and excessively loud sounds. " While it must be
23 recognized that noise necessarily accompanies certain business and transportation operations,
24 new development should make all reasonable efforts to minimize noise impacts and shall not
25 exceed acceptable standards in residential areas. Among the techniques available are:
26 restricting hours of operation or construction, using vegetated buffer zones to filter sound, taking
27 advantage of topography in designing projects to provide sound barriers, the use of structural
28 barriers (i.e. earth berms and sound walls), and architectural design and materials. Higher
29 noise levels may be appropriate and unavoidable within assigned industrial, commercial, and
30 mixed use zones.

31 32 33 **FUTURE LAND USE**

34
35 State Statute directs Regional Plans to include a "land use element, which shall consist of a
36 map and statement of present and prospective land uses. " (24 V.S.A. § 4348). The Map
37 identifies general Planning Areas that will be used to guide land use and development in the
38 Central Vermont Region.

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The Planning Areas are not meant to be detailed representations of current conditions, nor are they intended to be distinct areas of segregated future land uses. The Planning Areas focus on the overall pattern and form of development across the rural to urban spectrum rather than on specific densities or uses, which are more properly defined at the local level.

Future Land Use Planning Areas

Regional Centers are the Region ' s core downtowns, plus their surrounding mixed- use neighborhoods, which accommodate high density commercial, institutional, industrial and residential uses. Regional Centers in Central Vermont include portions of the City of Montpelier, Barre City and Waterbury Village, each of which contains a state- designated Downtown district and infrastructure that includes urban road networks, sidewalks, public spaces and public water and wastewater systems. These areas provide regional services and employment and are areas where efforts to reduce travel demand through ridesharing, transit and multi-modal transit options are critical.

Regional centers are not only the dominant attractors of work and personal business trips in the Region, they also attract significant numbers of trips from the outside the Region. The Region ' s greatest concentrations of office space, retail space, banking services and other generators of personal business are located in downtown Montpelier and Barre City. Relative to the other downtown areas, Montpelier and Waterbury have more office space (such as the State Office Complex). Barre City also has State Offices at the McFarland House and City Place, and has more manufacturing and industrial land uses.

1 **Central Vermont Regional Planning Commission**
2 **Designating Future Land Uses**

3
4 The following criteria and data are used when staff and Commissioners make land use area designations
5 in the CVRPC Regional Plan. (Criteria are generally in order of priority.) Boundaries of land use area
6 designations are for general planning purposes only and may contain errors and omissions. Data should
7 be verified during permitting processes per the provisions of the regulatory authority.
8

9 **Area Designation Criteria:**

- 10
11 1. Is it consistent with the state land use planning goals found in 24 V.S.A., §4302 (compact centers
12 surrounded by rural areas)?
- 13 • Proximity to villages/downtowns/growth centers designated by the Vermont Downtown Board
 - 14 and/or recognized hamlets, town centers or regional centers identified by CVRPC's Regional Plan
 - 15 • Is the area walkable (compact configuration allowing for less than ¼ to a ½ mile round trip)?
 - 16 • Is there a visual or physical break (river, steep slope, change in density or type)?
- 17
- 18 2. Proximity to existing infrastructure
- 19 • Public wastewater, water, sidewalks, highways and transit, schools, recreation parks, other town
 - 20 services
- 21
- 22 3. Current Conditions
- 23 • Orthophotos: development density and extent
 - 24 • Road network: potential access and connections
 - 25 • Resource constraints: conserved lands, steep slopes, rare threatened and endangered species and
 - 26 significant natural communities, wetlands, floodplains, elevations about 2500 ft, and lake shore
 - 27 buffers.
- 28
- 29 4. Town planning and zoning
- 30 • What does the locally adopted and regionally approved Town Plan say?
 - 31 • Do the town zoning districts match current infrastructure and future land use plans?
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39 There is one State-designated Growth Center within the Region and its boundaries are adjacent
40 to the City of Montpelier 's Designated Downtown. Growth Center designation in Vermont
41 recognizes municipalities that demonstrate a capacity to plan and in- vest in vital, walkable,
42 mixed-use centers and must include and support a designated Downtown, Village Center or
43 New Town Center. A Growth Center has clearly defined boundaries that can accommodate a
44 majority of commercial, residential, and industrial growth anticipated by the municipality or
45 municipalities over a 20-year period.

1 **Town Centers** are less densely populated settlements and smaller than regional centers, but
2 similarly accommodate many of the same residential, civic, commercial and light industrial
3 uses. Typically referred to as “Villages,” factors in determining the presence and boundaries
4 of a Town Center include: a state-designated village center, local road network and availability
5 of public utility infrastructure, relatively dense development and smaller lot sizes (1 unit per
6 acre or higher), a mix of land uses, and a distinct separation from surrounding rural areas.
7
8

9 The Region’s largest Town Centers that provide water and wastewater infrastructure and also
10 serve as sub-regional retail and employment centers include Waitsfield Village/Irasville and
11 Northfield Village. Additional Town Centers that provide water and/ or wastewater
12 infrastructure, or both, include Warren Village, Cabot Village, Colbyville (Waterbury), Marshfield
13 Village, Northfield Falls, Plainfield Village, Williamstown Village, Washington Village, East Barre,
14 Worcester Village and Waterbury Center.

15 East Montpelier Village, East Calais, Maple Corner, Woodbury Village, Moretown Village, Duxbury
16 Village, Middlesex Village and Roxbury Village round out the twenty existing Town Centers
17 recognized in this Plan.
18

19
20 A subcategory of Town Centers in this Plan is New Town Centers. “New Town Center,” as
21 defined by the State, means the area planned for or developing as a community’s central
22 business district, composed of compact, pedestrian-friendly, multistory, and mixed use
23 development that is characteristic of a traditional downtown, supported by planned or existing
24 urban infrastructure, including curbed streets and sidewalks and on-street parking, storm water
25 treatment, sanitary sewers, and public water supply.” Though there are no state-designated
26 New Town Centers within the Region, the Town of Berlin desires to encourage the expansion of
27 the historic town area in the vicinity of Berlin Four Corners to adjacent areas to serve as a
28 location of a mix of small-scale commercial, high density residential and civic uses in a traditional
29 village setting.
30

31
32 **Policies:**

- 33
34
35 1. In order to maintain the existing settlement patterns, higher density residential,
36 commercial, and industrial development should be located in Regional Centers and Town

1 Centers.

2

3 2. Small-scale shopping centers, designed to complement the historic character and
4 support the vibrancy of community centers, are most appropriate in Town Centers or Hamlets
5 (see Rural Areas). Community and Regional Shopping Centers, however, are less appropriate
6 in Town Centers or Rural Areas and should be located in Regional Centers as a first priority and
7 Mixed-Use Commercial areas as a second priority.

8

9 3. Encourage infill, redevelopment, adaptive reuse of existing buildings and reuse of
10 "brownfield " sites in Regional and Town Centers. Encourage the revitalization and reuse of
11 viable historic structures whenever possible.

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14 Strategy 3a: Work with municipalities to align local capital planning and public investment
15 strategies with infill and redevelopment goals.

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18 Strategy 3b: Support implementation of infill and redevelopment activities identified in the 2015
19 Vermont Downtown Action Team reports (Barre City, Northfield, Waterbury, Waitsfield and
20 Warren).

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23 4. Municipalities should consider use of innovative tools such as "form- based " land use
24 regulations. These types of regulations focus less on specific uses and more on the physical form
25 of the built environment, utilize dimensional standards to shape how buildings relate to each
26 other, to streets, and to other public spaces.

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29 Strategy 4a: Explore opportunities to conduct a regional workshop focused on Implementing
30 Form-based Land Use Regulations.

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33 5. Continue to work with municipalities and VTTrans to reduce conflicts between traffic needs
34 and human-scale functions of Regional and Town Centers through practices like traffic-calming
35 measures, pedestrian-safety improvements and gateway treatments. Priority for the use of
36 public funding for the maintenance or improvement of infrastructure shall be for those that
37 support concentrated development in Regional and Town Centers.

38

1 **Shopping Center Definitions** 42
 2 (Source: Bennington County Regional 43
 3 Plan) 44
 4
 5 A shopping center may include one or 46
 6 multiple stores, in single or multiple 47
 7 ownership, functioning together as one 48
 8 integrated complex. For the purposes of the 49
 9 Regional Plan, the following definitions
 10 apply:
 11
 12 **Small-Scale Shopping Center:** A shop- 50
 13 ping center with a store or stores that sell daily
 14 living needs and convenience goods such as
 15 food, medicine, clothing, and hardware, and
 16 may also include service businesses (e.g.,
 17 laundry, hair salon, bank, auto or bicycle
 18 shops). These centers range in size from
 19 10,000 to 30,000 sq. ft. of gross floor area.
 20
 21 **Community Shopping Center:** A shopping
 22 center with a store or stores that sell a broad
 23 range of goods (such as food, clothing,
 24 furniture, appliances, sporting goods) and
 25 which also may include personal and
 26 professional service establishments. Large
 27 grocery stores, department stores, and movie
 28 theaters are often found in these centers.
 29 Gross floor area in a community shopping
 30 center may range from 30,001
 31 to 300,000 sq. ft.
 32
 33 **Regional Shopping Center:** A shopping
 34 center (or “shopping mall”) including stores
 35 that sell a wide variety of merchandise and
 36 services – similar to but larger and more
 37 extensive than a community shopping center
 38 – usually built around one or more large
 39 anchor department stores. These centers
 40 exceed 300,000 sq. ft. in gross floor area.

45 Strategy 5a: Support identification of corridors for
 46 new roads or road segments in and around Regional
 47 and Town Centers as part of a local planning
 48 process, and support for construction of those roads
 49 and utility infrastructure to help drive growth in a
 50 way that supports compact center development.

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Figure 1: Connected Streets. The diagrams above illustrate two different traffic patterns created by new development (shown in light gray). The diagram on the left highlights several smart growth principles by integrating the new roads with the existing road and providing for a mixture of uses at a density consistent with compact development (Smart Growth Vermont).

6. Priority for the use of public funding for the development of affordable housing and assisted living facilities shall be for those located within Regional and Town Centers in order to increase access to services.
7. The placement of municipal and other government buildings should be in established Regional and Town Centers in order to maintain and enhance the vitality of these areas.
8. Encourage the development of public places and cultural events within Regional and Town Centers.
9. Support the creation of off-road bike and pedestrian paths that connect Regional and Town centers with residential areas and neighboring centers in a hub and spoke pattern.
10. Identify key areas with flood storage capacity and encourage floodplain protection measures such as land acquisition or restrictive land use regulation in areas up- stream of Regional and Town Centers.

1 **Industrial** consists of areas where existing and future commercial and industrial activities are
2 encouraged, including new development and redevelopment. Largely clustered in the vicinity of
3 the Region 's urbanized areas, these include industrial parks and active quarries in Barre City,
4 Barre Town, Berlin, Montpelier, East Montpelier, Middlesex and Northfield. A small industrial
5 district is also located on the border of Fayston and Waitsfield, the location of the Mad River
6 Industrial Park.
7
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9 The specification of commercial/industrial sites allows for location of these types of businesses
10 without creating adverse impacts on adjacent land uses. Large-scale commercial/industrial
11 uses, which are important to the region, need to be located in areas where off-site impacts
12 such as noise, traffic and light/glare can be mitigated.
13
14

15 **Policies**

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- 18 1. Industrial uses are encouraged to locate first in existing industrial areas and secondly in
19 industrial areas assigned in municipal plans which are in accordance with the goals and policies
20 included in this plan.
21
22
 - 23 2. It is acknowledged that commercial activity and small scale, individual industrial activities
24 will take place in other parts of the region as directed by town plans, which can address the
25 town needs with more specificity.
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27

28 **Mixed-Use Commercial** include areas of commercial, office and mixed-use development built
29 in a spread out pattern and served by water and wastewater infrastructure. Typically dominated
30 by commercial service industries, the intent of this land use cate- gory is to transform these
31 areas into higher-density, mixed-use settlements through infill and redevelopment. These
32 areas in the region are concentrated along US 302, Fisher Rd, VT 12 and south of Route 2 in
33 Berlin, and also includes South Barre in Barre Town.
34
35

36 Planned commercial or mixed uses within existing linear commercial zoning districts along major
37 road corridors must be developed carefully to avoid sprawl, traffic congestion, and safety
38 hazards.
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1 Municipalities should not encourage
2 strip development because additional
3 development of this type would
4 negatively impact the economic
5 vitality of commercial areas in nearby
6 Regional and Town centers.
7 Communities should give substantial
8 consideration to the long term
9 impacts of creating or extending
10 strip development.

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21 Policies

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45 1. Encourage the transformation of existing commercial areas into areas serving a mix of uses,
46 including residential, and offering diversified transportation options, while also conforming to
47 traditional historic development patterns.

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50 Strategy 1a: Work with towns to incorporate standards such as placement of buildings near the
51 road with parking areas to the side and rear, attractive building design, application of access
52 management principles and provision of pedestrian facilities within the center and facilities that
53 connect to sidewalks and public transit.

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56 2. Large scale retail constituting a substantial regional impact should be permitted only if it
57 includes exemplary building and site design as described above in Policy 1, and is determined
58 to have a net beneficial impact based on an independent economic and community impact
59 study that may be requested by the host municipality and/or CVRPC.

25 “Strip Development”

26
27 Title 10: Chapter 151, the Vermont statute dictating
28 the Act 250 land use permitting process, defines “strip
29 development” as follows:

30
31 “Strip development” means linear commercial
32 development along a public highway that includes
33 three or more of the following characteristics: broad
34 road frontage, predominance of single-story buildings,
35 limited reliance on shared highway access, lack of
36 connection to any existing settlement except by
37 highway, lack of connection to surrounding land uses
38 except by highway, lack of coordination with
39 surrounding land uses , and limited accessibility for
40 pedestrians. In determining whether a proposed
41 development or subdivision constitutes strip
42 development, the District Commission shall consider
43 the topographic constraints in the area in which the
44 development or subdivision is to be located.”

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3 **Resort Centers** are developments that are associated with large-scale recreational facilities,
4 which in Central Vermont are concentrated around ski area facilities in the Mad River Valley.
5
6

7 Downhill facilities and associated development at Lincoln Peak (Warren) and Mt. Ellen
8 (Fayston) of Sugarbush Resort and Mad River Glen (Fayston) all provide recreational facilities,
9 services and jobs and contribute to the Region 's seasonal housing stock. Sugarbush Resort
10 has been undergoing substantial expansions at Lincoln Peak for the past decade as part of a
11 Lincoln Peak Base Area Redevelopment Master Plan to im- prove base area/guest facilities and
12 to increase the bed base of the resort.

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15 Access to these resort areas are provided via VT Rte 100 together with VT Rte 17, German
16 Flats Rd., the Sugarbush Access Rd. and seasonal transit services.

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19 **Policies:**

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22 1. The Towns of Warren and Fayston have developed specific ski area planning districts and
23 regulations in its municipal plan and zoning bylaw to ensure that development is consistent with
24 town goals. As the impacts of these resorts extend be- yond municipal boundaries, this Plan
25 recognizes that the Town of Waitsfield participates with the Towns of Warren and Fayston
26 participate in the Mad River Valley Planning District (MRVPD). Also including representation
27 from Sugarbush Resort and the Mad River Valley Chamber of Commerce, the MRVPD carries out
28 a program of planning for the future of the Mad River Valley and conducts studies regarding key
29 issues, such as affordable housing, recreation and trail planning and economic development that
30 are incorporated into local plans. Future growth at Sugarbush Resort and Mad River Glen that is
31 compliant with local plans and bylaws is consistent with this Plan.

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34 2. The focus of alpine ski area development in the Region should remain on the expansion of
35 existing facilities rather than development of new ones.

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Rural areas encompass the majority of the Region 's land area and are generally rural in character. Much of the Region 's residential development in recent decades has occurred in these areas in a low-density pattern along transportation routes. These areas encompass much of the Region 's large forest blocks, sand/gravel/mineral deposits, and prime agricultural soils that, when in productive use, contribute to the working landscape and have significant economic value. Rural areas also include residential, small-scale commercial and industrial, and recreational uses.

New subdivisions can be planned to incorporate the positive characteristics of earlier rural settlements, such as a community identity, public open spaces, and preservation of important resources (such as agricultural soils or forest blocks). Many of these objectives can be realized by clustering lots to create a Hamlet-type character around the homes, while setting a significant percentage of the project area aside as open space reserved for agriculture, forestry, wildlife habitat or public recreation.

Hamlets are smaller than villages, and are typically concentrated residential settlements woven into the fabric of Rural Land Use Planning Areas that may or may not provide minor commercial and civic services. Hamlet areas are identified on the Future Land Use Map by center points; when making land use decisions using the policies in this Plan, Hamlet Areas must include the locally recognized extent of the hamlet as it is delineated in the appropriate town plan.

Hamlets in the Region include Riverton (West Berlin), South Village (Northfield), Cogswell, Upper Graniteville, Lower Graniteville, Upper Websterville, Lower Websterville, East Orange, Orange Village, Adamant, North Montpelier, East Montpelier Center, Putnamville (Middlesex), East Warren and South Woodbury.

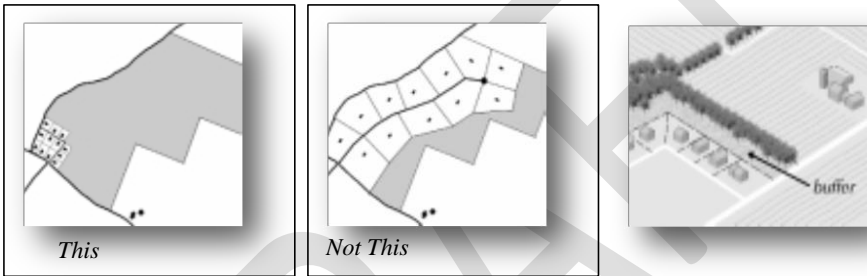
Policies:

1. Development should be designed to minimize its impact on the viability of agricultural operations or its contribution to fragmentation of Highest Priority Interior Forest Blocks and Connectivity Blocks.

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woodland

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2 Strategy 1a: Provide guidance and training on regulatory and non-regulatory tools for open
3 space and resource protection available to towns for use in town plans and regulations.
4 Encourage implementation of tools such as conservation subdivisions, clustered development,
5 transfer of development rights, building envelopes and variable lot size in all subdivision
6 development, and especially within rural residential and productive rural lands.

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9 2. Development is encouraged to be built outside of farms and along the edges of forests,
10 preferably with buffers between such development and agricultural uses or environmentally
11 sensitive areas.



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28 **Figure 2. Avoiding Fragmentation and Minimize Use Conflicts:** Incorporate buffers between developed and
29 resource lands to avoid conflicts between incompatible uses — maintain a well-defined edge between developed and
30 open land. (Smart Growth Vermont).
31
32

33 3. Policies that enable owners of farm and forestland to bear the financial responsibility of
34 resource protection should be supported.

35
36
37 4. Development that diminishes the rural character of the area as defined by local and
38 regional plans is discouraged. Development is encouraged to incorporate the following
39 principles:

- 40
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42 - Convenience and safety of vehicular and pedestrian movement, including measures such as
43 traffic calming, within the site, and in relation to adjacent areas or roads.

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- Compact development that allows for use of shorter power lines and shorter, narrower, and interconnected roads that result in lower maintenance costs.

- When new roads are being constructed, consideration should be given to burying power and phone lines, if practicable.

5. Develop and expand existing Hamlets in a form that maintains traditional density and residential settlement pattern. Encourage towns to enable this pattern of development in local land use regulations.

6. Wildlife connectivity areas should be protected from fragmentation and uses that reduce their viability for movement of wildlife, particularly where they connect large contiguous forest blocks.

7. Non-residential uses, including small service businesses, small professional offices and inns are acceptable land uses for Rural Areas provided that such uses are planned as relatively small in size or scale, are not primary or dominant uses in an area, do not unduly conflict with existing or planned residential, forestry or agricultural uses, and do not unduly affect rural character. Towns should limit the number and size of such establishments to prevent a proliferation of scattered commercial development that does not serve the needs of the community.

8. Occupations that are customarily practiced in residential areas, and which do not affect the character of those areas, are another form of small-scale commercial use common in and appropriate for rural areas. Small professional offices, antique shops, and craft studios are examples of such "customary home occupations."

9. Cross country ski centers, mountain biking facilities and other outdoor recreational areas represent an economically viable means of maintaining rural open spaces with little secondary development; both expansion and development of new facilities are consistent with this Plan.

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3 **Resource** areas are dominated by lands requiring special protection or consideration
4 due to their uniqueness, irreplaceable or fragile nature, or important ecological function.

5 These include:

- 6
7
- 8 • Protected lands;
 - 9 • Elevations above 2,500 ft (elevations above 1,700 ft in Waitsfield, as regulated);
 - 10 • Slopes of 25% or more;
 - 11 • Rare, threatened or endangered species and significant natural communities;
 - 12 • Wetlands,
 - 13 • Special flood hazard areas; and
 - 14 • Shoreline protection areas;
 - 15

16 Both Highest Priority Forest Blocks and Highest Priority Connectivity Blocks are also present
17 within the high elevations and encompass areas of steep slopes, areas with rare, threatened or
18 endangered species, significant natural communities and wetlands. As a subcategory of
19 Resource lands, this plan recognizes *critical resource areas* as key sites that are particularly
20 sensitive and should be given maximum protection. Please refer to the callout box on the
21 following page for the methodology used to determine Resource areas.

22
23

24 **Policies:**

25
26

- 27 1. Conservation of the natural landscape and careful management of lands is sought for these
28 areas. Development in these areas should be subject to extensive planning, review and
29 conditions that ensure its protection.
- 30
31 2. Any development proposed within critical resource areas shall provide evidence as to why
32 the development cannot be avoided, and shall provide mitigation for natural resources impacted
33 by the development.
- 34
35 3. The extension of permanent roads, energy transmission facilities, and utilities into
36
37 Resource areas is discouraged.
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4. Development on wetlands, steep slopes of 25% or more, and ridge lines should be avoided.

5. Avoid or limit development and investment in identified flood hazard areas, where feasible.

6. Avoid development that fragments forest blocks and habitat connectors.

**Future Land Use Map
Resource Data and Sources**

Data is for general planning purposes only and may contain errors and omissions. Data should be verified during permitting processes per the provisions of the regulatory authority. Scale limitations exist and data is only as accurate as the original source.

• Protected lands: This data consists of both private and public protected lands. These include VT State Forests, Parks, Wildlife Management Areas, Town Forests, and Land Trust Easements.
Source: Vermont Conserved Lands Database, VT Land Trust, and Towns

• Elevations above 2,500 ft (elevations above 1,700 ft in Waitsfield, as regulated): This data consists of all areas about the elevation of 2500 ft and in Waitsfield VT above 1,700 ft.
Source: USGS contours over 2500 ft and Town of Waitsfield Land Use Regulations

• Slopes of 25% or more: This data includes all areas with slopes of 25% or more.
Source: CVRPC slope analysis using 10 meter Digital Elevation Model.

• Rare, threatened or endangered species and significant natural communities: This data consists of all mapped rare, threatened or endangered species and significant natural communities as identified by the Vermont Fish and Wildlife Department, Natural Heritage Inventory.
Source: Vermont Fish and Wildlife Vermont Natural Heritage Inventory <http://www.vtfishandwildlife.com/common/pages/DisplayFile.aspx?itemId=229831>

• Wetlands: This data consists of all mapped class 2 wetlands as identified in the Vermont Significant Wetlands Inventory.
Source: Vermont Department of Environmental Conservation Water Quality Division Wetlands Section

• Special flood hazard areas: This data consists of FEMA mapped Special flood hazard areas Zone A and AE.
Source: FEMA Digital Flood Insurance Rate Map data

• Shoreline protection areas: This data consists of all lakes and ponds greater than 10 acres plus a buffer of 250 feet (Lake Shore Protection areas in Calais, as regulated) .
Source: CVRPC selected Vermont Hydrologic Dataset lakes and ponds greater than 10 acres and then buffered those by 250 ft and the Town of Calais Land Use Regulations.

1 GENERAL LAND USE GOALS, POLICIES, AND STRATEGIES

2
3 **Goal 1:**

4 **To promote sound management, conservation and use of the Region's natural**
5 **resources.**

6
7
8 **Policies:**

9
10
11 1. Municipalities are encouraged to establish conservation commissions (under V.S.A.
12 24, Chapter 118) to assist in the identification, study, maintenance and protection of
13 important natural resources.

14
15
16 2. Encourage the improved identification and mapping of surface and groundwater re-
17 sources.

18
19
20 Strategy 2a. Work with State and Federal partners, such as U.S. Geological Survey, VT
21 Geological Survey, and the Agency of Natural Resources in delineating ground watersupply,
22 aquifers, and groundwater protection areas.

23
24
25 Strategy 2b. Support towns in identifying wetlands and vernal pools that are not already
26 mapped by the State of Vermont.

27
28
29 3. Support the betterment of surface water quality in the Region.

30
31
32 Strategy 3a. Storage and utilization of fertilizers, pesticides, petro-chemicals, herbicides,
33 sludge, or other potentially harmful industrial, agricultural, commercial or residential materials,
34 must be accomplished in a manner compatible with existing regulations.

35
36
37 Strategy 3b. CVRPC opposes the downgrading of surface water classifications unless such
38 action is required to accommodate treated effluent from new or expanded municipal sewage
39 treatment facilities. The Commission also opposes the upgrading of surface water
40 classifications where such upgrading might be misleading or dangerous to users

1 Strategy 3c. Where a proposed project involves a discharge into, or withdrawal from, any of the
2 Region's surface waters, consideration should be given to the short and long term impact on
3 such waters and to applicable health and water regulations. The potential degradation of water
4 quality, the impact on wildlife, the assimilative capacity of waters, and the effect on the Region's
5 ability to support future growth should be evaluated. Protection of the public health, safety, and
6 welfare shall be the primary objectives.

7
8
9 Strategy 3d. Native vegetated buffer strips in riparian zones and shoreland areas should be
10 protected or maintained according to Best Management Practices outlined in the Vermont
11 Handbook for Shoreland Development and VT ANR Guidance Regarding Riparian Buffers to
12 protect functional habitat and improve water quality.

13
14
15 Strategy 3e. Encourage and assist with the acquisition of conservation easements along
16 waterways according to priorities identified in River Corridor Plans.

17
18
19 Strategy 3f. Assist with and support efforts to remove dams that are not serving a useful
20 purpose and other artificial barriers from rivers and streams. Help identify dams that are
21 not serving a useful purposes and that should be listed for removal in conformance with state
22 and federal rules and regulations.

23
24
25 Strategy 3g. Assist landowners in identifying funding opportunities to support buffer- plantings
26 on their properties that would support stream bank and shoreland restoration.

27
28
29 Strategy 3h. High density development in proximity to surface waters should consider
30 community septic systems to permit adequate setback of the leaching area, or connections to
31 public systems, if possible.

32
33
34 4. Encourage enhanced educational opportunities on watershed functions, protection and
35 restoration, particularly those targeted to youth.

36
37
38
39 Strategy 4a. Develop a clearinghouse of resources that could be used by teachers and other
40 groups working with youth to provide education on these topics.

1
2 5. Avoid or limit development and investment in identified flood hazard areas. Where established
3 economic and institutional centers exist , development in these centers shall adhere to strict
4 floodplain management standards to minimize flood damage and public safety risk.

5
6
7 Strategy 5a. Continue to conduct outreach to municipalities regarding the most recent state
8 River Corridor maps as delineated by the VT Agency of Natural Resources and their
9 implications.

10
11
12 Strategy 5b. Encourage and provide technical assistance to municipalities in enhancing the
13 regulatory standards in their municipal flood hazard regulations, including the in- corporation of
14 River Corridor regulations.

15
16
17 Strategy 5c. Fill and new structures within mapped floodways as identified on FEMA Flood
18 Insurance Rate Maps shall be prohibited, except where a substantial public benefit is
19 provided. "

20
21 Strategy 5d. Wetlands that provide a flood storage function as determined by the VT Wetlands
22 Program should be left undisturbed or development should be required to provide
23 compensatory storage or restoration on-site or in the immediate vicinity, if disturbed.

24
25
26 Strategy 5e. Assist municipalities in identifying and limiting development on lands adjacent to
27 waterways that provide flood storage or other beneficial function through acquisition, easement,
28 deed restriction or zoning that encourages cluster design, particularly for those upstream
29 floodplains that provide flood protection functions for the Region ' s downtowns and village
30 centers.

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4 Strategy 5f. CVRPC will have a FEMA Certified Floodplain Manager on Commission
5 staff.

6
7
8 6. Improve flood resilience planning, education and outreach activities to create a citizenry
9 aware of flood risks, potential costs, and actions that can serve to reduce risk and future
10 property loss.

11
12
13 Strategy 6a. Continue to assist municipalities in developing local hazard mitigation plans
14 and flood resilience elements as part of municipal plans.

15
16
17 Strategy 6b. Promote participation in FEMA 's Community Rating System, where appropriate;
18 Assist un-enrolled towns in applying for the Community Ratings System and assist towns
19 already involved in the Community Ratings System in improving their rating.

20
21 Strategy 6c. Consider coordination of a multi-jurisdictional Program for Public Information, an
22 ongoing effort to prepare, implement, and monitor a range of public information activities.

23
24
25 Strategy 6d. If requested, perform an audit of municipal web sites and communication
26 methods and recommend additional information and communication methods that will
27 increase local awareness of flood risks, municipal flood resilience planning, and actions
28 property owners and residents can take.

29
30
31 Strategy 6e. Partner with the Vermont Agency of Natural Resources to coordinate Region-
32 wide flood resilience-related trainings targeted to real estate agents, developers, business
33 owners and other stakeholders with interest in floodplain management.

34

35 7. Minimize fragmentation of forest blocks and habitat connectors.

36

37 Strategy 7a. Promote the Use Value Appraisal (Current Use Program) and other non-
38 regulatory approaches to forest conservation and management, including support of forest
39 products and conservation easements.

40

41 Strategy 7b. Encourage municipalities to identify forest blocks and habitat connectors and
42 plan for the minimization of forest fragmentation.

1
2 Strategy 7c. Work with municipalities to incorporate development review standards in zoning
3 and subdivision regulations that address forest and wildlife resources.

4
5
6 **Goal 2:**

7 **To enhance and support the viability of the Region's resource based industries.**

8 **Policies:**

9
10
11 1. CVRPC supports and encourages the protection and continued productivity of viable primary
12 agricultural soils, productive forest land, and mineral resources. Sound land use planning
13 including flexible development options, fair government pricing taxation and subsidy programs,
14 agricultural diversity, and promotion of value-added products and industries are viewed as
15 means to this end.

16
17
18 2. Public improvements are considered a significant reason for farmland's metamorphosis into
19 prime development land. The installation of sewer or water lines, and roads across or into the
20 immediate vicinity of agricultural parcels or primary agricultural soils can encourage the
21 development of farmland. For this reason they require careful review. Such improvements will
22 be discouraged unless:

- 23 • such a position would conflict with the local plan; or
24 • the improvements are required to implement the settlement pattern goals set forth in
25 this Plan or in that of a Central Vermont municipality;
26 • there is an overriding public need being served; or
27 • adequate permanent protection is inherent in the development proposal; or
28 • parcels or soils affected are determined to be "not viable" for reasons of size,
29 topography, surrounding land use, or potential productivity.

30
31
32 3. CVRPC encourages municipalities to identify locally significant agricultural and forest parcels
33 and/or districts through locally and consensually developed land evaluation and site assessment
34 programs (e.g. LESA and FLESA). Such identification can assist in establishing protection
35 priorities and programs.

36
37
38 4. CVRPC recommends continuation of, and participation in, the Use Value Appraisal Program
39 as a means to promote continuing sound management of resource lands by taxing them fairly
40 and according to their current use.

- 1
2
3 5. CVRPC will, in conjunction with other stakeholders and relevant organizations,
4 consider methods to determine the amount of agricultural land required to meet the Region 's
5 long term requirements under a "worst case scenario" regarding food importation.
6
7
8 6. The extraction of sand and gravel should not be unduly detrimental to surrounding land uses
9 or the environmental quality of the area. A reclamation plan should be included as part of any
10 extraction proposal. Possible alternative uses should be identified in local plans. Municipalities
11 are encouraged to map the important, accessible sources.
12
13 7. New developments that encroach upon resource lands, and the occupants thereof,
14 are encouraged to respect the rights of resource land owners to continue existing operations,
15 and undertake appropriate expansions, according to accepted practices.
16

17 **Goal 3:**

18 **To encourage the historic settlement pattern of compact village and urban centers**
19 **separated by rural countryside while promoting development in economically viable**
20 **locations.**

21
22
23 **Policies:**

24
25
26 1. New development should be planned so as to respect the historic settlement pat- tern of
27 compact villages, neighborhoods, and urban centers separated by rural countryside.

28 Accordingly, CVRPC:

- 29
30
31 • Endorses the concept of creating new villages to accommodate new growth.
32 • Endorses "smart growth" planning principles as embodied in this Plan and sup- ports
33 the designation of "Growth Centers" – be they identified in local plans or through
34 the State process codified in Act 183. We would also support efforts to simplify the
35 State Growth Center designation process so as to make its benefits more accessible
36 to a broader cross-section of communities.
37 • Will assist municipalities in conducting the studies required to prepare applications
38 to the Downtown Board for State Growth Center Designation.
39 • Supports the appropriate expansion of existing settlements, particularly where excess
40 infrastructural capacity exists. (The existing settlements within Central Vermont are
41 those areas currently served by public water and/or sewer systems or characterized by

- 1 higher densities of development. Existing settlements include, but are not limited to, the
2 downtowns and cities, the villages and the myriad concentrated residential
3 neighborhoods.)
- 4 • Encourages PUD, "cluster" or "open space" design for new residential and commercial
5 developments, particularly those outside of existing settlements or planned growth areas
6 and discourages the development of commercial and residential sprawl.
 - 7 • Encourages "in fill" development and adaptive reuse of buildings in existing settlements.
 - 8 • Supports and encourages revitalization efforts directed towards strengthening and
9 improving villages and cities.
 - 10 • Recognizes that some environmental and development "trade-offs" will be necessary to
11 achieve desired growth patterns. To this end, CVRPC believes that mandatory mitigation
12 of any agricultural soils or habitat losses, even at a reduced ratio, within State
13 designated Growth Centers is counterproductive to enticing development and recreating
14 traditional land use patterns.
 - 15 • Believes that land use restrictions should not unduly hinder self-employment for
16 residents. Such opportunities may help reinforce traditional land use patterns
17 through economic incentives.
 - 18 • Believes that land use plans should not unnecessarily infringe upon the land-
19 owner's ability to enjoy and profit from the investment and use of private property.
 - 20 • Encourages municipalities and individual landowners to identify sites which may
21 qualify for assessment and/or cleanup under the EPA 's Brownfields Grant Pro- gram.
 - 22 • Encourages municipalities to undertake build-out modeling in order to better evaluate
23 development capability and future growth potential under current zoning, as well as to
24 examine the potential impact of employing alternative density strategies.
- 25
26
- 27 2. To seek ways to overcome the economic disincentives to development within existing built-
28 up areas, including the high costs associated with the construction of, or hook up to, necessary
29 infrastructure. CVRPC:
- 30 • Recognizes Tax Increment Financing (TIF) as a valuable tool for supporting infra-
31 structure development in planned growth areas and supports amending current State
32 law to make it more practical for communities to implement.
 - 33 • Over the next five years CVRPC will continue to work with municipalities to prepare a
34 regional land use map that incorporates the developing land use plans of its municipalities
35 and displays locally and/or State designated growth centers. In conjunction with this
36 effort, CVRPC will provide technical assistance in growth center planning, upon request,

- 1 and in conjunction with State guidelines.
- 2 • will recognize growth center designations and employ them to attempt to achieve
 - 3 desired growth patterns through its influence over public expenditures and development
 - 4 review decisions, where applicable.
 - 5 • Will provide assistance to municipalities seeking such funding for brownfield
 - 6 assessment and remediation, upon request.

7
8
9 **Goal 4:**

10 **To protect environmentally sensitive or unique areas.**

11 **Policies:**

- 12 1. Natural and fragile areas identified in this Plan should receive protection from harmful uses.
- 13
14
- 15 2. Where natural and fragile areas occur on developable private lands and where their adequate
- 16 protection would preclude any other reasonable use of those properties, acquisition in fee simple
- 17 or less than fee simple is recommended.
- 18
19
- 20 3. Where a potentially harmful development or activity is proposed in proximity to a natural or
- 21 fragile area, measures should be taken to ensure adequate protection.
- 22
23
- 24 4. CVRPC encourages the inclusion of natural and fragile areas information and mapping in
- 25 local plans. (Municipalities should not be limited by the definitions and designations included
- 26 here, as it is recognized that this Plan may not include all locally significant sites.)
- 27
28
- 29 5. It is the policy of CVRPC to encourage the maintenance of existing wildlife habitats and
- 30 habitat connectors and Communities are encouraged to identify locally important habitats.
- 31
32
- 33 Strategy 5a. Work closely with partners such as The Nature Conservancy, the Staying Connected
- 34 Initiative and Vermont Fish and Wildlife to identify areas within the Region that are sensitive to
- 35 development, which contains the most recorded species, the most diverse communities, etc.,
- 36 and have this data available for incorporation in member town plans.
- 37
38
- 39 6. Any activity that would degrade important groundwater supplies is discouraged.

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1 Specifically, development activities in designated WHPA's shall be carefully reviewed for
2 groundwater impacts.

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5 7. Hazardous wastes shall be disposed of properly to prevent any degradation of groundwater.

6
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8 8. It is the policy of CVRPC to encourage the preservation of wetlands so as to protect their
9 function and productivity. Efforts (including consideration of site design options) should be
10 made to mitigate against the possible adverse impacts of development on the Region's wetlands.

11
12
13 9. Prevent the spread of terrestrial invasive species and forest pests.

14
15
16 Strategy 9a. Work with partners to implement coordinated invasive species and forest pest
17 education, detection, prevention and control measures.

18
19
20 Strategy 9b. Encourage landscaping with native species over the use of non-native
21 species, particularly in non-urban environments. Work with UVM Extension Master
22 Gardeners on educating homeowners on the use of native trees and plants.

23
24
25 **Goal 5:**

26 **To preserve the aesthetic quality of the Region**

27
28
29 **Policies:**

30
31
32 1. Municipalities and developers are encouraged, through design and siting of structures, to
33 make a concerted effort to preserve access to and enjoyment of scenic views for the public.

34
35
36 2. Unless effectively screened, or clearly in the best interest of the general public, ridge
37 line development or conspicuous development on locally prominent landscape features is
38 discouraged.

39
40
41 3. The scale and siting of new structures should be in keeping with the surrounding landscape
42 and architecture; however, towers should utilize stealth technology.

43
44
45 4. Outdoor lighting should be limited to minimum levels necessary to ensure safety and

1 security of persons and property.

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4 5. Light sources shall be shielded and not directly visible from public roads or adjacent
5 residences.

6
7

8 6. Landscaping with native species is generally preferred over the use of nonnative species,
9 particularly in non-urban environments. The use of non-native trees and plants for landscaping
10 can lead to unintended introductions of species which out- compete native vegetation.

11
12

13 7. Where possible, parking lots and storage areas should be well landscaped and/or otherwise
14 screened from view on public roads.

15

16 8. CVRPC encourages the State and municipalities to maintain existing roadside views
17 by means of vegetation clearing, where appropriate.

18
19

20 9. CVRPC will attempt to inventory and map the Region's scenic resources, with assistance
21 from municipalities.

22
23

24 10. The location of telecommunication towers is a significant aesthetic issue within the Region.
25 Policies intended to minimize negative impact are presented in the wireless telecommunication
26 facilities policies of this Plan.

27
28

29 11. CVRPC will track indicators that show impacts on aesthetic quality and natural beauty
30 in Central Vermont.

31
32

33 12. New development should make all reasonable attempts to minimize noise pollution and
34 shall not exceed accepted standards in residential areas.

35
36

37 **Goal 6:**

38 **To ensure that new development in the vicinity of the Region 's interstate interchanges**
39 **is appropriate to the setting and considers the impact of such development on adjacent**
40 **village and urban centers.**

41
42

43

1 **Policies:**

2
3

4 1. CVRPC encourages interchange modeling and identification of preferred development
5 scenarios.

6
7

8 2. CVRPC will encourage and assist municipalities in planning for land use in and around
9 interchange areas.

10
11

12 3. CVRPC will continue to support the Town of Berlin 's efforts to plan for and implement the
13 creation of a new village center in the vicinity of Exit 7.

14

15 4. CVRPC will encourage the concept of management associations (similar to transportation
16 management associations) to promote master planning for interchange zones.

17
18

19 5. CVRPC will exercise its status as a statutory party in Act 250 whenever new development
20 has the potential to impact the form and function of an interchange area or adjacent
21 communities.

22
23

24 6. In support of regional land use priorities that support the development of village and urban
25 centers, CVRPC will not encourage development at interchanges where that development will
26 result in a demonstrable negative impact on adjacent village or urban centers. CVRPC will,
27 however, encourage development at interchanges that complements or appropriately expands
28 existing growth centers according to a locally developed, regionally approved plan.

29
30

31 7. New development should employ design guidelines that foster economic vitality in growth
32 areas and encourage the maintenance of the rural, working landscape.

33
34

35 **Goal 7:**

36 **To manage the quality and quantity of storm water runoff in order to avoid**
37 **property damage and negative impacts on surface and groundwater.**

38
39

40 **Policies:**

41
42

43 1. New development should, through design and maintenance, attempt to minimize changes
44 in the volume and chemical composition of runoff. Methods recommended to achieve this

1 objective include:

- 2 • Avoiding construction on steep or unstable slopes and in high elevations (Slopes in
3 excess of 25% and elevations above 2,500 feet are generally thought to be prohibitive
4 for most kinds of development.);
- 5 • Stabilizing entrances to construction areas to eliminate tracking of sediment onto paved
6 public roads;
- 7 • Employing cluster/open space design techniques;
- 8 • Minimizing development road and sidewalk widths to those which are necessary for
9 safety and access;
- 10 • Avoiding the use of wide radius, paved cul-de-sacs, where appropriate
11 ("Hammerhead" turns, smaller radius turns, and landscaped cul-de-sac is-
12 lands are some other options.);
- 13 • Minimizing the removal of native vegetation to the extent practical;
- 14 • Phasing new construction to minimize the amount of disturbed soil at any given time
15 where practical; and
- 16 • Providing vegetated buffers between roof lines and paved areas and be-
17 tween
18 sidewalks and roads, where appropriate.
19

20 2. Structural Best Management Practices (BMP's) should be used, as appropriate, to control
21 storm water on new development sites before, during and after construction (including plans for
22 long term maintenance and operations). Objectives and applications include:




- 23 • Storm water retention: wet ponds, artificial wetlands
- 24 • Storm water detention: dry basins
- 25 • Storm water filtering: bio-retention, sand filters, compost filters
- 26 • Storm water velocity control: filter strips, grassed swales, rock swales
- 27 • Erosion control: construction schedule, seeding/mulching, check dams, run-
28 off
29 diversions
- 30 • Sediment control: sediment basins/traps, filter fabric/silt fences, hay bales, inlet
31 protection
- 32 • Infiltration: infiltration basins, trenches, dry well, leaching catch basins, in-
33 filtration
34 islands, pervious surfaces
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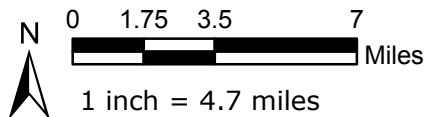
37 3. Acceptable Management Practices (AMP's, as defined by the Vermont Agency of Natural
38 Resources) should be employed on all agricultural, silvacultural and earth extraction operations.

- 1 4. Efforts should be made to minimize the extent of impervious surfaces and surface runoff |
2 associated with parking facilities. The following methods are recommended:
3
4
- 5 • Constructing structured parking facilities (i.e. multi-level garages) where practical
6 and appropriate in order to provide a higher ratio of parking spaces to impervious
7 surface area;
 - 8 • Using pervious materials in "spillover" parking areas;
 - 9 • Integrating the use of landscaped areas as "bio-retention" filters; and
 - 10 • Providing smaller spaces for compact cars.
- 11
12
- 13 5. Municipalities should consider adopting policies and practices to reduce the volume and
14 impacts of storm water runoff, including:
- 15 • Encouraging storm water management through the use of BMP's (as outlined in policy 2)
16 in local plans, zoning bylaws, and building permits;
 - 17 • Minimizing zoning setbacks to allow for shorter driveways, and allowing shared
18 driveways;
 - 19 • Instituting maximum, as well as minimum, parking ratio requirements in local bylaws to
20 prevent "overbuilt" parking lots;
 - 21 • Allowing for shared parking facilities in local bylaws;
 - 22 • Adopting "pooper scooper" ordinances to prevent the pollution of surface waters
23 with pathogens and nutrients;
 - 24 • Protecting high elevations and steep slopes from intensive development in local
25 bylaws;
 - 26 • Properly sizing and maintaining culverts;
 - 27 • Properly maintaining ditches on dirt roads to slow runoff and filter sediments as per
28 the "Road Design and Maintenance Handbook" published by the Vermont Local Roads
29 Program;
 - 30 • Separating combined storm water/sewer systems (CSO's) which can discharge raw
31 sewage to surface waters during big storms; and
 - 32 • Making sure road salt storage areas are covered.
 - 33 • Consulting the "Erosion Control Prevention Manual" published by the Vermont
34 Geological Survey.
- 35

Central Vermont Natural Resources - 3

Legend

-  Roads
-  Highest Priority Surface Water and Riparian Areas
-  Highest Priority Forest Blocks (Interior and Connectivity)



Data Source:
 Surface Water and Riparian Areas: ANR Biofinder 2017
 Forest Blocks: ANR Biofinder 2017
 Roads - VTrans, 2017
 Regional Boundaries - VCGI 2006

Created 1/18/18 by CVRPC
 M/Regional Plan/2016 Regional Plan/
 2017 Amendment/Land Use/Natural_Resources3.mxd

Data is only as accurate as the original
 source materials. This map is for planning
 purposes. This map may contain errors
 and omissions.

