



TOWN PLAN REVIEW COMMITTEE

July 9, 2019 at 5:00pm

Central VT Chamber of Commerce Conference Room,
963 Paine Turnpike North, Berlin, Vermont.

PAGE

AGENDA

1. **CALL TO ORDER**

The meeting will be called to order and may include introductions.

2. **CHANGES TO THE AGENDA**

The Committee may identify and discuss any changes to the agenda.

3. **PUBLIC COMMENTS**

Time will be provided for members of the public to speak about items not on the agenda.

2

4. **PUBLIC HEARING: APPROVAL OF THE MIDDLESEX TOWN PLAN AND CONFIRMATION OF THE LOCAL PLANNING PROCESS**

As requested by the Town of Middlesex, the Town Plan Review Committee will open a public hearing to receive public comments on the Middlesex Town Plan 2019 and confirmation of the local planning process.

5. **RECOMMENDATIONS TO THE CVRPC BOARD OF COMMISSIONERS:**

a. CONFIRMATION OF THE TOWN OF MIDDLESEX MUNICIPAL PLANNING PROCESS

b. APPROVAL OF THE TOWN OF MIDDLESEX TOWN PLAN

At the close of the public hearing, the Town Plan Review Committee will consider a two recommendations to the Board of Commissioners: a) confirmation of the planning process under 24 VSA §4350(a); and b) approval of the *Middlesex Town Plan 2019 - Planning Commission Approved - June 19, 2019*, contingent on municipal adoption per 24 V.S.A. § 4350(b)

11

7. **APPROVAL OF MINUTES**

Draft minutes from the June 13, 2019 Town Plan Review Committee are included for consideration of approval.

8. **ADJOURNMENT**

If there is no additional business the Committee should consider a motion to adjourn.



MEMO

Date: June 27, 2019
 To: Town Plan Review Committee
 CC: Sandra Levine, Middlesex Planning Commission Chair
 From: Clare Rock, Senior Planner
 Re: Middlesex Town Plan Review

✉ **ACTION REQUESTED:** At the meeting the Committee will hold a public hearing on the Middlesex Town Plan. Following the hearing the Committee will be tasked with making two recommendations to the Board of Commissioners:

- a) confirmation of the planning process under 24 VSA §4350(a); and
- b) approval of the municipal plan per 24 V.S.A. § 4350(b) ***contingent on the municipality formally adopting the plan later this summer;***

CVRPC Board of Commissioners meeting will take place directly after the TPRC Hearing at 6:30 pm on Tuesday, July 9 2019.

Meeting Location and Directions

Date July 9, 2019
 Time 5:00pm
 Location Central VT Chamber of Commerce Conference Room, 963 Paine Turnpike North, Berlin, Vermont.

Background

March 5, 2013	The Middlesex Town Plan was approved by the municipality and subsequently approved by the RPC (in May 2013).
January 18, 2017	CVRPC meets with the Middlesex Planning Commission for their Consultation / CVRPC confirms their planning process.
January 2019	Middlesex engages a consultant to update the town plan with the goal to have a plan approved and adopted by September 2019, ready to apply for a MPG.
May 2019	CVRPC is asked to review the draft plan and submitted comments.
May 16, 2019	Middlesex provides public notice of the June 19, 2019 Planning Commission on the draft town plan. CVRPC provides comments.
June 19, 2019	The Middlesex Planning Commission approved the plan with minor changes.
June 20, 2019	Middlesex requests approval by the RPC (understanding it will be a provisional approval contingent on the municipality formally adopting the plan later this summer.)
June 23, 2019	CVRPC issues a public notice of the July 9, 2019 TPRC Hearing.

Middlesex Town Plan

To view the plan visit: <http://centralvtplanning.org/wp-content/uploads/2012/03/Middlesex-Town-Plan-06-19-2019-PC.pdf> If you would like hard copies of the plan please contact Nancy Chartrand or Zach Maia at 229-0389 (Clare will be away on vacation for the week of July 1.)

As part of the PC's hearing process the PC is required to prepare a report that is in accordance with §4384(c) which states: "When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title." A copy of the Middlesex Report is attached.

The 2019 is an update of the 2013 plan. Much of the same text, planning goals, objectives and strategies contained within the 2013 plan appear in the 2019 plan. The 2019 plan includes updated demographic and energy data and the text is presented in a new format. Community members recently participated in town wide visioning event, *What's Next Middlesex* and the results and outcomes on this have been incorporated in the plan, specifically identifying community interest in the following focus areas: economic development and infrastructure, trails, community spaces and events, and outreach/communication. Recent investment in the former Camp Meade property in the Village has initiated interest in undertaking village-specific streetscape planning which is also discussed in the plan.

Staff Review

CVRPC staff reviewed the Municipal Plan for following items:

a) confirmation of the planning process under 24 VSA §4350(a);

- ☒ is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and
- ☒ is maintaining its efforts to provide local funds for municipal and regional planning purposes.
Staff findings and recommendations: staff finds the Town of Middlesex to be engaged in a continuing planning process and is maintaining its efforts to provided funds for planning purposes.

b) approval of the municipal plan per 24 V.S.A. § 4350(b);

- ☒ **consistency with the State goals established in section §4302**
Staff findings and recommendations: staff finds the plan to be consistent with the State Goals, staff recommends the items listed on the next page, these would help further the state planning goals.
- ☒ **compatibly with its regional plan**
Staff findings: staff finds the plan to be compatible with the regional plan.
- ☒ **compatibly with approved plans of other municipalities in the region**
Staff findings and recommendation: staff finds the plan to be compatible with approved plans of other municipalities.
- ☒ **containing all the elements included in section § 4382**
Staff findings and recommendation: staff finds the plan to contain all the required elements and provides the following recommendations for the next plan update:

- Municipal plan requirement (a) (2) *A land use plan, which shall consist of a map and statement of present and prospective land uses, that: (A) 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, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality 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.*

Staff recommends the town reconcile and further clarify the intent of what types of current and new development is allowed and encouraged along Route 2. The Future Land Use Plan narrative defines this area as a “Non-Residential Growth Area” and the Future Land Use Map defines this as an “Economic Growth Area(s), Primarily Non-Residential.” However the “Water Resources and Flood Resilience Map” identifies the majority of this area in the 100-year Special Flood Hazard Area. The plan indicates that the town should be planning for flood resilience, preparing for future floods, and that new buildings, utilities and other infrastructure should be set back from streams and rivers.

Based upon this information it appears that Middlesex is unclear how much, if any, new Economic Growth could actually take place in the “Economic Growth Area(s), Primarily Non-Residential.” Staff notes that on page 32 of the *Middlesex Zoning Regulations, dated January 10, 2017*, new residential and nonresidential structures are prohibited in the flood hazard area. Adding the flood hazard overlay to the future land use map is recommended and that future development policies are amended to reflect actual growth potential.

- Municipal plan requirement (a)(5) *A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources; Staff recommends* the town identify the most significant natural resources (i.e. a particular forest block, one or two specific ridgelines) and focus heighten protection on the most significant areas (similar to the identification of Significant Historic Sites vs just all old buildings.) Town Plan goals state “Protect identified natural resources” and Goal 15 states “Avoid fragmentation of important natural resources.” These should be tempered as if applied literally would suggest any and all natural resources should be treated equally and any future development potential in all these areas would be severely diminished. This will be beneficial to guide both local and state development review processes. Alternatively “important” natural resources should be defined or listed within the narrative.
- Municipal plan requirement (a) 7) *A recommended program for the implementation of the objectives of the development plan. Staff recommends* adding a more robust implementation program. This would consist of stated Goals, Objectives, Strategies, plus identification of an implementation timeline and responsible party. This will integral as a method to determine what progress has been made toward attainment of the goals next time the plan is updated and re-approved by the RPC.
- Municipal plan requirement (a)(9) *An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources,*

a statement of policy on patterns and densities of land use likely to result in conservation of energy;

The Middlesex energy section includes the following statement:

Avoid completely the ridgelines of the Worcester Mountain range and all slopes over 25% within the town of Middlesex. Ridgelines are defined as (a) those lands above 1,500 feet elevations, including but not limited to the main range of the Worcester Mountains (west of Center Road and Bear Swamp Road) and (b) all land above an elevation of 1,400 feet on Dumpling Hill.

The Natural Resources section should define these areas more specifically and make policy statements about their specific significance and protection. An accompanying map of these areas would also be helpful. This will provide the necessary and required foundation for the subsequent Enhanced Energy Plan. (Alternatively these changes to the Natural Resource section can take place while going through the Enhanced Energy Planning process.) Rationale for any locally identified significant natural constraints will have to be documented within other sections (such as Natural Resources and Land Use) to provide the basis for any renewable energy generation prohibition. The town will have to be prepared to either prohibit residential development in these higher elevation areas or be prepared to accept a certain scale of energy generation in these areas.

The Town is not seeking an issuance of Energy Plan Determination at this time. The staff recommendation is being presented to inform the municipality of town plan changes which will be necessary upon engaging in the enhanced energy planning process. The town has expressed interested in starting this process in late summer/early fall 2019.

- Municipal plan organization – While not linked to specific requirement CVRPC recommends moving the current and future land use discussion into a separate and distinct chapter or section. The Current Land Use Districts section is contained within the Chapter 3. A Place to Gather, Fostering Community and Vibrant and Connected Village Center; and the Future Land Use subsection is nested within 3.6 Opportunities & Priorities section. Both the current and future land use would be better suited to be located together and separate from a village-specific chapter. The current land use narrative stating the current pattern of development coupled with the future desired conditions. Similarly, the plan's transportation section also falls within Chapter 3 and would be better suited as town-wide discussion.

References:

To view the Central Vermont Regional Plan visit: <http://centralvtplanning.org/wp-content/uploads/2012/03/2016-Central-Vermont-Regional-Plan-ADOPTED-06.12.2018-Reduced.pdf>

To view Title 24 Chapter 117: Municipal and Regional Planning and Development statutory requirements in their entirety check out: <https://legislature.vermont.gov/statutes/title/24>

For a copy of the completed Municipal Plan Review Tool (checklist), completed 6/27/2019 please contact Nancy Chartrand or Zach Maia (Clare will be away on vacation for the week of July 1.)

Town of Middlesex Planning Commission Proposed Municipal Plan Adoption Report

Report on Draft Plan dated May 15, 2019

In accordance with 24 V.S.A. §4384(c), the Middlesex Planning Commission has prepared the following report regarding the Town's proposed Town Plan.

This plan presents a vision to guide how the Town evolves in the coming years. The plan identifies and recommends a number of actions and strategies that can be undertaken by the town and community to help achieve the goals and objectives therein.

Current Challenges and Vision

Middlesex is a small central Vermont community with limited financial and administrative resources. Middlesex does have a wealth of other resources, however, in its community, landscape, significant emerging opportunities in its Village Center, and a strong foundation in equitable and effective governance. While its citizenry has identified its challenges, the town plan provides the policy framework to utilize and protect the Town's strongest assets, while advancing the Town's vision and goals.

Plan Purpose

The Town Plan documents and assesses the present conditions of key components of life in Middlesex, while also expressing the community's vision for the future. It endeavors to guide growth by directing Town, state, and federal investments in roads, buildings, and recreational facilities to areas where the Town most needs and desires them; informing the revision of land use regulations; and setting out a course of action for the Town's committees and Select Board.

This 2019 Town Plan represents the culmination of a public process led by the Middlesex Planning Commission. It provides the most recent available data on present conditions and projections for the Town's future in each plan element. It also includes results of the 2018 What's Next Middlesex? outreach and report, and early findings of the 2018-2019 Town Plan survey solicited by the Middlesex Planning Commission which assessed the values and priorities of residents. For example, a majority of survey respondents (88%) would recommend Middlesex to a friend or family member as a good place to live.

This plan presents goals and implementation strategies for each section that, if carried out, can achieve the vision that residents have for the future of Middlesex. The Town Plan evaluates key accomplishments as well as areas for improvement. It also reviews current trends and conditions, explores new issues and opportunities and ensures that recommendations contained in the Town Plan are aligned with the community's vision and goals for the future.

Public Outreach and Update Process

Throughout 2018, the citizens and stakeholders of the town came together to participate in one of the most robust community conversations that has ever taken place in Middlesex: to ask and answer What's Next Middlesex, an ambitious and successful vision to action forum. Middlesex embarked on a dynamic series of two-way conversations between community members and local leaders. Extensive planning brought with it an elder/youth oral history project, a creative community-building Story Pot activity involving townspeople and elementary students at Rumney School, a well-attended community dinner, a day and a half of vibrant facilitated discussions, a final report, and four resultant community action committees to focus on economic development and infrastructure, trails, community spaces and events, and outreach/communication. The Planning Commission offered a survey to residents, and the town received more than 300 responses as of May 2019.

Public outreach continued with regular meetings of the Planning Commission, sharing of drafts with community boards, officials and interested townspeople, tremendous input from volunteer community members in drafting sections of the Town Plan and a public outreach meeting held on May 9th. More than a dozen residents came to listen to a presentation, ask questions, and provide input which has been directly incorporated into this Plan.

New Trends and Key Plan Updates

The plan builds on the previous plan but is remarkably distinct from its 2013 predecessor. Key updates include:

- New key themes;
- Incorporating the community conversation, including What's Next Middlesex?
- Updates to goals, objectives, and implementation strategies;
- Refreshed organization;
- Key components not previously discussed, including a future land use map, forest block identification and protection, infrastructure planning;
- Updates to Village Center planning and goals.

Themes and Organization

The 2019 Town Plan is organized around 4 key principles that emerged from the What's Next Middlesex Process.

A Community that Works for All. People, Housing and Livelihoods

A Landscape that Lasts. Protecting Working and Conservation Lands

A Place to Gather. Fostering a Vibrant, Connected Village Center

A Strong Foundation. Equitable and Effective Governance and Services

Consistency with State Goals in 24 V.S.A. sec. 4302

The 2019 Town Plan is consistent with goals of 24 V.S.A. sec 4302 by incorporating the following:

1. Historic Settlement Pattern:
Provides for growth in and around the existing village to maintain the historic settlement pattern of a compact village center surrounded by rural countryside and discouraging strip development in the area of the Interstate Interchange
2. Strong & diverse economy
Provides for expanding opportunities to build and grow businesses in town in ways that accommodate valuable and fragile natural and community resources
3. Access to educational opportunities:
Identifies ways to broaden access to educational opportunities for all residents
4. Transportation:

Provides guidance for expanding transportation options that respect the integrity of the natural environment

5. Natural Resources:

Identifies important natural and historic features, including fragile areas, water resources, historic sites

6. Quality of air, water, wildlife, forests and land resources;

Provides for maintaining the quality of air, water, wildlife, forests and other natural resources, including identifying significant forest blocks and wildlife crossings reducing water pollution and river hazards.

7. Energy:

Encourages efficient use of energy and allows the growth and increased reliance on renewable energy resources to reduce greenhouse gas emissions

8. Recreation:

Identifies existing recreational features and encourages planning to continue to allow access to broad recreational resources for the Town

9. Agriculture and Forestry

Identifies agricultural resources and opportunities to continue to provide local farm and forest products for Town and regional residents and businesses

10. Extraction of earth resources

Provides for continued wise use of earth resources and appropriate extraction of the earth resources and remediation

11. Affordable housing

Provides for expanding opportunities for more diverse housing to allow housing to be more available and affordable

12. Public facilities

Identifies the current public facilities and services and provides for their continued availability to serve town needs

13. Child care

Identifies opportunities to ensure the availability of child care for town residents

14. Flood resilience

Identifies flood and erosion hazards and provides for protecting areas to avoid damage

Designation of Land Area

The 2019 Town Plan does not significantly alter the designation of any land area. It provides for a closer look at the boundaries within the Village, Industrial and Mixed Use areas around the Middlesex Village and further exploration of the designation for the Putnamville area.



RESOLUTION

Whereas Title 24, VSA, Section §4350 requires that regional planning commissions, after public notice, shall review the planning process of member municipalities and shall so confirm when a municipality:

1. is engaged in a continuing planning process that, within a reasonable time, will result in a plan that is consistent with the goals contained in 24 V.S.A. § 4302;
2. is engaged in a process to implement its municipal plan, consistent with the program for implementation required under 24 V.S.A. § 4382; and
3. is maintaining its efforts to provide local funds for municipal and regional planning purposes;

Whereas as part of the consultation process, a regional planning commission shall consider whether a municipality has adopted a plan;

Whereas a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted, and a commission shall approve a plan if it finds that the plan:

1. is consistent with the goals established in 24 V.S.A. § 4302;
2. is compatible with its regional plan;
3. is compatible with approved plans of other municipalities in the region; and
4. contains all the elements included in 24 V.S.A. § 4382(a)(1)-(12);

Whereas the Town of Middlesex prepared a municipal plan in accordance with 24 V.S.A Chapter 117;

Whereas the Central Vermont Regional Planning Commission concluded that the 2019 Middlesex Town Plan meets the requirements for approval; now, therefore, be it

Resolved, that the Central Vermont Regional Planning Commission:

1. approves the *Middlesex Town Plan 2019 - Planning Commission Approved - June 19, 2019, contingent on municipal adoption* and
2. consulted with and confirms the planning process of the Town of Middlesex.

Under 24 V.S.A. § 4350, when an adopted municipal plan expires, its approval and confirmation of the municipality's planning process also expire. Recommendations made by the Central Vermont Regional Planning Commission are attached and should be considered when developing the next municipal plan.

A municipality that has adopted a plan may define and regulate land development in any manner that the municipality establishes in its bylaws, provided those bylaws are in conformance with the plan and are adopted for the purposes set forth in 24 V.S.A. § 4302.

ADOPTED by the Central Vermont Regional Planning Commission on July 9, 2018.

Laura Hill-Eubanks, Chair

CENTRAL VERMONT REGIONAL PLANNING COMMISSION
Town Plan Review Committee
Draft Minutes

June 13, 2019 at 5:00pm
 Steele Community Room at the Waterbury Municipal Center
 28 North Main Street, Waterbury, Vermont.

Committee Members:

<input checked="" type="checkbox"/>	Bill Arrand, Worcester
<input type="checkbox"/>	Lee Cattaneo, Orange Commissioner
<input checked="" type="checkbox"/>	Ron Krauth, Middlesex Commissioner
<input checked="" type="checkbox"/>	Joyce Manchester, Moretown Alternate Commissioner
<input checked="" type="checkbox"/>	Jan Ohlsson, Calais Alternate Commissioner
<input type="checkbox"/>	Karla NuiSSL, Berlin Alternate Commissioner (Alternate Seat)

Waterbury Representatives: Steve Lotspeich, Waterbury Community Planner.
 Members of the public: Stewart Clark, Worcester PC; John Brabant, CVRPC Calais Rep
 Staff: Clare Rock

CALL TO ORDER

The meeting was called to order by Bill Arrand, Chair, at 5:04 pm

CHANGES TO THE AGENDA

None.

PUBLIC COMMENTS

None.

PUBLIC HEARING: ISSUANCE OF A DETERMINATION OF ENERGY COMPLIANCE

B Arrand opened the hearing and outlined the purpose of the hearing was to hold a second hearing to ensure adequate opportunity for public comments was provided on the 2018 Waterbury Energy Plan, as contained within the Waterbury Municipal Plan, adopted December 3, 2018.

S Clark presents his comments both verbally and in writing (see attached document titled "Abstract of Challenge to WMEPLAN 6-13 SFC.) S Clark argues that the Shutesville Hill wildlife corridor is a known regional and local constraint and should be depicted as such within the Regional Energy Plan and within the Waterbury Energy Plan. S Clark also argues that the methodology of the Known Constraints map is flawed and should also be corrected. S Clark requests the plan not be approved until these changes are made.

J Brabant shared his experience in the PUC process and wants to ensure Waterbury understands the ramifications of not elevating the Shuteville Corridor as a known constraint. If the area was defined as a known constraint this would make it clear that Waterbury doesn't want renewable energy development in the wildlife corridor. Once the wildlife corridor is developed it will have an irreversible impact on the wildlife.

S Lotspeich reiterated the municipality's position on Shuteville Hill. Other areas of the town plan

1 recognize the wildlife corridor and the plan does allow for some residential development in this area of
2 town. The Planning Commission discussed identification of the corridor in the plan and felt it was not
3 appropriate at this time to delineate the boundaries of the area. The plan directs the local Conservation
4 Commission to work with landowners to secure conservation easements in the areas and also directs
5 the CC to undertake further mapping a delineation of the this area for future planning considerations. S
6 Lotpeich was opposed to making any changes to the energy plan as this pose conflicts with other areas
7 of the municipal plan.

8
9 Discussion followed about the wildlife corridor, known and possible constraints and the maps. A brief
10 conversation followed about how the RPC hearing and approval process comes at the wrong time in the
11 process and that these types of discussions which are happening during the Waterbury RPC approval
12 process would have been better suited before the Town had already adopted their local plan. It was
13 pointed out the by Statute municipalities can request approval by the RPC once the local legislative body
14 has adopted the plan.

15
16 J Manchester made a motion to close the hearing at 6:20 pm seconded by R Krauth, all in favor. Motion
17 carried.

18
19 **RECOMMENDATIONS TO THE CVRPC BOARD OF COMMISSIONERS: DETERMINATION OF ENERGY**
20 **COMPLIANCE**

21
22 The committee discussed its role and the staff recommendation. The committee expressed the need to
23 better identify the Shutesville Hill wildlife corridor but recognizes that the regional plan (including the
24 energy plan) did not recognize this area as a known constraint and the town choose not to identify the
25 area as a known constraint. The local energy plan meets the required standards and is in conformance
26 with the regional plan. Committee members expressed an interest in highlighting this before the CVRPC
27 Board of Commissioners when the TPRC recommendation is presented for Board approval on July 9.
28 Specifically the following points should be presented: That Shutesville Hill is not being protected as well
29 as it probably should be and that the energy plans maps do not depict the areas of constraints as
30 described within the text methodology.

31
32 Motion by R Krauth to recommend to the CVRPC Board the issuance of energy determination, seconded
33 by J Manchester, all in favor. Motion carried.

34
35 **APPROVAL OF MINUTES**

36 Draft minutes from the March 27, 2019 and April 25, 2019 Town Plan Review Committee were reviews.

37
38 J Ohlsson made a motion to approve the March 27, 2019 minutes, seconded by J Manchester, all in favor.
39 Motion carried.

40
41 J Manchester made a motion to approve the April 25, 2019 minutes, seconded by R Krauth, all in favor.
42 Motion carried.

43
44 **ADJOURNMENT**

45
46 R Krauth made a motion to adjourn at 7:15 pm, seconded by J Ohlsson, all in favor. Motion carried.

ABSTRACT OF CHALLENGE TO WMEPLAN 6-13 SFC

1. THE AREA OF THE SHUTESVILLE WILDLIFE CORRIDOR IS A KNOWN CONSTRAINT. (A REGIONAL AND LOCAL CRITICAL RESOURCE AREA)
2. AREAS OF KNOWN CONSTRAINT MUST BE DELETED FROM MAPS SHOWING AREAS OF POSSIBLE ENERGY DEVELOPMENT (SEE 'METHODS')
3. THE WIND MAP (B-5) AND WOODY BIOMASS MAP (B-7) NEED CORRECTION (DELETE AREA OF SHUTESVILLE WILDLIFE CORRIDOR FROM AREA OF POTENTIAL DEVELOPMENT) BEFORE PLAN APPROVAL.

POINTS FOR CHALLENGE TO WBURY ENERGY PLAN 6-13-19; S.F. Clark

- **Known Constraints**, defined in Energy Planning Standards” (p. 14 of 6/13 packet), include “Regionally or Locally identified Critical Resources”.
 - The Shutesville Wildlife Corridor is a Locally identified Critical Resource. (p. 17 evaluation in 6/13 packet recognizes the local aspect)
 - The Shutesville Wildlife Corridor is also a Regionally identified Critical Resource. Vermont Land Trust identifies its Regional significance: *“It (Shutesville Wildlife Corridor) is one of the five most important wildlife crossings in the state and a critical part of an **international network of connected forest habitats in the northeast.** (<https://www.vlt.org/shutesville>)*
The “Regional” aspect lies in the connection to wildlife movement between the Adirondacks and Maritime Quebec. There is no question that this area is a Critical Resource
<http://stayingconnectedinitiative.org/>
 - The identification of the Regional nature of the Shutesville Wildlife Corridor is not recognized by this Energy Plan although the Corridor is of Regional, Local, and Critical significance.
 - The Regional and Local significance of this feature classifies the Shutesville Wildlife Corridor as a “Known Constraint”. The generic Known Constraint Map (WMEP, Appendix B; p. B-2) produced by CVRPC fails to recognize and identify the Shutesville Wildlife Corridor.
 - The area designated as the Shutesville Wildlife Corridor is shown on maps prepared by the Stowe Land Trust <https://www.stowelandtrust.org/projects/shutesville/> and the Vermont Land Trust <https://www.vlt.org/shutesville>; information available to the WCP.
 - Methodology (map making to identify areas for energy development; p. 31 WM Energy Plan) states: *“With all known and possible constraints identified, this information was overlaid on resource maps for solar and wind resources. **Where know constraints existed the resource areas were deleted.**”*
 - Because the Shutesville Wildlife Corridor is a known constraint, the area of the corridor must be deleted from maps showing possible resource areas for solar and wind development.
 - The WMEP Wind Resources Map (WMEP, Appendix B; p. B-5) shows possible wind development in the area designated as the Shutesville Wildlife Corridor. The Shutesville area must be deleted from the Wind Resources Map as required by the stated methodology.
 - This cartographic action must happen after the map of “possible constraints” to solar and wind is created. In this way the area of “known constraint” will be removed from the map of “possible constraint” which now (incorrectly) shows possible wind development in the area of the Shutesville Wildlife Corridor. Woody Biomass Resources Map (WMEP, Appendix B; p. B-7) must also have the area of the Shutesville Wildlife Corridor removed from area having potential for biomass harvest.
 - Approval of the Waterbury Municipal Energy Plan must be contingent on correcting the Wind Energy Map; p. B-5 and Woody Biomass Resources Map p. B-7.
- continued.....

Furthermore, a town's energy plan must be consistent with the requirements of the municipal plan as expressed in sections of 24 VSA Section 4382(a)(1)(2)(A)&(D) which support protection of the Shutesville Wildlife Corridor SEE BELOW:

<https://legislature.vermont.gov/statutes/section/24/117/04382>

§ 4382. The plan for a municipality

(a) A plan for a municipality may be consistent with the goals established in section 4302 of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

(1) A statement of objectives, policies, and programs of the municipality to guide the future growth and development of land, public services, and facilities, and to protect the environment.

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

(A) 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, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality 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.

(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under chapter 76A of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section 4302 of this title, and how the area meets the requirements for the type of designation to be sought.

(D) 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 municipality.