

Municipal Plan Approval Checklist-DRAFT

Meeting for the Town Plan Review Committee

Municipality Reviewing: Barre City

Date: 9/4/2014

Reviewer: Stephanie Smith (will be absent), Kim McKee (presenting)

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

Town Representative(s): Jackie Calder, PC Chair ; David Sichel, PC member

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

Background: The following is a review of the 2014 Barre City Plan under the provisions and standards of Chapter 117, Section 4350, wherein it is stated “a regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted.” Conditions warranting approval include findings that the plan:

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

General Comments/Notes from Reviewer: The previous Barre City Plan was adopted in 2010 and approved by CVRPC in the same year. The 2014 Plan is a complete rewrite of the previous version. Entitled “Our Plan for a Healthy Future,” the major new themes emerging in this plan include community health and well being and linkages of this concept to the economy, environment, neighborhoods and city government. The Plan incorporates required information regarding the regional housing distribution plan, state childcare goal, and economic development and flood resilience elements. Components of this Plan that are particularly strong included the organization and readability, the housing element and the economic development element. Given first billing, the Economic Development element represents a comprehensive approach to a “vital, balanced and resilient local economy” in one our Region’s employment centers. Future updates would benefit from more detailed discussion, data or strategies regarding workforce training gaps or opportunities as unemployment/ workforce development are referenced as key challenges.

Another area where the Plan excels is the detailed discussion of current and future desired land use in specific neighborhoods, highlighting neighborhood context, localized issues, and opportunities. New requirements for flood resilience planning are also well-addressed in across several elements and related topics, including transportation infrastructure, utilities with an emphasis on stormwater management, emergency management, flood hazard area regulations and mitigation projects. While some streams and flood hazard areas are mapped, future plan updates would also benefit from a more detailed or additional natural resources maps that delineate prime agricultural soils, wetlands and deer wintering areas. Overall the Plan presents a strong and relatable vision of a healthy Barre City and is supported by a well organized Plan framework that includes a strategic plan (with specific near-term action steps and indicators to measure progress), a more detailed community profile for each element, and solid incorporation of various public and private partners that have contributed to previous progress and will play a role in implementation.

Staff Conclusion(s): The Barre City Plan contains the essential elements of a municipal plan and makes progress towards attainment of the statutory goals. Staff encourages the Review Committee to recommend “approval” of the Barre City Plan under the standards of Chapter 117 before the full Regional Commission.

On 9/4/2014 the Town Plan Review Committee voted to recommend approval of 2014 Barre City Plan to the full Regional Commission. On 9/9/2014 the Regional Commission _____ the Town Plan Review Committee's recommendation for _____.

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

A Required Plan Elements/Maps [§4382(a)] Each of the elements are required in some form for all municipal plans:	Map	Pages	Comments, notes, suggestions
1. Statement of municipal policies, objectives, programs to guide growth and development		-	Each chapter of the Strategic Plan concludes with a goals and strategies section, next steps and benchmarks. The next steps are concrete projects, including timing and partners. The benchmarks section includes targets for 2020 to measure progress in key areas. Also included within each Strategic Plan chapter are key points, issues and challenges, and strengths and opportunities.
2. Land use plan (and map) showing proposed land use areas/districts	y	2.37-2.41 3.49-3.80	This element is addressed in the Land Use chapters, wherein the zoning districts are discussed. The section within the Community Profile breaks the city into 27 neighborhoods and discusses the location, current development patterns and future development, including recommendations. A Future Land Use Map (3.5) is included along with a Neighborhood Map and detail maps of each of the neighborhoods, including civic and recreation areas as well as the flood hazard area.
3. Transportation plan (and map) showing needed/proposed improvements	y	2.13-2.18 3.15-3.22	This element is addressed in the Transportation chapters, wherein the existing transportation infrastructure, including roads, sidewalks, paths, public transit and travel patterns are discussed and future updates are planned. Maps include a Street Network Map (3.14), a Bridge and Culvert Map (2.18) and a Pedestrian Network Map (3.19).
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage	y	2.19-2.22 2.27-2.32 3.24-	This element is addressed in the Public Utilities and Community Services and Amenities chapters. The Public Utilities chapter includes discussions on water, wastewater, storm sewers, solid waste, electric utility and telecommunications. The Community Services and Amenities chapter includes a discussion on public safety. The neighborhood details in the Land Use Chapter include civic and

		3.27 3.32-3.43	recreation areas.
5. Educational facilities plan (and map) ; often included with the utilities/facilities element	y	2.27-2.32 3.37-3.38	Education is addressed within the Community Services and Amenities chapters, wherein Barre City Elementary and Middle School, Spaulding High School and the Aldrich Public Library are discussed. Schools are included within the civic and recreation areas on the neighborhood details in the Land Use Chapter.
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources	y	2.33-2.36 3.44-3.48	This element is addressed in the Natural Environment chapters, wherein water resources, brownfields and open space are discussed. Maps in this chapter include a Terrain and Elevation Map (3.44) and an Open Space Map (3.48).
7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		2.23-2.26 3.28-3.31	This element is addressed in the Energy chapters, wherein municipal energy, renewable energy, energy efficiency and conservation are discussed and planned.
8. Housing element , including program for addressing affordable housing needs	y	2.7-2.12 3.7-3.13	This element is addressed in the Housing chapters, wherein the housing stock, affordability and housing needs are addressed and planned. Maps include a Current Housing Map (3.12) and a Future Housing Map (3.13).
9. Implementation program for the plan's objectives		-	Implementation is addressed within each of the Strategic Plan chapters through the next step projects and the benchmarks.
10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region	-	1.6-1.7	The Purpose and Vision chapter includes a brief discussion of regional context. The relationship to the Berlin Town Plan and the Barre Town Plan are addressed as well as the Region.
11. Economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects and programs necessary to foster economic growth. (effective date of July 1, 2012)	y	2.1-2.6 3.1-3.6	This element is addressed in the Economic Development chapters, wherein employment, labor force, downtown revitalization and the granite industry are discussed and planned. A Commercial and Industrial Properties Map (3.2) is included.

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B. Inventories, Studies, Analyses [§4302 (d), 4382(c)]. Include as appropriate to survey existing conditions and probable future trends		Pages	Comments, notes, suggestions
1. Population characteristics and distribution, including income and employment		3.1-3.3	Charts illustrating employment, place of employment, employees, average wages and unemployment are included in the Economic Development chapter of the Community Profile. The Housing chapter includes a variety of data from the 2010 Census within the text. Population characteristics are not presented broadly, but some chapters include more detailed population information, such as the Seniors section in the Community Services and Amenities chapter (3.42).
2. Existing & projected housing needs by type, amount, loc.		3.9-3.11	The Housing chapter addresses housing stock, highlighting the median assessed value of a single-family home, rate of renters and vacant units. The housing needs section discusses the Housing Distribution Plan, which allocated 476 additional units in Barre City between 2010 and 2020. The Plan acknowledges that while growth is currently happening at a significantly slower rate, CVRPC wants municipalities to be more cognizant of when housing growth should occur in the future. Much of the new housing in the years to come is expected to be the result of replacement or rehabilitation of existing buildings.
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services		-	This is addressed throughout the Plan. See facilities, services and land use comments in Section (D) below.
C. Consistency with Broad State Goals [§4302] Plans must show consideration/evidence of a continuing planning process that includes:		Pages	Comments, notes, suggestions
1. Coordinated, comprehensive planning process		1.4-1.6	The introduction addresses this goal and describes the purpose of the Plan as a research document as well as a regulatory guide for future zoning updates.
2. Citizen participation at all levels of the planning process		1.5	The “our planning process” section within the introduction notes that during this update, the PC distributed comment cards asking residents to share their vision, held public workshops, reached out to stakeholder groups and provided updates through social media. The Community Services and Amenities chapter includes a goal of having

			Barre City residents well informed and active.
3. Consideration of use of resources, consequences of growth to region and state		-	This is generally addressed throughout the Plan.
4. Working creatively with other municipalities to develop, implement plans;		1.6	The Plan introduction does address Barre City's relationship to the neighboring Towns of Berlin and Barre. While implementation is not specifically addressed, this section does address the compatibility of these town plans to the Barre City Plan.
D. Consistency with Specific State Goals [§4302] Plans must make substantial progress towards attainment of the following goals: (*or explain why goal is not applicable):		Pages	Comments, notes, suggestions
1. Plan development to maintain historic settlement pattern of compact villages surrounded by open countryside, including:		2.37- 2.41 3.49- 3.80	<p>The Land Use chapter narrative describes the following ten general planning areas within Barre City:</p> <ul style="list-style-type: none"> • Downtown Central Business District: core downtown area, to remain traditional mixed-use downtown. • Industrial: several developed areas along the rivers and rail line with industrial uses, not suitable for residential. • Commercial, Industrial and Mixed Use: extending from Downtown Central Business District, along main corridors and less-intensive industrial sites. • Neighborhood Commercial and Mixed Use: includes the gateways to the City and small existing commercial sites associated with residential neighborhoods. • High-Density Residential: established residential blocks closest to Downtown and along main corridors, single-family and multi-family units. • Moderate-Density Residential: established residential neighborhoods, predominately single- or two-family homes on small lots. • Low-Density Residential: developed and undeveloped land, a lot of which has natural development constraints and includes much of the recent development. • Very-Low Density Residential: predominately undeveloped land with more serious natural development constraints.

		<ul style="list-style-type: none"> • Civic and Recreation: includes several types of land and city-owned properties, parks and schools. • Conservation and Open Space: land that faces several constraints and is unsuitable for development. <p>The Future Land Use Map illustrates these planning areas, with the Downtown in the center and the highest residential density closest to this center with density declining farther away. The areas noted for Conservation and Open Space are farthest away from the Downtown. Within the neighborhood details, areas on the edge of the City such as Bailey Street and West Hill are recommended to remain undeveloped.</p> <p>Within the Strategic Plan Land Use chapter, the narrative recommends a high-density core with declining densities farther from that core. The accompanying goals and strategies support this idea. Next steps include the adoption of form-based code for downtown.</p>
<p>(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways.</p>		<p>The Housing chapter addresses new housing development in the Regional Housing Distribution section. The narrative states that new housing development is intended to be within the downtown core, predominately from the replacement or major rehabilitation from existing buildings. The Future Housing Map indicates areas for downtown redevelopment, the remaining developable open land and developed land with infill potential.</p> <p>2.7-2.12 The Strategic Plan Housing chapter addresses the need for downtown housing development as a means to revitalizing the downtown and notes that the downtown offers the greatest potential for increases in the Barre City housing stock. The importance of locating housing near services is addressed as well, for the sake of the residents as well as economic development in the downtown. Goals and strategies support this development, including a goal to preserve the historic development pattern as defined by the State and a strategy allowing for the mixed-use redevelopment of existing buildings in the downtown core. Next steps include a study to document occupancy of downtown buildings and strategies for using upper floors as housing.</p> <p>3.7-3.13</p>

<p>(ii) Encouraging economic growth in growth centers and / or village and urban centers</p>		<p>2.1-2.6 3.1-3.6</p>	<p>The Economic Development chapter includes a section titled Downtown Revitalization that addresses this goal. Opportunities that are addressed for the downtown include: maintenance of core businesses that provide good and services to residents; attraction of professional and business services businesses; businesses that build upon the communities history; and providing diverse restaurants to serve those working downtown and bring people downtown.</p> <p>Within the Strategic Plan Economic Development chapter, strategies include increasing wireless internet service throughout the downtown; making the downtown more pedestrian friendly; and continued revitalization of the downtown. Next steps include implementing at Tax Increment Financing (TIF) district downtown.</p> <p>As noted above, the Housing chapter includes a discussion on the benefits of having increased residential in the downtown for the economic development of the downtown businesses.</p>
<p>(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure</p>			<p>In the Strategic Plan section, the Land Use and Economy chapters both address downtown revitalization, noting that Barre City has recently made significant investments to revitalize the downtown, including infrastructure.</p>
<p>Consistency with Specific State Goals (continued from previous page)</p>		<p>Pages</p>	<p>Comments, notes, suggestions</p>
<p>2. Provide a strong and diverse economy (A) Does the plan have an economic development chapter? (B) Does the plan discuss its position in terms of regional employment? (i.e. is it an employment center, is it a bedroom community, etc.) (C) Does the plan discuss unemployment or lack thereof? (D) Does the plan discuss the balance of improving the economy and maintaining environmental standards?</p>		<p>2.1-2.6 3.1-3.6</p>	<p>A) Yes. B) Yes, the Economic Development chapter includes a figure illustrating where Barre City residents work, from 1990-2008. The narrative notes that fewer residents are working in Barre City than they previously were and stresses job growth within the city. The chapter in the Strategic Plan section refers to Barre City as a regional employment center. C) Yes, unemployment is addressed with the Economic Development chapter and unemployment data is given from 1990-2010. The Strategic Plan chapter lists the unemployment rate as a benchmark for economic health. D) Somewhat. In the Natural Environment chapter of the Strategic Plan, the introduction paragraph notes the connection between the natural environment and the economy. Brownfield Remediation is addressed in</p>

			the Issues and Challenges section as a means to economic development.
<p>3. Broaden access to educational and vocational training opportunities</p> <p>(A) Does the plan discuss adult education?</p> <p>(B) Does the plan discuss where educational opportunities are and might be found?</p> <p>(C) Is the town working with the local school district or the community to provide educational opportunities in schools and in other community settings</p>		<p>2.27-2.32</p> <p>3.37-3.38</p>	<p>A) Somewhat. The Education section notes that Barre Technical Center offers classes and training programs for students and adults.</p> <p>B) Yes, the Education section discusses Barre City Elementary and Middle School, Spaulding High School and the Barre Technical Center.</p> <p>C) Partnerships with the local school district or community are not addressed.</p>
<p>4. Provide for safe, convenient, economic, and energy efficient transportation systems</p> <p>(A) Is the proposed land use plan coordinated with the transportation network? Does it discuss the connection between land use and transportation efficiency?</p> <ul style="list-style-type: none"> • Access management • Discouraging new roads in outlying areas <p>(B) Does the Transportation chapter discuss and encourage multi-modal transportation?</p> <p>(C) Does the Transportation chapter discuss and encourage public transit?</p>		<p>2.13-2.18</p> <p>3.15-3.22</p>	<p>A) Yes, road safety, congestion and access management are addressed in the Transportation chapter. The introduction also notes that the road system is well-established and major changes are not anticipated except for limited new residential streets and modifications to improve flow.</p> <p>B) Yes, the Transportation chapter addresses walking and biking. Key points in the Transportation chapter of the Strategic Plan include the demand for improves bicycle and pedestrian infrastructure. Strategies include maintenance of the sidewalk network including construction of new sidewalks, complete construction of the planned bike path through the city and improving the connectivity for existing bicycle and pedestrian routes.</p> <p>C) Yes, the Transportation chapter addresses public transit and rail. Key points in the Transportation chapter of the Strategic Plan include the need for a more robust public transit system to support the needs of Barre City residents. Strategies include the maintenance and enhancement of public transit services when they can be financially sustained.</p>
<p>5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including:</p>			
<p>(i) Significant natural and fragile areas</p> <p>(A) Does the plan identify significant natural and fragile areas? Does the plan include criteria for what makes an area “significant”?</p> <p>(B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</p>		<p>2.33-2.36</p> <p>3.44-3.48</p>	<p>A) Natural and fragile areas are not specifically addressed or defined. Open and green space are addressed and mapped with the Natural Environment chapter.</p> <p>B) Within the Strategic Plan chapter, goals include to balance urban development with preservation of open space resources. Cluster residential developments on the remaining large tracts of open land are encouraged. Strategies also include exploring funding options to support land purchasing and conservation easements to preserve open space.</p>

<p>(C) If identified, is land use proposed in such a fashion that these areas will be protected? (D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>			<p>C) Next steps include the revision of land use regulations that relate to natural resource protection. D) Next steps also include the development and adoption of an Open Space Plan.</p>
<p>(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands</p> <p>(A) Does the plan identify outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands? Does the plan include criteria for what makes a resource “outstanding”? (B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved? (C) If identified, is land use proposed in such a fashion that these areas will be protected? (D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>			<p>A) Specific water resources are noted in the Natural Environment chapter, including the Jail Branch and Stevens Branch of the Winooski River; Gunner Brook; and the Canales Wetland. B) Within the Strategic Plan chapter, goals include protecting and enhancing water quality in the Stevens and Jail Branches and improving riverbank stability, habitat and aesthetics. Strategies include implementation of the 2009 Stevens Branch River Corridor Management Plan and seeking funding to design and implement improvements to the river corridors. C) Next steps include revisions to land use regulations related to stream setbacks and riparian buffers. D) Strategies include improving river corridors through initiating discussions with landowners. Next steps include mapping and assessing underground streams and development of a river management plan.</p>
<p>(iii) Significant scenic roads, waterways, and views</p> <p>(A) Does the plan identify scenic roads, waterways and views? Does the plan include criteria for what makes a scenic resource “significant”? (B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved? (C) If identified, is land use proposed in such a fashion that these areas will be protected? (D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>			<p>A) The Stevens Branch is identified as a scenic resource within the city. Other scenic road or views are not addressed. B-C) The preservation and scenic resources is not specifically addressed. Natural Environment goals do discuss preservation of river water quality. D) See strategies noted above for water resource protection.</p>
<p>(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas</p> <p>(A) Does the plan identify historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas? Does the plan include criteria for what makes a scenic resource “significant”? (B) If identified, does the plan clearly (not vaguely)</p>		<p>2.27- 2.32 3.32- 3.43</p>	<p>A) The Community Services and Amenities chapter includes a discussion on History and Culture that lists Barre City Hall and Opera House, Old Labor Hall, Studio Place Arts, Vermont History Center, Vermont Granite Museum, Barre Downtown Historic District, Currier Park Historic District, Wheelock Law Office, Italian Baptist Church and Twing Gristmill. B-C) Specific regulatory guidance is not given.</p>

<p>discuss how they should be preserved? (C) If identified, is land use proposed in such a fashion that these areas will be protected? (D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>			<p>D) Strategies include attractive visitors through showcasing historic buildings, landmarks and heritage; and increasing awareness of heritage and cultural assets.</p>
<p>6. Maintain and improve the quality of air, water, wildlife and land resources. Vermont's air, water, wildlife, mineral and land resources should be planned for use and development according to the principles set forth in 10 V.S.A 6086(a)</p> <p>A. Is there a complete inventory/map of existing water resources, wildlife habitat, mineral resources and other land resources?</p> <p>B. Does the plan discuss air quality? If so, does it describe measures to maintain and improve its quality?</p> <p>C. Does the plan discuss water quality? If so, does it describe measures to maintain and improve its quality?</p> <p>D. Does the plan discuss wildlife resources? If so, does the plan describe measures to maintain and improve its quality?</p> <p>E. Does the plan discuss floodplain protection? If so, does the plan describe measures to maintain and improve its quality?</p> <p>F. Does the proposed land use pattern maintain or improve the quality of the resources listed above?</p>			<p>A) No. A map in the Transportation chapter illustrates bridges and culverts, showing rivers; and the map in the Natural Environment chapter illustrates farmland, private undeveloped land and public space, cemeteries and parks.</p> <p>B) Somewhat. The Energy chapter mentions air quality improvements due to reduced vehicular traffic and air quality is listed as a benchmark in the Natural Environment chapter of the Strategic Plan.</p> <p>C) Yes, the Natural Environment chapter has a section on water quality that includes rivers on the Vermont Agency of Natural Resources impaired waters list. Water quality is also addressed under storm water. Natural Environment goals include protection and enhancement of water quality in the Stevens and Jain Branches of the Winooski River.</p> <p>D) Somewhat. Wildlife is briefly noted in the Natural Environment chapter, specifically related to river corridors providing travel routes and development and fragmentation having a negative impact. Some of the Land Use chapter details at the end of the Plan discuss wildlife habitat as well. Goal and strategies do not discuss wildlife.</p> <p>E) Yes, flooding is briefly addressed in the Natural Environment chapter, wherein flood hazards and river corridor revitalization are addressed. Strategies include adoption of a fluvial erosion hazard zone and riparian setbacks; encouraging landowners to plant appropriate vegetation along eroded banks; mitigating impacts of storm water; and replacing problematic culvers and bridges. One goal specifically addresses becoming more flood resilient, including strategies to continued participation in the National Flood Insurance Program; consideration for participating in the Community Rating System; and implementation of the 2012 Hazard Mitigation Plan and 2009 Stevens Branch Corridor Management Plan.</p> <p>F) Next steps include mapping and assessing underground streams and development of a river management plan. Specific land use steps are not given related to air quality and wildlife resources.</p>

<p>7. Encourage the efficient use of energy and the development of renewable energy resources</p> <p>(A) Does the town recognize the connection between energy, transportation and land use?</p> <p>(B) Does the energy chapter of the plan discuss energy efficiency and renewable energy?</p> <p>(C) Does the plan contain policies and recommendations that encourage energy efficiency?</p> <p>(D) Does the plan contain policies and recommendations that encourage the development of renewable energy resources?</p> <p>(E) Does the pattern of land use proposed in the community appear to encourage the efficient use of energy either through the proposed location of development in relation to community services, or in terms of lot layout and design?</p>		<p>2.23- 2.26</p> <p>3.28- 3.31</p>	<p>A) Yes, the Energy chapter includes a discussion on transportation. Key points in the Strategic Plan chapter include energy use due to transportation and strategies include promotion of public transit, bicycle and pedestrian travel through electric vehicle charging stations; development of a bicycle and pedestrian plan; increasing public transportation stops; and considering establishing incentives for city employees who use alternate forms of transportation.</p> <p>B-D) Yes, the Energy chapter discusses renewable energy, efficiency and conservation. Strategies include incorporating energy conservation and renewable energy in city operations; promoting the use of alternative energy vehicles; supporting mixed-use development; updating energy standards in ordinances; and exploring district heating.</p> <p>E) Next steps include the incorporation of “energy smart” provisions in future revisions to the city’s land use and development regulations.</p>
<p>8. Maintain and enhance recreational opportunities for residents and visitors, including identifying, providing, and protecting public access to noncommercial outdoor recreational opportunities, where applicable.</p> <p>(A) Does the plan discuss recreation and identify important recreational areas?</p> <p>(B) Does the land use plan encourage development that protects or harms access to or the availability of recreational activities?</p>		<p>2.27- 2.32</p> <p>3.35- 3.36</p>	<p>A) Recreation is addressed in the Community Services and Amenities chapter, wherein the Recreation Department, Hope Cemetery and several parks are discussed. Strategies include providing recreational opportunities within financial constraints.</p> <p>B) Within the Land Use chapter, civic and recreation areas are identified. The narrative notes that this land will continue in public or quasi-public ownership and use. Recreation areas are also addressed within the neighborhood details.</p>
<p>9. Encourage and strengthen agricultural and forest industries, including:</p>		<p>2.33- 2.36</p> <p>3.44- 3.48</p>	<p>Agriculture is briefly addressed within the Open Space section of the Natural Environment chapter. The narrative notes that most remaining undeveloped land is forested. The remaining open land is open fields with some agricultural uses.</p> <p>In the Land Use details, recommendations for the Tremont Street neighborhood include returning to more active agricultural use, specifically for food production. The Bailey Street neighborhood is recommended to remain in agricultural use.</p>

(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density			Preservation of open space is addressed in the strategies; protection of agricultural and forest land is not specifically addressed.
(ii) encouraging the manufacture and marketing of value-added agricultural and forest products			Value-added agricultural is not addressed.
Consistency with Specific State Goals (continued from previous page)		Pages	Comments, notes, suggestions
(iii) encouraging sound forest and agricultural practices			Forest and agricultural practices are not addressed.
(iv) planning public investment so as to minimize development pressure on agriculture and forest land			See 9) and 9i) above.
10. Provide for the wise and efficient use of natural resources, facilitate the appropriate extraction of earth resources and proper restoration and preservation of aesthetic qualities			The granite industry is addressed throughout the Plan, specifically addressing the granite industry heritage and economic development components. Strategies address the restoration of brownfield sites but to not address additional extraction.
11. Ensure the availability of safe and affordable housing, including:			
(i) Encouraging housing to meet the needs of a diversity of social and income groups in the community, particularly for citizens of low and moderate income.		2.7-2.12 3.7-3.13	Affordable and special needs housing are specifically addressed in the Housing chapter. A goal in the Housing chapter is to have more balanced and diverse housing stock where working people can afford to rent or own housing. Strategies include maintaining homeownership rates with at least half of properties owner-occupied; promoting housing development responsive to the needs of all economic and social groups in the city; and maintain a supply of housing for those with limited means or disabilities. Next steps include partnership with CVCLT and amending the rental housing ordinance to require absentee landlords to work with a local property manager.
(ii) Ensuring that new and rehabilitated housing is safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.			The Housing chapter addresses housing and neighborhood quality as well as housing locations near services. A goal in the Housing chapter is to promote investment in new residential construction and maintenance and rehabilitation of existing housing stock. Goals also encourage the creation of housing in the downtown. Strategies include continuing efforts to improve the quality of rental housing stock; ensuring that residents do not live in substandard housing; strengthening rental housing codes and ordinances; and supporting programs to improve

			energy efficiency.
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.			Land Use chapter strategies encourage mixed-use development in downtown and allow multi-family housing in the high-density residential zone and the moderate-density zone.
(iv) Allowing accessory apartments within or attached to single family residences.		2.9	Strategies include allowing for the creation of accessory dwelling units within existing homes or outbuildings.
12. Finance and provide an efficient system of public facilities and services to meet future needs, (eg fire, police, EMS, schools, water, sewage, & solid waste) (A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal. (B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.		2.27- 2.32 3.33- 3.43	Public facilities and services are predominately addressed in the Community Services and Amenities chapter. The narrative addresses city government and public safety; including city budgets raised by taxes and annual change since 1999. Strategies include providing services in a cost-effective way.
13. Ensure the availability of safe and affordable child care		2.27- 2.32 3.41- 3.42	Child care addressed in the Community Services and Amenities chapter. Services for parents looking for child care are addressed. The Plan does not contain strategies related to child care.
E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:		Pages	Comments, notes, suggestions
1. Compatible with other regionally approved town plans		1.6- 1.7	The introduction addresses compatibility with Berlin and Barre Town Municipal Plans and similar themes throughout the plans.
2. Compatible with the Regional Plan		1.6- 1.7	The introduction briefly addresses compatibility with the Region as well, noting that CVRPC staff reviewed the Plan in draft form and provided comments.

CVRPC Regional Housing Distribution Plan elements	Plan: Plainfield 2014
<p>The Regional Housing Distribution Plan is intended to be used by municipalities when updating their land use plans and regulations; AND Town Plans adopted after January 1, 2009 are expected to incorporate this Housing Distribution Plan onto their town plan housing element.</p>	<p>The Barre City Plan narrative states: “Barre City’s first response to the requirements of the Distribution Plan in the 2010 City Plan focused on assessing the availability and suitability of undeveloped land for residential development, and on determining whether there were zoning or other factors within city control limiting potential for residential development... Consequently, we have refined our vision for future housing growth to reflect a desire to focus more development activity, including construction of new housing units, within our downtown core. We envision that much of the “new” housing in Barre City developed over the life of this plan will be the result of the replacement or major rehabilitation of existing buildings within our downtown core.”</p> <p>Housing Strategies Include:</p> <ul style="list-style-type: none"> • Plan to accommodate a majority of the city’s new housing downtown. • Promote new mixed-use development and rehabilitation of existing buildings that includes residences on the upper floors. • Recognize that the city has a finite amount of open land suitable for residential development and encourage well-planned development that makes efficient use of this limited resource. • Ensure that infill development within existing neighborhoods will be harmonious with the scale, density and character of nearby homes. • Maintain an adequate supply of housing that can provide those with limited means, disabilities or other special needs a safe, stable and healthy place to live.
<p>Town Plans shall contain a detailed map or maps of the town showing the town’s preferred locations for future housing units – consistent with current or proposed zoning – for 80% of the anticipated 10 to 15 year housing demand.</p>	<p>The Housing chapter includes a Future Housing Map (3.13) which defines areas with downtown redevelopment potential and developed land with infill potential.</p>
<p>Town Plans shall also provide mapping updates that identify the locations and number of housing units created in the town since the previous town plan adoption.</p>	<p>The Housing chapter includes a Current Housing Map (3.12) which includes all housing in the City, calling out housing built from 2005 to 2009 and housing built after 2009.</p>
<p>Towns and cities are required to demonstrate the community’s intent to meet the proposed housing unit numbers laid out in the Housing Distribution Plan or to describe in detail the obstacles that make attainment impossible. CVRPC will consider the planning effort to encourage housing development in relation to the Housing Distribution plan when approving a municipal plan.</p>	<p>The Barre City Plan narrative states: “The Distribution Plan allocates 476 new housing units to Barre City to be built between 2010 and 2020. Residential growth at an average rate of nearly 50 new units per year would be significantly greater than the increase in housing that has occurred in recent years (an average of 3 units per year during the 2000s) and would be similar to growth rates last experienced during the 1970s.</p>

	<p>While the city is seeking to encourage growth in our population and housing stock, it should be noted that the Distribution Plan was developed at the peak of a housing boom and that the subsequent recession has reduced the regional demand for new housing... CVRPC recognizes that conditions have changed since adoption of the Distribution Plan and it is not their intent that the allocation be interpreted as a quota or target that must be met for this plan and the city's planning processes to be regionally approved. Instead, CVRPC wants municipalities to be more cognizant of where housing growth is occurring and be more proactive in planning where it should occur in the future."</p> <p>3.10-3.11</p>
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