



Central Vermont Regional Planning Commission

MUNICIPAL PLAN APPROVAL CHECKLIST

Town: Duxbury; **Date:** 12/4/2014

Reviewer: Kim McKee; **Committee:** Tim Carver – E. Montpelier (absent), George Malek – Orange, Julie Potter – E. Montpelier, Janet Shatney – Barre City (absent), Ron Krauth – Middlesex (absent), Bill Arrand – Worcester, Dara Torre – Moretown, Steve Lotspeich - Waterbury

Town Representative(s): Brian Fitzgerald – PC Chair, Kim Greenwood, PC

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

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

General Comments/Notes: The previous Duxbury Town Plan was adopted in 2006, amended in 2008 and approved by CVRPC in the same year. The 2014 Plan represents a substantial update of the previous Plan. It contains current data and additions in a number of key content areas including economic development, flood resilience, child care, public transit and bike/pedestrian facilities, food and agriculture, energy and groundwater resources. The 2014 Plan also reorganized the presentation of the various chapters to conclude each with relevant goals, objectives and strategies. A summary list of goals and *priority* strategies following the Introduction and more detail regarding the planning process and public input solicited are also included. The 2014 Plan utilizes specific implementation strategies and made use of directive language in priority areas.

Highlights include the Economic Development chapter, which includes a range of statistics, identifies local target sectors to encourage and identifies specific areas appropriate for commercial or light industrial development. The accompanying comprehensive Food and Agriculture chapter supports desired economic growth as an identified target sector with a more detailed analysis. Future Plan updates would benefit from stronger analysis and discussion of the infrastructure necessary to support the desired higher densities in the Land Use chapter. More specific and interim steps the Town would need to take to address this issue would be desirable. The build-out analysis recommended in the Housing chapter will benefit future Plans and regulatory revisions in terms of residential development. A more specific and thorough housing needs assessment will also be important to support the Town’s affordable housing goals. Overall, the well-developed implementation strategy will support the Plan as an active and living document and serve as a solid foundation for regulatory revisions. Recognizing that Duxbury is not a commercial or employment center, important themes threaded throughout the Plan include preserving rural character and promoting the working landscape; guiding appropriately-scaled and sited development along the VT 100 corridor; reducing conflicts between the built environment and water resources; and encouraging higher density, affordable residential development to the Village area and State Farm District.

Staff Conclusion(s): The 2014 Duxbury Town Plan contains the essential elements of a municipal plan and makes progress towards attainment of the statutory goals. Staff, therefore, urges the Committee to recommend “approval” of the Plan under the standards of Chapter 117 before the full Commission.

On 12/4/2014 the Town Plan Review Committee voted to recommend “approval” of 2014 Duxbury Town Plan to the full Regional Commission. On 12/9/2014 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		4-6, etc.	The Goals and Priority Strategies chapter of the Plan combined with a listing of “Goals, Objectives and Strategies” in each chapter of the Plan pertaining to the topics covered therein satisfies this requirement.
2. Land use plan (and map) showing proposed land use areas/districts	y	56-64, 105	This element is addressed in the Land Use Plan, wherein existing land use and zoning are described and prospective land uses are discussed. “Special Limitation on Large Land Development,” the new statewide “River Corridors” addressing erosion flood hazards, and “Planned Unit Developments” are given special consideration. A map of existing zoning districts is provided in the map section at the end of the Plan denotes future land use, as recommended regulatory revisions do not include adjusting the existing zoning district boundaries.
3. Transportation plan (and map) showing needed/proposed improvements	y	77-87, 106	This element is addressed in the Transportation chapter of the Plan wherein the existing transportation infrastructure is discussed and future actions considered. A Transportation map that includes Roads by Functional Class, Bridge Deficiency Status and Culverts by Condition is provided in the map section at the end of the Plan.
4. Utilities, facilities, services plan (and map) showing present/proposed facilities, including water, sewer, solid waste, libraries, medical facilities, storm water drainage	y	91-98, 108	This element is addressed primarily in the Community Utilities, Facilities and Services chapter of the Plan, wherein cemeteries, Duxbury Land Trust, fire protection, health and ambulance services, police, recreation, wastewater, solid waste management, telecommunications towers, town properties and water supply are discussed. This section is primarily an inventory and greater emphasis on extent/priority of need could be identified. An Education, Utilities and Facilities map is provided in the map section at the end of the Plan.
5. Educational facilities plan (and map) ; often included with the utilities/facilities element	y	88-90, 108	The Plan contains an “Education” section within the Utilities, Facilities and Services Chapter , wherein the merits of quality public education, elementary and middle school operations, high school education, regional vocational education offerings and child care are discussed with accompanying goals, objectives and

			strategies. Educational facilities are also mentioned in the Economic Development chapter as approx. 75% of workers in Duxbury are employed by the school. The school sites appear on the Education, Utilities and Facilities Map , mentioned earlier.
6. Statement of municipal policies on preservation of rare and irreplaceable natural areas, scenic and historic features and resources	y	24-40, 104	<p>This Element is addressed chiefly under the Natural Resources chapter of the Plan wherein geography, topography, rivers and streams, floodplains, wetlands, groundwater, wildlife, and forest land are discussed. The Plan special consideration to mammals of special interest, contiguous forest lands and habitat connectivity, biodiversity hotspots and sites of high conservation value and forest values at various elevations. The 2006 Plan included a list of historic sites, but this table is omitted from the 2014 Plan. Archaeological sites are discussed in the History chapter. Historic resources are now discussed in other contexts (character of area, flood hazard mitigation, State Farm zoning district, etc.) Scenic resources are discussed primarily in the context of scenic roads. Three scenic vistas in particular are described as priority for protection. Certain sections of Vermont Rte 100 are described as scenic as well.</p> <p>A Natural Features map including deer wintering areas, surface waters, Special Flood Hazard Areas, 0.2% annual chance flood hazard areas and various types of conserved lands is provided in the map section at the end of the Plan. The map does not display mineral resources or prime agricultural soils.</p>
7. Energy element , including analysis of resources, needs, scarcities, costs, problems, and opportunities for conservation		99-102	This element is addressed in the Energy chapter of the Plan wherein transportation as a primary source of energy consumption is acknowledged as well as the connections between transportation, land use and energy. The Plan also discusses local and renewable energy sources and opportunities to reduce energy consumption.
8. Housing element , including program for addressing affordable housing needs	y	19-23, 107	<p>This element is addressed in the Housing chapter of the Plan wherein statistics on residential housing growth, housing sale prices, monthly housing costs for renters and owners, existing affordable units, and zoning permits issued are presented and the Regional Housing Distribution Plan is discussed. The Plan also discusses senior housing as a specific housing need and cites rising housing costs and home prices. A goal, objectives and strategies are put forth with a focus on affordability, location and facilitating higher densities.</p> <p>A Housing Distribution map is provided in the map section at the end of the Plan.</p>

<p>9. Implementation program for the plan’s objectives</p>		<p>1</p>	<p>A Purposes of the Town Plan section in the Introduction chapter outlines five strategies as to how the Town will attempt to implement the Plan. The Plan is intended to:</p> <ul style="list-style-type: none"> • Provide a comprehensive and reliable source of information about the town, particularly for newer residents; • Serve as a reference for the SB, the PC, the DRB, and other groups; • Express clearly the wishes of the residents of Duxbury in Act 250 , etc. • Inform the neighboring towns of Duxbury’s standards and policies in order to facilitate regional cooperation; and • Serve as a basis for development and revision of the zoning ordinance and other town bylaws. <p>The Plan also contains a listing of “Goals, Objectives and Strategies” in each chapter of the Plan pertaining to the topics covered that outlines specific projects and programs that would advance the goals of the Plan.</p>
<p>10. Statement of how plan relates to development trends/plans for adjacent municipalities, areas and the region</p>		<p>2-3</p>	<p>The Town Planning Process section of the Introduction chapter of the Plan contains a statement noting that the policies set forth in the Plan have attempted to ensure compatibility with the plans of neighboring towns. The PC also sent copies of the proposed Plan to neighboring PCs. Specific regional issues and opportunities are addressed in the various chapters of the Plan. Specific examples include:</p> <ul style="list-style-type: none"> • Considering partnering on floodplain reconnection project with Waterbury; Exploring adding Duxbury’s portion of Rte 100 to the state-designated “Green Mountain Byway”; • Cooperating with neighboring towns in seeking solutions to common problems, such as traffic and safety problems at the intersection of VT 100 and U.S. 2 in North Moretown; • Recommend the appointment of a committee to consider business opportunities in Duxbury and the possibility of working with the Waterbury-Duxbury Tourism Council on a Duxbury Business Guide.
<p>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)</p>		<p>65-68</p>	<p>This element is addressed in the Economic Development chapter of the Plan which offers a brief description of commercial development, commuting patterns, primary employers, unemployment rates, employment statistics, industry sectors, and broadband availability. The Plan identifies sectors to be encouraged, including Tourism and Recreation, Working Landscape (Agriculture and Forest Products) and Home-based Businesses/Small Service Providing Businesses.</p>

			<p>Economic development as it pertains to the food system is also discussed in the Food and Agriculture chapter. More specifically, commercial production; home production; processing, wholesale distribution and storage; retail distribution and institutions and community efforts to support local agriculture are discussed. Goals, objectives and strategies are geared towards supporting the aforementioned sectors as Duxbury’s economic base and ensuring commercial development is appropriately-scaled to its rural nature.</p>
<p>12. Flood resilience plan that identifies flood hazard and fluvial erosion hazard areas and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and recommends policies and strategies to protect the areas identified and designated and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments. (effective date of July 1, 2014)</p>	<p>y</p>	<p>40-55, 104</p>	<p>This element is addressed in the comprehensive Flood Resiliency chapter of the Plan, wherein the following information is presented: past flood events and related damage; types of flooding and mapped hazard areas; existing structures in identified hazard areas; the Town’s participation in the NFIP; and the status of geomorphic assessments on various streams. The Plan also provides information on the flood attenuation functions of riparian buffers, wetlands and forest resources. Emergency response planning and additional flood hazards and impacts on streams related to dams of various sizes. Future Plan updates might clarify the desired development or lack thereof in the areas where flood hazard areas overlap with the Village district, where the Land Use chapter recommends higher density development.</p> <p>Goals, objectives and strategies describe a program of regulatory and non-regulatory strategies for increased flood resilience and incorporate the Town’s FEMA approved Local Hazard Mitigation Plan. The Natural Features map displays the Special Flood Hazard Area (1% annual chance flood hazard area) and the 0.2% annual chance flood hazard area (500-yr floodplain).</p>

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		14-18	Demographic characteristics are identified in Chapter 4, Community Profile.
2. Existing & projected housing needs by type, amount, loc.		19-23	The Plan generally inventories the town's current housing stock, identifying number of housing units, occupancy, owner vs. renter-occupied, median housing values and median gross rent; as well as affordability indicators.
3. Existing and estimated patterns of growth in various land use classifications, and in relation to facilities & services		56-64	Future land use patterns and projected growth are identified.
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		1-3	The Introduction chapter specifically addresses this goal and describes the role and purpose of the Town Plan and regulatory mechanisms such as zoning and Act 250. The narrative also identifies the role of the PC, planning timeframe, and acknowledges the contributions of previous PC members and residents.
2. Citizen participation at all levels of the planning process		2	Citizen participation is highlighted in the Town Planning Process section of the Introduction chapter. In addition to the required public hearing, the Planning Commission held two public input sessions to gather feedback from town residents on the future in several areas, including: development patterns, economic development, energy, transportation and food systems. The various themes that emerged from these input sessions are summarized within this section. The narrative also describes use of the municipal web site, Front Porch Forum, and email distribution to solicit public input.
3. Consideration of use of resources, consequences of growth to region and state		-	This is generally addressed throughout the Plan. Particularly relevant corresponding sections include the Housing, Natural Resources, Flood Resiliency, Land Use, Economic Development, Food and Agriculture, Energy, etc. The Recreation section within the Community Utilities, Facilities and Services chapter particularly recognizes the significance of Camels Hump State Park and its 40,000 annual visitors. The Transportation chapter particularly recognizes the role of VT Rte 100 as a means of fast, convenient transit for commuters passing through and skiers heading to the slopes.

4. Working creatively with other municipalities to develop, implement plans;		2, etc.	The Plan notes that the degree to which Duxbury interacts with its neighboring towns varies considerably, based primarily on topography. The Plan narrative does identify current municipal service partnerships and regional services in which it participates (Mad River Solid Waste Management Alliance, for example) and outlines opportunities for enhanced collaboration in various chapters. A few examples are listed in the above chart in Required Plan element #10.
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:		56-64	<p>The Land Use Plan narrative and strategies encourage development in the Village area (Duxbury Village) and State Farm district, while recognizing that much of the Town’s residential development is occurring in upland areas. Infrastructure constraints and proximity to flood-prone waterways are cited as considerations, however.</p> <p>An over-arching goal of the Plan is to protect the rural character of the community, to concentrate smaller scale commercial and residential development in areas near services, and to preserve and promote the working landscape. Various resource protection standards are recommended in upcoming zoning revisions and use of PUDs is strongly encouraged.</p>
(i) Encouraging intensive residential development primarily in areas related to community centers and discouraging strip development along highways.			The Plan narrative identifies that much of the growth in housing has occurred in heavily forested areas (e.g. Scrabble Hill, Crossett Hill & Ward Hill) and along the VT Rte 100 Corridor. The Plan also acknowledges a primary challenge of maintaining a land base for viable forestry operations while accommodating the demand for housing. In terms of appropriate areas for more intensive residential development, the Plan specifically notes its intent that the Village District has the highest density of development and upcoming regulatory revisions will reflect this. A build-out analysis is recommended to support this goal. Regulatory revisions will also be made to allow mixed and residential development in the State Farm district .
(ii) Encouraging economic growth in growth centers and / or village and urban centers A. Is economic growth encouraged in locally designated growth areas, or employed to revitalize existing village		65-58	A. The Plan recognizes that Duxbury lacks a defined commercial center and does not identify the Village as an area targeted for economic growth. Current zoning identifies that the Village is primarily residential. The Barn/Buildings segment of the State Farm District is slated for commercial or light industrial development as part of an area containing a mixture of commercial and

<p>and town urban center, or both?</p> <p>B. Does the plan discuss where economic growth is to be located?</p> <p>C. Are the types of uses described of a scale and type that they will have little or no impact on the rural countryside?</p> <p>D. Does the plan discuss the need to locate most municipal or public buildings within the economic core of the community?</p> <p>E. Does the proposed transportation system encourage economic development in existing village centers/growth areas/downtowns?</p>			<p>public uses.</p> <p>B. The Economic Development chapter identifies particular areas ideal for commercial or light industrial development along the VT Rte 100 corridor – including the former State Farm, the site of the present Town gravel pit and the area surrounding the Duxbury store. Infrastructure limitations are referenced, but not assessed/described in any detail. The Plan identifies a few particular areas where agriculture is encouraged and a local land-link program supported by the Waterbury-Duxbury Food Council to assist keeping existing and putting additional underutilized areas into agricultural use.</p> <p>C. Yes. The Economic Development, Food System and Land Use chapters all emphasize the importance of maintaining and supporting land-based economies. Large-scale retail or commercial developments are identified as inconsistent with the Town’s rural character, though “large-scale” is not defined. The Plan for the Rural – Agricultural District I which spans the VT Rte 100 corridor notes that any businesses conditionally approved must be appropriate to the surrounding area and small enough not to place undue burdens on the town’s resources. The Plan also directs the DRB to take incremental and cumulative impacts into account so that the residential nature of the highway corridor is preserved.</p> <p>D. No, though the plan recognizes the importance of making the most effective and efficient use of existing structures and facilities before constructing new buildings or facilities. The State Farm District does, however, identify Town offices as a permitted use in zoning.</p> <p>E. Yes, planned transportation infrastructure investments focus on areas near the State Farm and Village (i.e. sidewalks, bike/ped path connecting to Main St., alleviating safety issues at VT Rte 100 and US Rte 2).</p>
<p>(iii) Reinforcing the character and planned growth patterns of public investments, including infrastructure</p> <p>A. Are public investments, including the construction or expansion of infrastructure, planned to reinforce the general character and planned growth patterns of the area?</p> <p>B. Does the plan effectively discuss future</p>			<p>A. No, though some transportation related investments are identified and the Town notes the need to access infrastructure needs to support desired densities in Village and State Farm area.</p> <p>B. No.</p> <p>C. No.</p> <p>D. Potentially.</p>

<p>infrastructure needs?</p> <p>C. Does the plan effectively discuss where future infrastructure will be needed?</p> <p>D. Are the development patterns proposed in the land use chapter likely to lead to forced infrastructure improvements and increased services due to increases in density?</p>			
<p>2. Provide a strong and diverse economy</p> <p>A. Does the plan have an economic development chapter?</p> <p>B. Does the plan discuss its position in terms of regional employment? (i.e. is it an employment center, is it a bedroom community, etc.)</p> <p>C. Does the plan discuss unemployment or lack thereof?</p> <p>D. Does the plan discuss the balance of improving the economy and maintaining environmental standards?</p>		<p>17-18, 65-68, 69-76</p>	<p>A. Yes.</p> <p>B. Yes, the Plan identifies where Duxbury residents work (the majority of which outside the Town), the Town’s ideal location near prime tourist destinations and its rural character as a basis for promoting business related to the working landscape and value-added manufacturing of wood and agricultural products. The Occupations and Employment chart compares employment sectors to the state of Vermont, but this comparison could be better served by percentages instead of raw #s.</p> <p>C. Yes.</p> <p>D. Yes, this theme is incorporated in numerous places.</p>
<p>3. Broaden access to educational and vocational training opportunities</p> <p>A. Does the plan discuss adult education?</p> <p>B. Does the plan discuss where educational opportunities are and might be found?</p> <p>C. Is the town working with the local school district or the community to provide educational opportunities in schools and in other community settings</p>		<p>88-90</p>	<p>A. The Plan narrative identifies regional resources for adult education and vocational training though could benefit from further discussion of access and use amongst Duxbury residents. A priority strategy for Education goal is to promote the use of the schools for adult education.</p> <p>B. Yes, though the Plan could also reference additional regional resources such as Community College of Vermont in Montpelier and Central Vermont Adult Basic Education in Waterbury.</p> <p>C. Yes, the Plan touts strong community connections to the school district and use of school spaces for community uses and recreation events. A strategy is to promote the use of the schools for community activities and an objective is to encourage efforts which strengthen the important role school’s play in fostering community.</p>
<p>4. Provide for safe, convenient, economic, and energy efficient transportation systems</p> <p>A. Is the proposed land use plan coordinated</p>		<p>25, 77-87</p>	<p>A. Yes, a narrative on Transportation systems is included in various sections of the Plan including the Transportation; Community Utilities, Facilities and Services; Energy and Land Use chapters. The proposed Land Use plan</p>

<p>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>references rural residential development and the need to limit new roads. This policy is reinforced in the Natural Resources chapter in reference to development at higher elevations. Residential development is also related to the road classification system, i.e. requiring new roads to be constructed to a minimum Class III at the expense of the builder, and deeded to the town.</p> <p>Land Use, Transportation and Climate Change connections are described and the need to incorporate best practices for access management into zoning and new subdivision regs is an identified strategy. The Plan narrative and strategies specifically address access management from a safety and character preservation perspective in order to discourage sprawling development along transportation corridors.</p> <p>B. Yes, the Transportation Chapter of the Plan includes a new section on Public Transportation and Bike/Ped that outlines GMTA services, bike/ped facilities and safety issues, and specifies priority bike/ped connections or improvements.</p> <p>C. Yes, an objective in the Transportation chapter is to support public transportation and carpooling and a strategy identifies the need to assess possible locations for commuter parking lots. No bus transit strategies or specific needs are identified.</p>
<p>5. Identify, protect and preserve important natural and historic features of the Vermont landscape, including</p>		<p>24-39</p>	
<p>(i) Significant natural and fragile areas</p> <p>(A) Does the plan identify significant natural and fragile areas? Does the plan include criteria for what makes an area “significant”?</p> <p>(B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</p> <p>(C) If identified, is land use proposed in such a fashion that these areas will be protected?</p> <p>(D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>			<p>A. The Natural Resources chapter of the Plan contains a section on Biodiversity hotspots and sites of high conservation value. Criteria for biodiversity hotspots and source for designation are identified. The source information for designation of sites of high conservation value is less clear. The Plan also outlines three broad types of forest communities at different elevations, which is appropriate and beneficial for the topography of Duxbury. Future updates would benefit from aligning the term “ecologically sensitive areas” in the Objectives to resources identified in the narrative.</p> <p>B. Yes. Most of these statements can be found the Land Use Plan. A few examples of these recommendations include amending zoning to:</p>

		<ul style="list-style-type: none"> • Prohibit development of any kind above 1,750 feet in elevation. • Require that on parcels 25 acres or greater, 75% of the parcel will remain undeveloped. <p>C. Yes, the majority of non-regulatory strategies are outlined in the Natural Resources chapter, including identification of high priority conservation lands and encouraging protection through purchase, easement, etc. Strategies also promote enrollment in Current Use. An additional section dedicated to mechanisms for conserving forest resources that outline non-regulatory strategies such as participation on the Vermont Backyard Forestry Project, Logger education and better identification and monitoring.</p>
<p>(ii) Outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands</p> <p>(A) Does the plan identify outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands? Does the plan include criteria for what makes a resource “outstanding”?</p> <p>(B) If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</p> <p>(C) If identified, is land use proposed in such a fashion that these areas will be protected?</p> <p>(D) Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</p>	26-30	<p>A. The plan includes a list of water resources (rivers & streams, floodplains, wetlands and groundwater) and their classifications via Vermont Water Quality standards or source of identification/significance. Good definitions of surface waters/wetlands/groundwater and relation to natural functions (biodiversity, etc.).</p> <p>B. Yes, the Plan encourages adequate setbacks for structures and septic systems, recommends a 100 foot buffer zone along principal streams, and also encourages naturally forested stream banks.</p> <p>C. Yes, the Plan reiterates the above policies in the Land Use chapter under strategies to revise zoning.</p> <p>D. Yes – identifying high priority conservation lands, easements/acquisition, removing existing encroachments and barriers, etc. The Flood Resiliency chapter recommends a town-wide wetland inventory and working with ANR to add them to the state inventory. The Plan would benefit from updates on progress in forming a Conservation Commission, a strategy identified in the 2006 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</p>	59-60, 63, 78-79	<p>A. The Transportation chapter contains a section on Scenic Roads and provides both examples of the types of views that residents value as well as specific vistas from said roads that should be “protected to the maximum extent possible.” Scenic qualities are also identified as significant along River Road in the Land Use chapter, though the Plan would benefit from more explicit</p>

<p>“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>definition of “significance” to the views referenced. This also applies to the description of the State Farm District as a scenic gateway.</p> <p>B. Yes – consideration of scenic resources in PUD review, limitations on development in high elevation districts, requiring a “view impact analysis” for high elevation development, amongst other strategies.</p> <p>C. Yes.</p> <p>D. Yes, exploring the possibility of extending the Green Mountain Byway to include the Duxbury segments.</p>
<p>(iv) Important historic structures, sites, or districts, archaeological sites and arch. sensitive areas (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) 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>22, 74</p>	<p>A. The Plan previously identified historic properties in the History chapter of the Plan, but now only includes descriptions of hamlets and archaeological sites. Various designations or studies of types of archaeological sites are described. The State Farm is described as a historic landmark, but more precise description would be beneficial. Historic cemeteries are also described in the Community Utilities, Facilities & Services chapter and the Long Trail is referenced as designated on the State Register of Historic Places in the Recreation section.</p> <p>B. No. There are references to the need for standards for historic structures in Flood Hazard Areas, but more discussion on condition of historic resources, threats or more detailed preservation strategies would be helpful.</p> <p>C. n/a</p> <p>D. The History chapter mentions that the owners of any historic sites may want to consult with the Division for Historic Pres. To find out what steps they might consider in order to preserve or enhance the historic value of their property, but additional non-regulatory strategies could be identified.</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) A. Is there a complete inventory/map of existing water resources, wildlife habitat, mineral</p>			<p>A. Yes, see #5(i) above. The Plan also includes a Table of Duxbury Wildlife in the Natural Resources chapter, specifically calling out Mammals of Special Interest due to diverse habitat requirements and biological significance. Deer wintering areas and water resources are mapped. Areas of identified habitat for certain species are discussed, but the Plan could be more precise as to the source of the identified areas. The Plan would also benefit from a map of prime agricultural soils.</p>

<p>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>B. No.</p> <p>C. Yes, Water quality, water classifications system and threats to water quality are discussed. Water resource protection strategies are put forth in the Natural Resources, Flood Resilience and Land Use chapters, such as maintaining vegetative buffers. See #5(ii) above.</p> <p>D. Yes, Wildlife habitat and Mammals of Special Interest are discussed, though only Deer Wintering Areas are mapped. There is also a section on the “Importance of contiguous forest lands and connectivity between habitats. Types of wildlife associated with the three broad forest types included in the Natural Resources chapter are also discussed. Mechanisms for conserving forest resources include various strategies that will contributed to improved habitat and mitigating threats.</p> <p>E. Yes, Discussion of importance of floodplains and various measures to limit development and increase flood resilience are included in both Natural Resources and Flood Resiliency chapters.</p> <p>F. Yes – see #5(i) above.</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</p>		<p>99-102</p>	<p>A. Yes, the Plan narrative acknowledges the connection between land use, transportation and energy in a section entitled Land Use and Energy.</p> <p>B. Yes, the Plan inventories existing local renewable energy generation and discusses the merits of energy efficiency and conservation initiatives.</p> <p>C. Yes, these include supporting public education and awareness programs aimed at reducing consumption and energy efficiency, encouraging alternatives transportation, encouraging concentrated growth and land use patterns and applying energy and efficiency standards to the operation of municipal facilities, amongst others.</p> <p>D. Yes, objectives in the Energy chapter make specific reference to reducing dependency on non-renewable energy and reference to a municipally-sponsored effort to double the number of solar-power projects in town are</p>

<p>location of development in relation to community services, or in terms of lot layout and design?</p>			<p>mentioned. Siting considerations are referenced in the narrative. Stronger incorporation into objectives and strategies would be beneficial.</p> <p>E. Yes, when considering goals for concentrated development in proximity to services. Future Plans could consider incorporating site design and lay-out standards related to energy efficiency into future zoning revisions; i.e. standards that may be conducive to installing residential solar, for example.</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>94-95, 98</p>	<p>A. The Community Utilities, Facilities and Services chapter of the Plan contains a brief inventory of local outdoor recreation assets and the importance of access to private lands. Active recreational assets in nearby Waterbury are also mentioned.</p> <p>Two examples of priority projects are offered in the narrative, but given the emphasis on the tourism and recreation sectors in the Economic Development chapter, future Plan updates would benefit from further identification of recreational gaps and opportunities to serve both residents and visitors – or the need for such analysis.</p> <p>B. The land use plan generally does not encourage development that harms access to or the availability of recreational activities.</p>
<p>9. Encourage and strengthen agricultural and forest industries, including:</p>			
<p>(i) protection of long-term viability of agricultural and forest lands and maintenance of low overall density</p>		<p>67</p>	<p>The Plan dedicates an entire chapter to Food and Agriculture and contains extensive discussion of forest resources and forestry in the Natural Resources chapter. The Food and Ag chapter contains an overall goal of protecting farmland from development, particularly good agricultural soils and various strategies support, including: restricting non-agricultural development in priority areas, considering municipal acquisition of prime ag land, and ensuring that zoning and municipal bylaws support agriculture and food-related businesses. Local support of a land link program to connect prospective farmers to land is also referenced.</p> <p>Various regulatory and non-regulatory mechanisms for conserving forest resources are included in the Natural Resources chapter. An Ecological Reserve Land District, Timber Management and Wildlife District as well as Forest-Recreation District included in the Land Use Plan reinforce these strategies.</p>

			Objectives and strategies in the Economic Development chapter reinforce support for the working landscape.
(ii) encouraging the manufacture and marketing of value-added agricultural and forest products		67	The extensive Food and Agriculture chapter of the Plan includes a goal to promote the production and consumption of local foods. Strategies promote small-scale processing and ensure that municipal bylaws support diversified agricultural business such as commercial compost, farm stands and on-farm agri-tourism. The Economic Development strategies include those to encourage home-based businesses and small entrepreneurial businesses that support the working landscape, including forest products, agriculture, compost and value-added products.
(iii) encouraging sound forest and agricultural practices		57	The Plan narrative encourages VT Acceptable Management Practices for forestry operations. No mention of Accepted Agricultural Practices.
(iv) planning public investment so as to minimize development pressure on agriculture and forest land			See corresponding land use section review. The majority of farm and forest lands are located outside of areas where growth is encouraged.
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		39	The Plan contains significant discussion of groundwater extraction and includes strategies to incorporate regulation of large groundwater extraction into the zoning ordinance. Reclamation and redevelopment of the Town Gravel Pit is discussed in the Economic Development chapter. The Plan does not reference appropriate extraction of earth resources and proper restoration and preservation of aesthetic qualities.
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.		19-23	The Housing chapter contains the goal of having affordable, stable, safe and energy efficient housing available to all Duxbury Residents. The need for senior housing in areas where there is good access to services is referenced and that Waterbury Village may be the better option with the lack of services in Duxbury. Among the proposals offered are: <ul style="list-style-type: none"> • Developing regulations that require 25 percent of any development of 4 or more housing units be affordable and provide density and coverage bonuses for developments exceeding 25 percent affordable units. • Develop a regulation that requires 40 percent of all residential units be affordable within the State Farm Barn/Buildings Sub-Area. • Investigate grant and loan programs available through the VT Housing and Conservation Board, CVCLT and other organizations that can be used

		<p>to renovate existing rental housing and develop new housing, including senior housing.</p> <p>Duxbury’s efforts with regards to housing could benefit from a more thorough analysis of housing needs and types (break down the 568 units by type). Including the percentage of households that are considered burdened in Duxbury in comparison to the State or Washington County would also be beneficial in further analyzing need. This may be an interim step necessary to be able to implement the affordable housing zoning requirements for larger residential developments, according to statute.</p> <p>A more precise definition of “affordable housing” will also be necessary to implement zoning requirements – consider a broader definition beyond those held affordable in perpetuity, such as including homes with accessory dwellings or homes that will be limited to a certain square footage. Accompanying incentives to enhance economic feasibility would also be required according to statute.</p>
(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 Plan restates this goal as a Housing strategy to be implemented by reviewing and amending the zoning ordinance.
(iii) Identifying sites for multi-family and manufactured housing in locations similar to those generally used for single-family conventional dwellings.		A Housing strategy is to review regulations, and amend as necessary, to allow multi-family housing to be sited in areas zoned for single-family dwellings.
(iv) Allowing accessory apartments within or attached to single family residences.		The Plan does not discuss the use of accessory dwelling units, though most zoning districts list ADUs as permitted use.
<p>12. Finance and provide an efficient system of public facilities and services to meet future needs, (eg fire, police, EMS, schools, water, sewage, & solid waste)</p> <p>A. Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.</p>	<p>64, 68, 94-105</p>	<p>A. The Community Utilities, Facilities and Services chapter of the Plan addresses the following public facilities and services: cemeteries, fire protection, health and ambulance services, police, recreation, wastewater systems, solid waste and recycling, town properties and water supply. In addition information regarding Duxbury Land Trust and guidelines for telecommunications towers are included. Educational resources are discussed in the Education chapter.</p> <p>B. A strategy in the Community Utilities, Facilities and Services chapter notes to</p>

<p>B. The rate of growth should not exceed the ability of the community and the area to provide facilities and services</p>			<p>plan future growth of facilities and services to avoid unreasonable burdens on the town's taxpayers and a strategy in the Economic Development chapter to assess fully the ability of the Town's infrastructure to accommodate businesses and continue to refine a plan to upgrade infrastructure for commercial and residential growth needs. The Community Utilities, Facilities and Services chapter is primarily an inventory and greater emphasis on priority of need or planned future investments could be identified. While the Land Use chapter identifies a strategy of addressing the limitations of a lack of public water and wastewater supply as a barrier to increased densities in the village, wastewater solutions for higher density development in the village or State Farm districts could be further fleshed out. Analysis of existing capacity to expand municipal water hook-ups in the above mentioned areas is another example.</p>
<p>13. Ensure the availability of safe and affordable child care</p>		<p>89-90</p>	<p>Child care is addressed within the Education chapter of the Plan. Child Care providers are inventoried and critical need of an adequate supply of quality child care is emphasized. No specific analysis of existing services vs. need is presented. The Education goal encompasses early child care and the need to support the development and operation of child care facilities within the town is included as a strategy.</p>
<p>E. Compatibility with Municipal, Regional Plans [§4350] Plans must be:</p>		<p>Pages</p>	<p>Comments, notes, suggestions</p>
<p>1. Compatible with other regionally approved town plans</p>		<p>2</p>	<p>Desired and current development patterns do not appear to threaten or obstruct the planning goals of any neighboring community. The Introduction chapter would benefit from a brief (one paragraph each) discussion of conditions/trends/planning issues in neighboring towns.</p>
<p>2. Compatible with the Regional Plan</p>		<p>2-3</p>	<p>The Town Planning Process section of the Introduction chapter states that the updated Town Plan is compatible and consistent with the Regional Plan. See Regional Housing Distribution Plan below.</p>

CVRPC Regional Housing Distribution Plan elements

2014 Duxbury Town Plan

<p>The Regional Housing Distribution Plan is intended to be used by municipalities when updating their land use plans and regulations; AND Town Plans adopted after January 1, 2009 are expected to incorporate this Housing Distribution Plan onto their town plan housing element.</p>	<p>The Duxbury Town Plan narrative states: Table 5-6 provides Central Vermont Regional Distribution Plans’ recommended housing units to be planned by Duxbury. The town met these goals between 2000-2004 but did not meet the recommendations in 2005-2009. To meet these ambitious recommendations we would have to grow substantially. For example, to meet the recommended 90 units between 2010 and 2014, the town would likely grow by 200 residents – a 15 percent growth of population in just 4 years (p22). Specific corresponding implementation measure(s) are found in the Housing and Land Use chapters of the Plan:</p> <p>Housing Goal: Affordable, stable, safe and energy efficient housing is available to all Duxbury Residents. Housing Strategies:</p> <ul style="list-style-type: none"> • Identify where future projected housing would ideally be sited based on CVRPC housing projections. • Determine possible locations for affordable housing. • Review regulations, and amend as necessary, to allow multi-family housing to be sited in areas zoned for single-family dwellings. • Investigate grant and loan programs available through the Vermont Housing and Conservation Board, Central Vermont Community Land Trust and other organizations that can be used to renovate existing rental housing and develop new housing, including senior housing. • Complete a detailed build-out analysis of how increasing density in the village district and other changes could reduce the amount of scattered development and increase the amount of housing units in the village.
<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>A Zoning Map (pg. 105) target areas described in the narrative. The Land Use Chapter notes that housing growth has been taking place in areas where it is less desirable (along the VT Rte 100 corridor and in higher elevation areas) and that the Town should explore ways to encourage or incentivize housing development more centrally, specifically in suitable areas of the village and state farm districts. The Plan also recognizes in the Land Use narrative that a significant portion of the Town’s new residential growth will likely occur in the Forest – Recreation District.</p>
<p>Town Plans shall also provide mapping updates that identify the locations and number of housing units created in the town since the previous town plan adoption.</p>	<p>A Housing Distribution Map (pg. 107) displays residential building points as well as recent housing growth locations (2006-2013). These locations are also quantified in Table 8.1 (Land Use chapter).</p>
<p>Towns and cities are required to demonstrate the community’s intent to meet the proposed housing unit</p>	<p>The Housing Distribution Plan is generally addressed in the narrative of the corresponding Housing chapter and Land Use Plan, identifying areas where the housing is likely to go (Forest – Recreation</p>

<p>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>District) and areas where the Town will work to incentivize new housing units and address infrastructure capacity issues. The Plan will benefit from the Build-out analysis it recommends in the Housing chapter and the next step with the Regional Housing Distribution Plan of identifying more specific areas within each district that are desired for housing (also recommended).</p>
<p>CVRPC can and will work with municipalities to overcome any local barriers to housing production that prevent attainment of the housing unit numbers and suggest programs of local actions to address those barriers to housing. Towns unwilling to implement programs to address barriers to housing may have their plans denied Regional approval.</p>	<p>n/a</p>