



Central Vermont Regional Planning Commission

MUNICIPAL PLAN REVIEW COMMITTEE

November 13, 2023 at 4:00-5:00 pm

To join Zoom meeting:

<https://us02web.zoom.us/j/85790006458?pwd=MnFhcEF5NjNHZm5leDFzT3BMbkZzZz09>

Meeting ID: 857 9000 6458 and Passcode: 424818. Dial in via phone: +1 929 436 2866¹.

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AGENDA

- I. **Call to Order:** The meeting will be called to order and may include introductions.
- II. **Changes to the Agenda:** The Committee may identify and discuss any changes to the agenda.
- III. **Public Comments:** Time will be provided for members of the public to speak about items not on the agenda.
- IV. **Public Hearing: Approval of the 2023 Waitsfield Town Plan & Energy Plan, confirmation of the local planning process; and issuance of a positive determination of energy compliance.** As requested by the Town of Waitsfield the Committee will open a public hearing to receive public comments on the 2024 Waitsfield Town Plan & Energy Plan.
- V. **Recommendations to the CVRPC Board of Commissioners: a) Confirmation of the Town of Waitsfield municipal planning process; b) approval of the 2023 Waitsfield Town Plan & Energy Plan; c) issuance of a positive determination of energy compliance.** At the close of the public hearing, the Committee will consider three recommendations to the Board: a) confirmation of the Town's planning process under 24 VSA §4350(a); b) approval of the Town Plan per 24 V.S.A. § 4350(b), and c) issuance of a positive determination of energy compliance as per 24 V.S.A. §4352.
- VI. **Approval of Minutes:**
Draft minutes from the February 6, 2023 meeting are included for consideration of approval.
- VII. **Adjournment:**
If there is no additional business the Committee should consider a motion to adjourn.

¹ Dial-in telephone numbers are "Toll" numbers. Fees may be charged to the person calling in dependent on their phone service.



MEMO

Date: November 7, 2023
 To: Municipal Plan Review Committee
 CC: Alice Peal, Waitsfield Planning Commission Chair
 From: Christian Meyer, Executive Director
 Re: Waitsfield Municipal Plan Review for Regional Approval, Confirmation of Planning Process and Determination of Energy Compliance

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

- a) confirmation of the planning process under 24 VSA §4350(a); and
- b) approval of the municipal plan per 24 V.S.A. § 4350(b); and
- c) affirmative Determination of Energy Compliance per 24 V.S.A. §4352.

Background

| | |
|-------------------|--|
| December 18, 2017 | Waitsfield Town Plan updated |
| October 9, 2023 | Waitsfield Selectboard holds a public hearing and the approves Waitsfield Town Plan |
| October 12, 2023 | Waitsfield requests approval by CVRPC and submits final plan adopted by Selectboard. |
| October 25, 2023 | CVRPC Hearing Notice is distributed and appeared in the paper on October 25, 2023. |
| November 13, 2023 | CVRPC Municipal Plan Review Committee (MPRC) scheduled to hold public hearing. |

Waitsfield Town Plan

To view the plan, please visit:

https://drive.google.com/file/d/1YMIvIUcL1ftGTwBnbClPgFZZ7bafIQoV/view?usp=share_link

If you would prefer hard copies of the Plan, please contact Nancy Chartrand
chartrand@cvregion.com

The Town of Waitsfield adopted the Waitsfield Town Plan to replace the previous 2018 Waitsfield Town Plan. This re-write focused on compliance with Act 171 (natural resources), and Act 174 (Energy), the development of a new Future Town Use Map, and contains minor edits to the housing chapter and implementation. The Waitsfield Selectboard held a publicly warned hearing and adopted the Waitsfield Town Plan on October 9, 2023.

Staff Review

Staff planner Jon Ignatowski reviewed the draft plan for statutory requirements and completed the approval checklists. Staff subsequently reviewed the adopted plan against the previous review to verify the plan met the requirements under 24VSA §4382 and is consistent with state planning goals.

CVRPC staff reviewed the Municipal Plan for following items:

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

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

Staff findings: Staff finds the Town of Waitsfield to be engaged in a continuing planning process and is maintaining its efforts to provided funds for planning purposes.

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

- ☐ consistency with the State goals established in section §4302

Staff findings: Further discussion with Municipal Plan Review Committee needed. *See Municipal Plan Review Tool*

☒ **compatibly with its regional plan**

Staff findings: staff finds the plan to be compatible with the regional plan.

☒ **compatibly with approved plans of other municipalities in the region**

Staff findings: staff finds the plan to be compatible with approved plans of other municipalities.

☒ **containing all the elements included in section § 4382**

Staff findings and recommendation: staff finds the plan to contain all of the required elements

c) c) Issuance of an affirmative Determination of Energy Compliance per 24 V.S.A. § 4352;

- ☒ in the case of a municipal plan, include an energy element that has the same components as described in subdivision 4348a(a)(3) of this title for a regional plan and be confirmed under section 4350 of this title;

Staff findings: Staff finds the 2023 Waitsfield Town Plan contains an energy element as described in subdivision 4348a(a)(3)..

- ☒ be consistent with the following, with consistency determined in the manner described under subdivision 4302(f)(1) of this title:
 - (A) Vermont's greenhouse gas reduction goals under 10 V.S.A. § 578(a);
 - (B) Vermont's 25 by 25 goal for renewable energy under 10 V.S.A. § 580;
 - (C) Vermont's building efficiency goals under 10 V.S.A. § 581;
 - (D) State energy policy under 30 V.S.A. § 202a and the recommendations for regional and municipal energy planning pertaining to the efficient use of energy and the siting and development of renewable energy resources contained in the State energy plans adopted pursuant to 30 V.S.A. §§ 202 and 202b; and
 - (E) the distributed renewable generation and energy transformation categories of resources to meet the requirements of the Renewable Energy Standard under 30 V.S.A. §§ 8004 and 8005;

Staff findings and recommendations: Staff finds that the 2023 Waitsfield Town Plan is consistent with the goals and policies in subdivision 4302(f)(1)(A) through (E) above.

- ☒ meet the standards for issuing a determination of energy compliance included in the State energy plans.

Staff findings and recommendations: Staff finds that the 2023 Waitsfield Town Plan meets the standards for issuing a determination of energy compliance.

References:

To review the Municipal Plan Review Tool and the PUC Determination Form, see the hearing packet.

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

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

Municipal Plan Review Tool

| | | | |
|-----------------------------|------------|-----------------------|----------------------|
| Municipality: Waitsfield | Plan date: | Staff: Jon Ignatowski | Date: April 19, 2023 |
|-----------------------------|------------|-----------------------|----------------------|

This form addresses the statutory requirements of the State of Vermont for town plans, as cited in the Vermont Municipal and Regional Planning and Development Act, Title 24 V.S.A Chapter 117 (the Act). It includes the 12 required elements found in § 4382 of the Act; the four planning process goals found in § 4302(b), the 14 specific goals found in § 4302(c); and the standard of review found in § 4302(f), which covers consistency with goals and compatibility standards.

FYI:

Act 171 Requirements (Forest Integrity): required for plans adopted after Jan 1, 2018

Act 174 Requirements (Energy)

CVRPC Housing Distrib. Requirements: **removed**
Nov 2020

Don't forget Standards of Review section: new **check boxes** added

During the Regional approval and confirmation process, specified in § 4350 of the Act, the regional planning commission is required to assess town plans and the process whereby they are developed according to the criteria of the Act. Sections of relevant statute are quoted at each question.

| Required Elements § 4382 | | Met | Not Met |
|-----------------------------|--|-------------------------------------|--------------------------|
| 1 | Statement of Objectives, Policies, Programs | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 | Land Use Plan and Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | Transportation Plan and Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4 | Utility and Facility Plan and Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5 | Rare Natural Resources/Historic Resources | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6 | Educational Facilities Plan and Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7 | Implementation Program | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8 | Compatibility Statement | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9 | Energy Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | Housing Element | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Economic Development Element | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12 | Flood Resiliency Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| State Planning Goals § 4302 | | Met | Not Met |
| 1 | Compact village centers | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 | Economy | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 3 | Education | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 4 | Transportation | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 5 | Natural and Historic Resources | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6 | Quality of air, water, wildlife, and land resources | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 7 | Efficient use of Energy and Renewable Energy Resources | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8 | Recreation | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 9 | Agriculture and Forest Industries | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | Use of Resources and Earth Extraction | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 11 | Safe and Affordable Housing | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 12 | Public Facilities and services | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13 | Child Care | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Flood Resiliency | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

MUNICIPAL PLAN REQUIRED ELEMENTS

Title 24 Chapter 117: Municipal and Regional Planning and Development 24 V.S.A. § 4382. The plan for a municipality

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

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

Comments:

Met

Starting on pages: 1-6; 3-6, 4-11; 5-13; 6-4; 7-19; 8-11; 9-29; 10-7; 11-28; 12-20

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

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

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

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

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

Met

Pages: 11-28 through 11-36 and 12-20 through 12-23

MAPS: 6,10,11

Land Use Plan ✓

Comments: The Land Use Plan can be found on page 12-1.

The land use map (map 11) includes five different districts: Forest & Conservation, Industrial, Moderate Density, Rural and Village.

The land uses listed in part (A) above are addressed in the following ways:

- Forests – Addressed in the “Forest and Conservation District”, characterized by conserved lands, critical habitats and habitat crossings.
- Recreation – A use included in the “Forest and Conservation District”.
- Agriculture – The preservation of farm land is the focus of the “Rural District”.
- Residence – Residential development is supported in the Rural, Moderate Density and Village Districts. The Rural District promotes low density residential development, the Moderate Density District encourages new affordable and infill development, while the Village District supports residential development.
- Commerce – The Village District and Moderate Density District support commercial development.
- Industry – The Industry District encourages “light industrial, manufacturing and other compatible uses” that promote “well-paying, year-round employment.”
- Public/semi-public uses – The Forest and Conservation District of the Future Land Use plan supports trails and recreational areas. Goal 12.E-11 encourages residential development that incorporates public-gathering places.
- Aquifer protection – Waitsfield has one of the largest identified aquifers in the state. While the Forest and Conservation district in the future land use map does not mention aquifer protections, the Forest Reserve Area zoning district protects water supply watersheds at higher elevations. Aquifer recharge areas are discussed on page 11-7.
- Wetland Protection – Wetlands are shown in Map 6, and their value is discussed in detail on page 11-17. Policy 11.L-46 advocates for no development in Class I and II wetlands in addition to the restoration and enhancement of wetlands.
- Maintenance of forest blocks, wildlife habitat, and habitat connectors – Forest Blocks and Wildlife Crossing are shown in Map 10. Wetlands, seer wintering areas, and productive forest lands are depicted in Map 6. Significant habitat areas are discussed in great detail starting on page 11-23.

(B) Land uses are clearly described and illustrated in Chapter 12 and in Map 11. Waitsfield’s Land Use Plan established the present location, amount, intensity, and character of its determined land uses. Policies 12.E-6, 12.E-7, and 12.E-8 call for the appropriate timing/sequence of land development activities in relation to community facilities and services. However, it would be helpful if the Plan more clearly addressed the timing/sequencing around facilities and services.

(C) Waitsfield Village is a designated Village Center. The plan does not mention any intentions of including Irasville into the designated center program.

(D) Forest Blocks and Wildlife Crossing are shown in Map 10. Wetlands, seer wintering areas, and productive forest lands are depicted in Map 6. Significant habitat areas are discussed in great detail starting on page 11-23. The “Forest and Conservation District” is designed to protect conserved lands, critical habitats and habitat crossings. The Plan includes goal 12.E-12, which stated “Promote the preservation of important natural resources, open space, scenic views and agricultural land in Waitsfield specifically in the Rural and Forest/Conservation Areas. Prevent the fragmentation of significant open

lands and critical resources.” Chapter 11 includes numerous goals and policies that minimize the fragmentation of forests and habitats.

(3) A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need;

Met

Pages: 8-1 through 8-16

MAP: No map

Transportation ☒

Comments: It is highly encouraged that the Waitsfield Planning Commission adopt a transportation map in the Town Plan that includes the elements described in Goal 3. While the Plan does include maps that show roads, there are other transportation resources in the Town do not appear to be mapped, such as:

- Public parking
- Public transit routes and stops
- Sidewalks
- The Mad River Path network, if applicable
- Bike lanes

Including this map would increase the alignment of the transportation chapter with State Planning Element #3, and the map could also be a great resource for the citizens of Waitsfield.

Although the Plan is lacking a map that includes all the aforementioned features, Waitsfield’s Transportation Plan (Chapter 8) does discuss the relevant required features in satisfactory detail.

(4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and method of financing;

Met

Pages: 7-1 through 7-24

MAP: 8

Utility and Facility ☒

Comments: Waitsfield’s utility and facility plan is contained in Chapter 7. The plan and maps show educational, recreational, and other public sites public sites. The plan also includes buildings and facilities such as the town office, the Joslin Memorial Library, the General Wait House, the Town Garage, Cemeteries, transmission liens, water and sewer service areas, solid waste removal, and policies regarding stormwater regulations. Waitsfield does not have a hospital or power generating plants. The goals and policies of Chapter 7 include recommendations for meeting future needs for community facilities and services.

(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;

Met

Pages: 10-7 through 10-9
and 11-28 through 11-36

Comments: The following goals from the Plan satisfy this standard:

11.L-2 Protect identified natural resources through measures and programs that support, where appropriate, the sustainable use of those resources, including management of productive forests, agricultural use of prime agricultural soils, commercial and non-commercial recreational use of land and water and the generation of renewable energy.

11.L-3 Pursue land conservation projects in accordance with the overall policies of this plan.

11.L-5 Collaborate with and support the efforts of local, regional and statewide conservation organizations to protect open space in Waitsfield through voluntary programs (e.g. purchase or donation of fee title or development rights). Priorities for open space protection include: 11.L-5.a Productive agricultural land and working farms; 11.L-5.b Primary agricultural soils, including those not presently in production, unless such soils are located on parcels identified as appropriate areas for future development; 11.L-5.c High elevation land (above 1,500 feet) in the Northfield Mountain Range; 11.L-5.d Significant wildlife habitat (as defined in this chapter); 11.L-5.e Trail corridors, river access points and areas for dispersed recreation (e.g., hunting, hiking, biking and other non-motorized activities); 11.L-5.f Riparian lands, river corridors and floodplain; 11.L-5.g Identified scenic viewsheds; 11.L-5.h Undeveloped parcels adjacent to existing conserved lands; and 11.L-5.i Forest blocks and habitat connectors

11.L-17 Design local incentives to encourage the conservation of large, unfragmented parcels or clusters of parcels, with a particular emphasis on Tier 1 Forest Blocks.

11.L-21 Enact, incentivize and support measures to maintain intact forest blocks and habitat connectors through the town's land use regulations.

10.H-1 Identify, protect and preserve Waitsfield's cultural landscape and resources, including its traditional settlement pattern, historic built environment, and scenic features.

(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system;

Met

Pages: 6-1 through 6-5
MAP 8
Educational Facility ☒

Comments: The educational facilities plan provides information about enrollment, the status of Waitsfield Elementary and Harwood Union High School, the costs of education, adult education, and goals and policies focused on maintaining high quality educational facilities and programs for all Waitsfield residents.

(7) A recommended program for the implementation of the objectives of the development plan;

Met

Pages: 13-4 to 13-6

Comments: Waitsfield's Town Plan includes a table that identifies the priority tasks that should be undertaken to implement the goals and policies of the plan in an eight-year time frame. The program also identifies which town board or staff is responsible for carrying out each task.

(8) A statement indicating how the plan relates to development trends and plans of adjacent municipalities, areas and the region developed under this title;

Met

Pages: 1-5

Comments: Waitsfield's plan includes the following statement:

"The policies set forth in this plan were crafted to ensure compatibility with the plans of neighboring towns, as required by state statute. Compatibility with neighboring towns is particularly important with regard to land use, where incompatible policies could result in conflicting development activities and land uses along town boundaries. Waitsfield's land use plan calls for agriculture, forestry, low- to moderate-density residential development and very limited non-residential uses along the boundaries of Moretown, Northfield, Warren, Fayston, and Duxbury. These uses and densities are similar to those allowed in adjacent towns along the boundary."

(9) An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy;

Met

Pages: 9-1 to 9-36

Comments: The Waitsfield Town Plan includes a very robust energy plan that includes all of the necessary elements specified above. Relevant policies include:

9.I-1 Encourage energy efficiency and conservation as primary considerations in new municipal construction projects, equipment purchases and operations. Life cycle costing shall be used by the Town in evaluating capital expenditures as appropriate.

9.I-2 Encourage, to the extent practical, the use of energy efficient municipal vehicles (e.g., electric, hybrid, bio-diesel).

9.I-3 Development should be directed toward designated growth centers and the water service area and discouraged in the least accessible areas of the community to minimize the need for new road infrastructure and reliance on the private automobile.

9.I-4 Support land use and conservation policies, such as Act 171, that encourage ongoing forest management to maintain a local source of fuel-wood.

9.I-6 Encourage small scale and appropriately sited development of renewable energy generation, including, but not necessarily limited to, solar panels, wind turbines and micro-hydro. Guidelines for the development of such resources should minimize: 9.I-6.a Undue adverse visual impacts on adjacent properties, scenic corridors and Mad River Valley viewsheds; 9.I-6.b Forest fragmentation, environmental degradation, and habitat disruption; 9.I-6.c Impacts to sediment transport and aquatic organisms' passage in streams; and 9.I-6.d Their use of land with prime agricultural soil.

9.I-19 New development shall be located and designed to reduce transportation energy demand, vehicle miles traveled, fossil fuel consumption, and greenhouse gas emissions. 9.I-19.a The Irasville Commercial, Waitsfield Village Residential, and Waitsfield Village Business districts, representing the Town's historic and designated growth areas, are targeted to accommodate the majority (more than 50%) of new development, including higher density mixed use, pedestrianfriendly residential and commercial development, to be supported by existing and planned infrastructure, sidewalks, and public transit services. Auto-dependent sprawl outside of these districts shall be avoided. 9.I-19.b New development outside of Village Districts will be concentrated [clustered] in locations (e.g., hamlets, industrial parks, PUDs) that can physically support energy efficient, pedestrian-oriented development to be served by common or shared parking areas and walkways, and accessed by existing or planned bike lanes, public paths or transit routes. 9.I-19.c Municipal and community facilities open to the public shall be located in designated village districts, within walking distance of the village center [or must be accessible by public transit]. 9.I-19.d Local employers should provide programs or incentives for ridesharing and public transit use, opportunities for telecommuting and teleconferencing and, where applicable, on-site employee housing, to reduce employee vehicle miles traveled.

If a municipality is seeking a *Determination of Energy Compliance* under Act 174, see standards contained within RPC PUC Municipal Determination Standards checklist.

(10) A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.

Met

Pages: 4-1 to 4-14

Comments: Chapter 4, housing, contains the following goals and policies to address low- and moderate-income persons' housing needs:

4.G-1 Encourage a variety of housing types to meet the needs of diverse social and economic groups particularly for Waitsfield residents of low and moderate income, individuals and families employed by local businesses and local residents with special needs and elders.

4.G-2 Plan for and accommodate Waitsfield's fair share of regional housing growth, including affordable housing development. Work with non-profit partners and stakeholders to locate, finance and construct new affordable housing.

4.G-3 Retain the Town's existing subsidized housing in perpetuity as affordable units. Support the development or redevelopment of new low-cost housing including subsidized units and other affordable housing, such as accessory dwellings to meet the needs of all residents.

4.G-18 Encourage partnerships with non-profit housing agencies to provide assistance with financing affordable housing projects

The housing plan includes the following policy on accessory dwelling units:

4.G-20 Promote accessory dwelling units (ADUs) as an option for affordable housing

(11) An 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.

Met

Pages: 5-1 to 5-17

Comments: Chapter 5, Economic Development, discusses the labor force, employment, wages, tax receipts, the future economic outlook, agriculture, sustainable development, and municipal programs.

Policies that describe the location, type and scale of desired economic development: 5.I-2, 5.I-3, 5.I-4, 5.I-6, 5.I-8, 5.I-12,

The Plan includes a robust set of policies, projects, and programs to foster economic growth, as identified in Section 5.I Policies.

(12)(A) A flood resilience plan that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, 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

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.

(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

Met

Pages: 11-18 to 11-22

Comments: The Waitsfield Town Plan discusses Floodplains and Flood Hazard Areas at length. The Plan references a Local Hazard Mitigation Plan that was adopted in May of 2017. Map 6 shows the location of the FEMA 100-Year Floodplain. Section 11.L includes policies regarding floodplain resilience (23, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 42, 43, 44, 46).

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable

social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

- (1) population characteristics and distribution, including income and employment;
- (2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;
- (3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

GOALS AND STANDARDS OF REVIEW

GOALS

24 VSA § 4302

(a) General purposes . . .

(b) It is also the intent of the legislature that municipalities, regional planning commissions and state agencies shall engage in a continuing planning process that will further the following goals:

- (1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.
- (2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.
- (3) To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.
- (4) To encourage and assist municipalities to work creatively together to develop and implement plans.

(c) In addition, this chapter shall be used to further the following specific goals:

Goal 1:

To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

- (A) Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.

Consistent

Pages: 5-13 to 5-17, 7-19 to 7-24, 12-20 to 12-23

(B) Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both.

(C) Public investments, including construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

How has the Town Plan addressed this goal:

(A) The Plan achieves this goal through the follow policies:

- 12.E-1 Maintain the town's historic settlement pattern of compact growth centers surrounded by rural countryside in accordance with the land use plan and associated land use districts described in this chapter and depicted on the Future Land Use Map.
- 12.E-4 Encourage and promote infill opportunities in the Irasville, Village Business and Village Residential areas.
- Avoiding additional "frontage" lots which could reinforce a linear pattern of highway "strip development" (page 12-15).

(B) The Plan achieves this goal through the following policies:

- 5.I-1 Support the creation and expansion of businesses and industries, in appropriate locations, which pay a livable wage to local employees and incorporate sustainable business practices
- 5.I-2 Support sustainable economic development through a future land use plan that includes the following policies: 5.I-2.a Locating compact, mixed-use development and infill in the villages. 5.I-2.b Discouraging dispersed, automobile-dependent development outside the villages. 5.I-2.c Preserving open space, farmland, scenic and historic resources and critical environmental areas. 5.I-2.d Accommodating a variety of transportation modes. 5.I-2.e Supporting the reuse of vacant and underutilized properties. 5.I-2.f Promoting ways to enhance Waitsfield's identity that improve quality of life and attract more visitors. 5.I-2.g Accommodating businesses that support and enhance the character of Waitsfield.

(C) The Plan achieves this goal through the following policies:

- 7.K-2 Coordinate the provision of facilities and services with the land use and development goals and policies outlined in this plan, including the reinforcement of growth centers. To this end: 7.K-2.a Facilities that require regular access by the general public and are compatible with compact, mixed use development, such as municipal offices, post offices, community centers and fire stations, should be located in Waitsfield Village or Irasville; 7.K-2.b Facilities that do not require regular access by the general public, such as highway maintenance, or are not compatible with compact, mixed use

development, such as solid waste transfer facilities, shall be located in appropriate centralized, nonresidential locations, preferably in the Industrial District or Limited Business District.

(D) The Plan conforms to the nine “Smart Growth” principles listed in (24 V.S.A. § 2791).

If the goal is not relevant or attainable, how does the plan address why :

Goal 2:

To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Consistent

Pages: 5-1 to 5-17

How has the Town Plan addressed this goal :

Comments: Chapter 5, Economic Development, discusses the labor force, employment, wages, tax receipts, the future economic outlook, agriculture, sustainable development, and municipal programs.

The Plan includes a robust set of policies, projects, and programs to foster economic growth, as identified in Section 5.I Policies.

The Plan adopts the following goal: 5.H-1 A stable, diverse, and sustainable local economy that continually seeks to retain existing, as well as attract new, responsible businesses and employment opportunities that pay a livable wage.

The following policies further the intent of Goal 2:

5.I-1 Support the creation and expansion of businesses and industries, in appropriate locations, which pay a livable wage to local employees and incorporate sustainable business practices.

5.I-2 Support sustainable economic development through a future land use plan that includes the following policies: 5.I-2.a Locating compact, mixed-use development and infill in the villages. 5.I-2.b Discouraging dispersed, automobile-dependent development outside the villages. 5.I-2.c Preserving open space, farmland, scenic and historic resources and critical environmental areas. 5.I-2.d Accommodating a variety of transportation modes. 5.I-2.e Supporting the reuse of vacant and underutilized properties. 5.I-2.f Promoting ways to enhance Waitsfield’s identity that improve quality of life and attract more visitors. 5.I-2.h Creating a range of quality housing opportunities and choices for a diversified population.

If the goal is not relevant or attainable, how does the plan address why :

Goal 3:

To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Consistent

Pages: 6-1 to 6-5

How has the Town Plan addressed this goal :

The following goals and policies from the Education Chapter further this goal:

6.G-1 The availability of high-quality educational facilities and programs to enable all Waitsfield residents, especially children and youth, to become competent, productive and responsible citizens.

6.H-1 Continue to provide sufficient and appropriate PK-12 school facilities to meet current and anticipated enrollments.

6.H-2 Support programs and efforts to strengthen the central role that the Waitsfield Elementary School plays in the community, including providing access to school facilities for community events and activities in a manner that does not interfere with the school's primary function of educating the Town's youth.

If the goal is not relevant or attainable, how does the plan address why :

The proposed Waitsfield Town Plan provides an overview of existing vocational training opportunities that are accessible to Waitsfield residents. The education chapter would be more aligned with the State's planning goals if a policy was included in section 6.H that commits Waitsfield to supporting efforts that connect Waitsfield residents to vocational training opportunities.

Goal 4:

To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.

Consistent

Pages: 8-1 to 8-16

(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.

How has the Town Plan addressed this goal :

All of the goals and actions established in the Transportation section of the Waitsfield Town Plan directly promote a safe, convenient, economic and energy efficient transportation systems. Proposed pedestrian infrastructure includes sidewalks, pedestrian paths, bicycle paths, and a walking path network. Safety is addressed through traffic calming measures such as raised pedestrian crossings, curb extensions and street trees. Energy efficient transportation measures includes supporting the continued operation of a dependable and affordable transit system linking Waitsfield Village and Irasville with the Mad River Valley ski area.

If the goal is not relevant or attainable, how does the plan address why :

Goal 5:

To identify, protect and preserve important natural and historic features of the Vermont landscape including:

- (A) significant natural and fragile areas;**
- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;**
- (C) significant scenic roads, waterways and views;**
- (D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas**

Consistent

Pages: 10-7 to 10-9, 11-28 to 11-36

How has the Town Plan addressed this goal:

- (A) The Plan includes the following policies that address significant natural and fragile areas:

11.L-1 Identify important natural resources, including prime agricultural soils, forest resources (soils, products, habitat, forest blocks, habitat connectors), significant wildlife habitat, floodplains, river corridors, water resources and other natural resources described in this plan.

- (B) The Plan includes the following policies that address outstanding water resources:

11.L-23 River corridors, flood plains, wetlands, and upland forest areas that attenuate and moderate flooding and erosion shall be protected and, where necessary and appropriate, restored.

11.L-24 Protect and enhance the quality of Waitsfield's surface waters through the maintenance and restoration of vegetated buffers in river corridors along all streams and rivers.

- (C) The Plan includes the following policies that address scenic roads, waterways and views:

Collaborate with and support the efforts of local, regional and statewide conservation organizations to protect open space in Waitsfield through voluntary programs (e.g. purchase or donation of fee title or development rights). Priorities for open space protection include: 11.L-5.g Identified scenic viewsheds

10.J-2 Update land use regulations as needed to further protect Waitsfield's historic and scenic resources.

10.I-7 Protect and maintain those scenic features within the rights-of-way of designated scenic roads, including but not necessarily limited to road width, surfacing materials, bordering trees, walls and fences in accordance with an adopted municipal scenic road maintenance program.

(D) The Plan includes the following policies that address important historic structures, sites or districts:

10.I-2 Preserve the integrity of historic buildings to the extent feasible while allowing for on-going use and maintenance. Adaptive reuse shall be allowed where appropriate, including the re-use of historic barns, to preserve structures that no longer serve their original function.

10.J-1 Continue to inventory, catalogue and map Waitsfield's historic and scenic features.

If the goal is not relevant or attainable, how does the plan address why :

The Waitsfield Town Plan includes a comprehensive discussion of existing archaeological sites and archaeologically sensitive areas. Goal 10.H-1 and Tasks 10.J-1 & 2 of the Waitsfield Town Plan appear to generally include the principles of Goal 5, but it may be worth considering a specific policy that addresses the identification, protection and preservation of archaeological sites and archaeologically sensitive areas. Adopting such a policy would make the Cultural & Historic Resources Chapter more aligned with the State's planning goals.

Goal 6:

To maintain and improve the quality of air, water, wildlife and land resources.

(A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).

(B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.

(C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors

Consistent

Pages: 4-11 to 4-14, 11-28 to 11-36

How has the Town Plan addressed this goal :

(A) Waitsfield's Town Plan, including all goals, strategies and actions, is aligned with the principles established in 10 V.S.A. § 6086(a) (pages – the entire plan).

(B) Waitsfield's Town plan furthers the policies and actions related to 10 V.S.A. § 1253. Water resource protections are established in the Natural Resource chapter (pages 11-1 to 11-36). The following policies are pertinent:

- 11.L-22 Promote sustainable forest management through education and outreach to maintain or enhance water quality (see Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont), significant wildlife habitat (as defined in this chapter), scenic resources, and other forest values (e.g. carbon sequestration).
- 11.L-25 Design land subdivisions and land development to control stormwater runoff, increase infiltration and avoid adverse off-site impacts to water quality. Post-

development stormwater should infiltrate or flow off the property at similar rates and locations to pre-development conditions.

(C) Waitsfield's Town plan includes the following goals and policies that maintain and improve forest blocks and habitat connectors:

- 4.F-3 To ensure compliance with Act 171 by maintaining designated forest blocks and habitat corridors.
- 4.G-15 Encourage growth that conserves forest blocks and habitat connectors as specified by Act 171 through adherence to smart growth principles and the strategic development of hamlets or the creation of development overlays.
- 11.L-1 Identify important natural resources, including prime agricultural soils, forest resources (soils, products, habitat, forest blocks, habitat connectors), significant wildlife habitat, floodplains, river corridors, water resources and other natural resources described in this plan.
- 11.L-17 Design local incentives to encourage the conservation of large, unfragmented parcels or clusters of parcels, with a particular emphasis on Tier 1 Forest Blocks.

If the goal is not relevant or attainable, how does the plan address why :

Goal 7:

To encourage the efficient use of energy and the development of renewable energy resources.

(A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.

(B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b

Consistent

Pages: 9-1 to 9-36

How has the Town Plan addressed this goal :

Waitsfield's Energy Chapter is impressively detailed and comprehensive, and more than satisfies the criteria of Goal 7. The following goals and policies of the Plan illustrate this:

9.H-1 Promote sustainable development in Waitsfield by reinforcing traditional land use patterns and municipal development policies, maximizing energy conservation through weatherization of existing structures and appropriate siting of new development, encouraging appropriate development and use

of renewable energy resources, protecting natural and cultural resources, and offering transportation alternatives to the single-occupant vehicle.

9.H-3 Reduce municipal energy consumption and costs, community reliance on fossil fuels and foreign oil supplies, and greenhouse gas emissions that contribute to climate change – through increased energy and fuel efficiency, energy conservation, and active transition to alternative fuels and renewable energy sources.

9.H-6 Promote the future shift away from fossil fuel use for heating in residential and commercial buildings, including promoting energy efficient systems with new construction of businesses and homes

If the goal is not relevant or attainable, how does the plan address why :

Goal 8:

To maintain and enhance recreational opportunities for Vermont residents and visitors.

Consistent

Pages: 5-13 to 5-17, 7-19 to 7-24

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

How has the Town Plan addressed this goal:

The Waitsfield Town Plan has addressed Goal 8 through the following goals and policies:

5.I-3 Maintain and expand the local tourism industry by supporting efforts to protect the Town's historic and natural resources, and expanding recreational and cultural opportunities for residents and visitors.

7.K-9 Explore opportunities for the Town to acquire land for conservation, recreation, and community facilities. Priority should be given to parcels which provide multiple values to the community. 7.K-10 Manage undeveloped and semi-developed town-owned properties, including Scrag Mountain and Wu Ledges Town Forests, the Lareau Swimhole, and other conservation and recreation parcels for the protection of ecological resources and sustainable use.

7.K-12 Continue to work with the Mad River Valley Recreation District, Couples Club, and other organizations to ensure recreation fields remain viable and accessible to local residents and youth sports leagues.

7.K-13 Continue to encourage the efforts of VAST to provide an integrated network of winter recreation trails in a manner that does not adversely impact neighboring homeowners and the natural environment, and allow VAST trail use of Class 4 roads on a case-by-case basis to avoid conflict with other users of the road and neighboring residential properties.

7.K-14 Limit changes to the classification, maintenance, or use of Class 4 roads that would result in an increase of automobile use unless existing recreational uses are maintained or replaced or mitigated with comparable recreation opportunities. The upgrade and/or reclassification of Class 4 roads within the Forest Reserve District shall not be permitted to allow year-round vehicular access and land development.

If the goal is not relevant or attainable, how does the plan address why :

Goal 9:

To encourage and strengthen agricultural and forest industries.

(A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.

(B) The manufacture and marketing of value added agricultural and forest products should be encouraged.

(C) The use of locally-grown food products should be encouraged.

(D) Sound forest and agricultural management practices should be encouraged.

(E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

Consistent

Pages: 5-13 to 5-17, 7-19 to 7-24, 11-28 to 11-36, 12-20 to 12-23

How has the Town Plan addressed this goal:

The Waitsfield Town Plan has addressed Goal 9 through the following goals and policies:

(A) Viability of agricultural and forest lands

11.L-5 Collaborate with and support the efforts of local, regional and statewide conservation organizations to protect open space in Waitsfield through voluntary programs (e.g. purchase or donation of fee title or development rights). Priorities for open space protection include: 11.L-5.a Productive agricultural land and working farms;

12.E-12 Promote the preservation of important natural resources, open space, scenic views and agricultural land in Waitsfield specifically in the Rural and Forest/Conservation Areas.

11.L-1 Identify important natural resources, including prime agricultural soils, forest resources (soils, products, habitat, forest blocks, habitat connectors), significant wildlife habitat, floodplains, river corridors, water resources and other natural resources described in this plan.

11.L-14 Design all land subdivisions above an elevation of 1,500 feet carefully to avoid, minimize or mitigate adverse impacts to significant wildlife habitat, productive forest land and forest blocks, scenic viewsheds, shallow soils, and headwater streams. Appropriate methods to avoid, minimize, or mitigate

such impacts include clustering development on the least sensitive portion of the site while retaining the bulk of the initial parcel as open space.

(B) Manufacturing and marketing of value-added agricultural products

5.I-10 Accommodate and facilitate development and successful operation of uses identified as crucial to reducing seasonality and increasing economic resilience, such as those identified in the June 2014 Mad River Valley – Economic Study, which include: Agriculture and associated support systems necessary for value-added agriculture, including certified slaughter, food processing or distribution, indoor cultivation, and agricultural research facilities as well as on- and off-premise sites for the sale of locally-produced or locally-processed products.

(C) Use of locally-grown products

5.I-4 Support strategies to improve the economic viability of agriculture and forestry, including maintaining and expanding economic incentives (e.g., use value appraisal), promoting access to local markets (e.g., continuation of farmers market, use of local farm products in local schools) and maintaining an adequate land base (e.g., through land conservation and land use regulations).

5.I-9 Support the continued incorporation of local agricultural products in the school lunch program.

(D) Sound forest and agricultural management practices

11.L-13 Minimize the fragmentation of prime agricultural soils through the town's land use regulations

11.L-22 Promote sustainable forest management through education and outreach to maintain or enhance water quality (see Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont), significant wildlife habitat (as defined in this chapter), scenic resources, and other forest values (e.g. carbon sequestration).

(E) Minimizing the impact of public investment

7.J-2 Facilities and services that reinforce the Town's land use, development, and natural resource protection goals and policies.

7.K-2 Coordinate the provision of facilities and services with the land use and development goals and policies outlined in this plan, including the reinforcement of growth centers.

If the goal is not relevant or attainable, how does the plan address why :

Goal 10:

To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

Consistent

Pages: 11-28 to 11-29

How has the Town Plan addressed this goal:

The Waitsfield Town Plan has addressed Goal 10 through the following goals and policies:

11.K-1 The responsible stewardship and sustainable use of Waitsfield's natural resources in a manner that protects and enhances the town's and the broader Mad River Valley's environmental well-being.

11.L-10 Ensure that the extraction of finite earth resources, including sand and gravel, is conducted carefully to minimize adverse impacts on surrounding properties and the community at large, and to ensure restoration of the site upon completion of the extraction activity.

If the goal is not relevant or attainable, how does the plan address why :

Goal 11:

To ensure the availability of safe and affordable housing for all Vermonters.

Consistent

Pages: 4-11 to 4-14

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multi-family and manufactured housing should readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.

How has the Town Plan addressed this goal:

The Waitsfield Town Plan has addressed Goal 11 through the following goals and policies:

- (A) 4.G-21 Encourage rental housing projects that target households within the 50-100% Area Median Income (AMI) range. At least one third of units should serve 60% and lower AMI households (eligible for Low Income Housing Tax Credits).
- 4.G-22 Encourage senior rental housing projects. At least half of any development of senior housing projects should have rents no more than 30% of their income toward housing costs.
- 4.G-23 Allow subsidized housing developments that accommodate low income households.
- 4.G-24 Encourage affordable and energy-efficient housing.

- (B) 4.G-8 Encourage higher density housing developments located within or close to a village area so that they are “walkable” and connected reasonably to an existing infrastructure network.
- 4.H-6 Identify and maintain an inventory of substandard rental housing and seek opportunities (financial or otherwise) for improvement
- 4.H-7 Enforce the Vermont Department of Health minimum health and safety standards as they apply to rental residential units.
- (D) 4.G-20 Promote accessory dwelling units (ADUs) as an option for affordable housing.

If the goal is not relevant or attainable, how does the plan address why :

- (C) The housing chapter of the Waitsfield Town Plan currently includes comprehensive and laudable policies for increasing housing opportunities and housing density. The CVRPC appreciates the commitments that the 2023 Waitsfield Town Plan has made towards addressing the housing needs of all citizens. Our comment is rather minor: the housing chapter would be more aligned with the State’s planning goals if a policy similar to Part C of Goal 11 was adopted.

Goal 12:

To plan for, finance and provide an efficient system of public facilities and services to meet future needs.

Consistent

Pages: 7-1 to 7-24

(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.

How has the Town Plan addressed this goal :

Waitsfield’s Facilities and Services Chapter plans for an efficient system of public utilities that includes fire and police protection, emergency medical services, schools water supply, sewage, and solid waste disposal. The following policy from the Waitsfield Town Plan ensures that growth will not exceed the ability of community to provide facilities and services:

7.K-1 Plan facilities and services to accommodate anticipated future growth and to avoid unreasonable burdens on the Town’s taxpayers. To this end: 7.K-1.a The scale, timing and location of development shall be controlled to ensure that the resulting demand for services and facilities does not exceed the municipality’s ability to provide them; and 7.K-1.b In the absence of public facilities, the developer shall fund the cost of the facility(ies) needed to accommodate the new development unless the Town determines that the proposed development will provide community benefits which outweigh or offset the cost of the required facility(ies).

If the goal is not relevant or attainable, how does the plan address why :

Goal 13:

To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

Pages:

How has the Town Plan addressed this goal :

If the goal is not relevant or attainable, how does the plan address why:

While in Chapter 7: Facilities and Services, a short paragraph is included about existing child care services in Waitsfield, child care does not appear to be directly included as a goal or policy in this plan. The Goal under Chapter 6: Education, calls for providing high quality education. Under Task 6.I-1. the Planning Commission is tasked with “monitoring enrollment and population trends, and to make regular enrollment projections to ensure that the school system is prepared for significant changes in enrollment trends.” Policy 7.K-18 encourages the provision of necessary social services for local residents and proposes municipal support for this work. Taken together, these Goals, Policies and Tasks indicate Waitsfield Town Plan will allow the municipality work toward improved and expanded child care services for all residents.

Given the current shortage of childcare services in Vermont, and the resulting pressure this places on young families, we recommend that a goal, policy and/or action that aligns with State Goal 13 is adopted in the Plan. We believe that this would result in a stronger plan that is close alignment with the State’s planning goals.

Goal 14:

To encourage flood resilient communities.

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

Consistent

Pages: 11-28 to 11-36

How has the Town Plan addressed this goal:

The following policies from the Waitsfield Town Plan satisfy the criteria of Goal 14:

- (A) 11.L-33 Prevent the development of critical facilities in the SFHA and river corridors.

- (B) 11.L-23 River corridors, flood plains, wetlands, and upland forest areas that attenuate and moderate flooding and erosion shall be protected and, where necessary and appropriate, restored.
- (C) 11.L-38 Promote hazard mitigation as a cost-effective measure to improve the town's resilience to flooding.
11.L-39 Continue on-going emergency preparedness and response planning.

If the goal is not relevant or attainable, how does the plan address why :

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STANDARD OF REVIEW

24 V.S.A. § 4302(f)

(1) As used in this chapter, "consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, explain why the goal is not relevant or attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) As used in this chapter, for one plan to be "compatible with" another, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

- (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
- (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
- (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan, and
- (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.

24 V.S.A. § 4350. Review and consultation regarding municipal planning effort

(a) A regional planning commission shall consult with its municipalities with respect to the municipalities' planning efforts, ascertaining the municipalities' needs as individual municipalities and as neighbors in a region, and identifying the assistance that ought to be provided by the regional planning commission. As a part of this consultation, the regional planning commission, after public notice, shall review the planning process of its member municipalities at least twice during an eight-year period, or more frequently on request of the municipality, and shall so confirm when a municipality:

- (1) is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title; and
- (2) is maintaining its efforts to provide local funds for municipal and regional planning purposes.

(b)(1) As part of the consultation process, the commission shall consider whether a municipality has adopted a plan. In order to obtain or retain confirmation of the planning process after January 1, 1996, a municipality must have an approved plan. A regional planning commission shall review and approve plans of its member municipalities, when approval is requested and warranted. Each review shall include a public hearing which is noticed at least 15 days in advance by posting in the office of the municipal clerk and at least one public place within the municipality and by publication in a newspaper or newspapers of general publication in the region affected. The commission shall approve a plan if it finds that the plan:

- (A) is consistent with the goals established in section 4302 of this title;
- (B) is compatible with its regional plan;
- (C) is compatible with approved plans of other municipalities in the region; and
- (D) contains all the elements included in subdivisions 4382(a)(1)-(10) of this title.

The following are procedures for Regional Planning Commission review of town plans. The first procedure pertains to review of town plan re-adoptions and town plan amendments. The second is an alternate procedure for review of town plan amendments. For review of amendments, it is up to the discretion of the Regional Planning Commission as to which procedure will be used.

Town Plan Review & Approval Process

The following may be used for town plan re-adoption reviews as well as town plan amendment reviews

1. The regional planning commission (RPC) receives a request for town plan approval.
2. If the staff review reveals a flaw that would preclude RPC approval, the town will be notified. It is the town's option as to whether they want a final decision on the plan or if the plan should be withdrawn from the approval process.
3. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.
4. The RPC's public hearing will be held before the RPC makes its final decision on the plan.
5. In all cases the RPC will take final action on the plan approval request within 60 days of its receipt.

Town Plan Amendment Review Process

This is an alternative procedure for town plan amendment reviews

1. The regional planning commission (RPC) receives a request to review an amendment to the town plan.
2. Staff comments, including draft findings and recommendations, will be provided to the committee or board given responsibility by the RPC's bylaws for town plan approval.

3. The town will be notified whether or not the amendment may be approved within the context of the current regional approval of the town plan, or if the amendment constitutes a material change to the plan that is beyond the scope of the current regional approval.
4. If the amendment constitutes a change to the plan that is beyond the scope of the current regional approval, the town will be given the option of submitting the amended plan for regional approval.

DRAFT



January 31, 2023

Waitsfield Planning Commission
4144 Main Street
Waitsfield, VT 05673

To the Waitsfield Planning Commission,

CVRPC Staff would like to thank the Waitsfield Planning Commission for the opportunity to comment on your draft 2023 Waitsfield Town Plan. It is apparent that a significant amount of time, research, thought and care went into the Plan, evidenced by a sterling final product that clearly conveys the priorities of the community. Overall, CVRPC staff has found that the proposed 2023 Waitsfield Town Plan is consistent with Vermont's statutory requirements for town plans and consistent with the energy planning standards established in Act 174. We only have a handful of comments to submit for the February 7, 2023 hearing:

1. 24 V.S.A. § 4382 establishes required elements for municipal plans, which includes Element 3: *A transportation plan, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need*

It is highly encouraged that the Waitsfield Planning Commission adopt a transportation map in the Town Plan that includes the elements described in Goal 3. While the Plan does include maps that show roads, there are other transportation resources in the Town do not appear to be mapped, such as:

- Public parking
- Public transit routes and stops
- Sidewalks
- The Mad River Path network, if applicable
- Bike lanes

Including this map would increase the alignment of your transportation chapter with State Planning Element #3, and the map could also be a great resource for the citizens of Waitsfield.

2. 24 V.S.A. § 4382 establishes required goals for municipal plans, which includes Goal 3: *To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.*

The proposed Waitsfield Town Plan provides an overview of existing vocational training opportunities that are accessible to Waitsfield residents. The education chapter would be more aligned with the State's planning goals if a policy was included in section 6.H that commits Waitsfield to supporting efforts that connect Waitsfield residents to vocational training opportunities.

3. 24 V.S.A. § 4382 establishes required goals for municipal plans, which includes Goal 5: *To identify, protect and preserve important natural and historic features of the Vermont landscape including: (A) significant natural and fragile areas; (B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands; (C) significant scenic roads, waterways and views; (D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas.*

The Waitsfield Town Plan includes a comprehensive discussion of existing archaeological sites and archaeologically sensitive areas. Goal 10.H-1 and Tasks 10.J-1 & 2 of the Waitsfield Town Plan appear to generally include the principles of Goal 5, but it may be worth considering a specific policy that addresses the identification, protection and preservation of archaeological sites and archaeologically sensitive areas. Adopting such a policy would make the Cultural & Historic Resources Chapter more aligned with the State's planning goals.

4. 24 V.S.A. § 4382 establishes required goals for municipal plans, which includes Goal 11: *To ensure the availability of safe and affordable housing for all Vermonters.* Part C of Goal 11 states: *Sites for multi-family and manufactured housing should readily available in locations similar to those generally used for single-family conventional dwellings.*

The housing chapter of the Waitsfield Town Plan currently includes comprehensive and laudable policies for increasing housing opportunities and housing density. The CVRPC appreciates the commitments that the 2023 Waitsfield Town Plan has made towards addressing the housing needs of all citizens. Our comment is rather minor: the housing chapter would be more aligned with the State's planning goals if a policy similar to Part C of Goal 11 was adopted.

5. 24 V.S.A. § 4382 establishes required goals for municipal plans, which includes Goal 13: *To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.*

Chapter 7, Facilities and Services, includes a short paragraph about existing child care services in Waitsfield. Given the current shortage of childcare services in Vermont, and the resulting pressure this

places on young families, we recommend that a goal, policy and/or action that aligns with Goal 13 is adopted in the Plan. We believe that this would result in a stronger plan that is close alignment with the State's planning goals.

6. Lastly, the following typos / suggestions were found while reading the plan. Please refer to the annotated copy of the plan for additional details:

- Page 1-5 – spelling issue
- Page 2-5 – spelling
- Page 2-6 – clarification
- Page 3-2 – typo
- Page 3-3 – chart formatting
- Page 4-12 – remove hyphen
- Page 4-14 – Task 4.H-9 suggests that Waitsfield currently regards mobile homes as temporary structures rather than single family dwellings.
- Page 12-2 – remove extra bullet
- Page 12-3 – remove hyphen
- Page 12-10 – punctuation issue
- Page 12-13 – remove hyphen
- Page 12-13 – resolve “(area?)”
- Clean up map numbers so they are in order in the table of contents and throughout the plan

Please do not hesitate to reach out to us if you have any questions.

Energy Planning Standards for Municipal Plans

Instructions

Before proceeding, please review the requirements of Parts I and II below, as well as the Overview document. Submitting a Municipal Plan for review under the standards below is entirely voluntary, as enabled under [Act 174](#), the Energy Development Improvement Act of 2016. If a Municipal Plan meets the standards, it will be given an affirmative “determination of energy compliance,” and will be given “substantial deference” in the Public Service Board’s review of whether an energy project meets the orderly development criterion in the Section 248 process. Specifically, with respect to an in-state electric generation facility, the Board:

[S]hall give substantial deference to the land conservation measures and specific policies contained in a duly adopted regional and municipal plan that has received an affirmative determination of energy compliance under 24 V.S.A. § 4352. In this subdivision (C), “substantial deference” means that a land conservation measure or specific policy shall be applied in accordance with its terms unless there is a clear and convincing demonstration that other factors affecting the general good of the State outweigh the application of the measure or policy. The term shall not include consideration of whether the determination of energy compliance should or should not have been affirmative under 24 V.S.A. § 4352.

Municipal Plans should be submitted by the municipality’s legislative body to the Regional Planning Commission (RPC) if the Regional Plan has received an affirmative determination of energy compliance. If a Regional Plan has not received such a determination, until July 1, 2018¹, a municipality may submit its adopted and approved Municipal Plan to the Department of Public Service (DPS) for a determination of energy compliance (determination), along with the completed checklist below. After a Municipal Plan and completed checklist have been submitted to the RPC (or DPS), the RPC or DPS will schedule a public hearing noticed at least 15 days in advance by direct mail to the requesting municipal legislative body, on the RPC or DPS website, and in a newspaper of general publication in the municipality. The RPC or DPS shall issue a determination in writing within two months of the receipt of a request. If the determination is negative, the RPC or DPS shall state the reasons for the denial in writing and, if appropriate, suggest acceptable modifications. Submissions for a new determination following a negative determination shall receive a new determination within 45 days.

The plans that Municipalities submit must:

- Be adopted
- Be confirmed under 24 V.S.A. § 4350
- Include an energy element that has the same components as described in 24 V.S.A. § 4348a(a)(3)
- Be consistent with state energy policy (described below), in the manner described in 24 V.S.A. § 4302(f)(1)
- Meet all standards for issuing a determination of energy compliance (see below)

¹ These standards will be revised after July 1, 2018 to reflect that Municipal Plans should be submitted only to the Regional Planning Commissions – which will all have had an opportunity to seek a determination of energy compliance – from that point forward.

Municipalities are encouraged to consult with their reviewer (either their RPC or DPS) before undertaking the process of plan adoption, which may help in identifying any deficiencies or inconsistencies with the standards or other requirements that would be more difficult to remedy after a plan has gone through the formal adoption process.

The state's Comprehensive Energy Plan (CEP) is revised on a 6-year basis. When the next CEP is published in 2022, it will include a revised set of standards, as well as Recommendations that are customized to regions and municipalities. The Recommendations that accompany this initial set of Standards represent a subset of recommendations from the 2016 CEP, which were not written with regions and municipalities specifically in mind. A Guidance document – which is expected to evolve as best practices from regions and municipalities emerge – will be published shortly after the Standards are issued. It will serve as the warehouse for relevant recommendations from the 2016 CEP, links to data sources, instructions on conducting analysis and mapping, and sample language/best practices. Once issued and until the 2022 CEP is published, this Guidance document will supplant the Recommendations document.

Affirmative determinations last for the life cycle of a revision of the Municipal Plan, and Municipal Plans that are submitted after the 2022 CEP is issued will be expected to meet the Standards that are issued at that time. Municipalities are encouraged to consult with their RPC or DPS regarding interim amendments that might affect any of the standards below, to discuss whether a new review is triggered.

If you wish to submit your Municipal Plan to your RPC or to DPS for a determination, please read closely the specific instructions at the start of each section below, and attach your Municipal Plan to this checklist.

Determination requests to an RPC (and any other questions) should be submitted to your RPC's designated contact. Determination requests to DPS until July 1, 2018 – and only for municipalities whose Regions' plans have not received an affirmative determination – should be submitted to:

PSD.PlanningStandards@vermont.gov.

| Part I: Applicant Information | | |
|--|---|---|
| The plan being submitted for review is a: | <input checked="" type="checkbox"/> Municipal Plan in a region whose regional plan has received an affirmative determination of energy compliance from the Commissioner of Public Service Please submit these plans to your RPC | <input type="checkbox"/> Municipal Plan in a region whose regional plan has <u>not</u> received a determination of energy compliance Until July 1, 2018, please submit these to the DPS. After July 1, 2018, this option ceases to exist. |
| Applicant: | Town of Waitsfield | |
| Contact person: | J.B. Weir | |
| Contact information: | (802) 496-2218 ext. 4; pza@gmavt.net | |
| Received by: Click here to enter text. | Date: Click here to enter text. | |

Part II: Determination Standards Checklist

The checklist below will be used to evaluate your plan's consistency with statutory requirements under Act 174, including the requirement to be adopted and approved, contain an enhanced energy element, be consistent with state energy policy, and meet a set of standards designed to ensure consistency with state energy goals and policies.

Please review and attach your plan (or adopted energy element/plan, along with supporting documentation) and self-evaluate whether it contains the following components. Use the Notes column to briefly describe how your plan is consistent with the standard, including relevant page references (you may include additional pages to expand upon Notes). If you feel a standard is not relevant or attainable, please check N/A where it is available and use the Notes column to describe the situation, explaining why the standard is not relevant or attainable, and indicate what measures your municipality is taking instead to mitigate any adverse effects of not making substantial progress toward this standard. If N/A is not made available, the standard must be met (unless the instructions for that standard indicate otherwise) and checked "Yes" in order to receive an affirmative determination. There is no penalty for checking (or limit on the number of times you may check) N/A where it is available, as long as a reasonable justification is provided in the Notes column.

Plan Adoption Requirement

[Act 174](#) requires that municipal plans be adopted and approved in order to qualify for a determination of energy compliance. In the near term, it is likely municipalities will revise and submit isolated energy plans or elements, particularly due to long planning cycles. Therefore, the plan adoption requirement can be met through an amendment to an existing plan in the form of an energy element or energy plan, as long as the amendment or plan itself is duly adopted as part of the municipal plan and incorporated by reference or appended to the underlying, full plan (i.e., is officially "in" the municipal plan), as well as approved for confirmation with the region. If this route is chosen, the municipality should also attach the planning commission report required for plan amendments under 24 V.S.A. § 4384, which should address the internal consistency of the energy plan/element with other related elements of the underlying plan (particularly Transportation and Land Use), and/or whether the energy plan/element supersedes language in those other elements. Standards 1 and 2 below must be answered in the affirmative in order for a plan to receive an affirmative determination of energy compliance.

| | | | |
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| 1. Has your plan been duly adopted and approved for confirmation according to 24 V.S.A. § 4350 ? | <input checked="" type="checkbox"/> Yes. Adoption date: 10/9/2023 Confirmation date: Click here to enter text. | <input type="checkbox"/> No | Click here to enter text. |
| 2. Is a copy of the plan (or adopted energy element/plan, along with underlying plan and planning commission report addressing consistency of energy element/plan with other elements of underlying plan) attached to this checklist? | <input checked="" type="checkbox"/> Yes | <input checked="" type="checkbox"/> No | Notes: Sent as separate document |

Energy Element Requirement

To obtain a determination of energy compliance, Act 174 requires municipalities to include an “energy element” that contains the same components described in 24 V.S.A. § 4348a(a)(3), which was revised through Act 174 to explicitly address energy across all sectors and to identify potential and unsuitable areas for siting renewable energy resources:

An energy element, which may include an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.

The standards below are generally organized to integrate each component of the enhanced energy element with related determination standards that evaluate the plan’s consistency with state goals and policies. **Energy element components are identified in bolded text.**

While municipalities may choose to primarily address energy used for heating, transportation, and electricity in the required energy element, they may also choose to address some of these components in related plan elements (e.g., Transportation and Land Use) and should indicate as much in the Notes column. To the extent an energy element is designed to comprehensively address energy, it should be complementary to and reference other relevant plan elements.

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| 3. Does the plan contain an energy element, that contains the same components described in 24 V.S.A. § 4348a(a)(3)? <i>Individual components of the energy element will be evaluated through the standards below.</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-1 Notes: Click here to enter text. |
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Consistency with State Goals and Policies Requirement

Act 174 states that regional and municipal plans must be consistent with the following state goals and policies:

- Greenhouse gas reduction goals under [10 V.S.A. § 578\(a\)](#) (50% from 1990 levels by 2028; 75% by 2050)
- The 25 x 25 goal for renewable energy under [10 V.S.A. § 580](#) (25% in-state renewables supply for all energy uses by 2025)
- Building efficiency goals under [10 V.S.A. § 581](#) (25% of homes – or 80,000 units – made efficient by 2020)
- State energy policy under [30 V.S.A. § 202a](#) and the recommendations for regional and municipal planning pertaining to the efficient use of energy and the siting and development of renewable energy resources contained in the [State energy plans](#) adopted pursuant to [30 V.S.A. §§ 202](#) and [202b](#)
- The distributed renewable generation and energy transformation categories of resources to meet the requirements of the Renewable Energy Standard under [30 V.S.A. §§ 8004](#) and [8005](#)

The standards in the checklist below will be used to determine whether a plan is consistent with these goals and policies. The standards are broken out by category. *Analysis and Targets* standards address how energy analyses are done within plans, and whether targets are established for energy conservation, efficiency, fuel switching, and use of renewable energy across sectors. *Pathways (Implementation Actions)* standards address the identification of actions to achieve the targets. *Mapping* standards address the identification of suitable and unsuitable areas for the development of renewable energy.

Municipalities may choose to incorporate the information necessary to meet the standards in their energy elements, and/or in other sections of their plans (many transportation items may fit best in the Transportation chapters of plans, for instance). However, plans must be internally consistent, and applicants should cross-reference wherever possible.

Analysis and Targets Standards

For the *Analysis & Targets* determination standards below, municipalities will be provided with analyses and targets derived from regional analyses and targets no later than April 30, 2017 (and likely much sooner). Municipalities may choose to rely on these “municipalized” analyses and targets to meet the standards in this section. Municipalities which elect to use the analysis and targets provided by a region will be presumed to have met the standards in this section. Alternatively, municipalities may develop their own custom analyses and targets or supplement the analyses and targets provided by the regions with specific local data; if this option is chosen, the analysis and targets must include all of the same components and meet the standards required of regions, as described below.

For municipalities that choose to undertake their own analysis and target-setting (and for regions), DPS is providing a guidance document to explain the expected level of detail in and data sources and methodologies available for meeting the standards (including areas where it is understood data at the municipal level is unavailable, and therefore not expected). Note that standards 5A-4E are all derived directly from requirements in Act 174 (with minor modifications to make them feasible) and must be met affirmatively in order for a municipal plan to receive an affirmative determination of energy compliance.

Targets set by regions and municipalities should be aligned with state energy policy (see the goals and policies listed above). Where targets (and efforts to reach them) depart significantly from state energy goals and policies, an explanation for how the plan otherwise achieves the intent of the state goal or policy should be provided. The guidance document also offers additional clarification on alignment with state goals and policies.

The analysis items below are intended to provide regions and municipalities with an overview of their current energy use, and with a sense of the trajectories and pace of change needed to meet targets, which can be translated into concrete actions in the *Pathways* standards below. Targets provide regions and municipalities with milestones or checkpoints along the way toward a path of meeting 90% of their total energy needs with renewable energy, and can be compared with the potential renewable energy generation from areas identified as potentially suitable in the *Mapping* standards exercise below to give regions and municipalities a sense of their ability to accommodate renewable energy that would meet their needs.

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| 4. Does your plan’s energy element contain an analysis of resources, needs, scarcities, costs, and problems within the municipality across all energy sectors (electric, thermal, transportation)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-2 through 9-18 Notes: Click here to enter text. |
| 5. Does your plan contain an analysis that addresses A-E below, either as provided by your Regional Planning Commission or as developed by your municipality? <i>Municipalities may meet this standard by using the analysis and targets provided by their regions, or by developing their own analyses and targets. If using the analysis & targets provided by your region, please answer “Yes-Region” and skip ahead to #6. If</i> | <input checked="" type="checkbox"/> Yes-Region <input type="checkbox"/> Yes-Custom | <input type="checkbox"/> No | Page: 9-2 through 9-18 Paragraph #: Click here to enter text. Notes: All analyses and targets provided by CVRPC adopted in energy element. |

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| <i>developing a custom analysis, please answer “Yes-Custom” and address 5A-5E separately, below.</i> | | | |
| A. Does the plan estimate current energy use across transportation, heating, and electric sectors? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| B. Does the plan establish 2025, 2035, and 2050 targets for thermal and electric efficiency improvements, and use of renewable energy for transportation, heating, and electricity? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| C. Does the plan evaluate the amount of thermal-sector conservation, efficiency, and conversion to alternative heating fuels needed to achieve these targets? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| D. Does the plan evaluate transportation system changes and land use strategies needed to achieve these targets? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| E. Does the plan evaluate electric-sector conservation and efficiency needed to achieve these targets? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |

Pathways (Implementation Actions) Standards

This section examines whether plans meet the Act 174 expectation that they include pathways and recommended actions to achieve the targets identified through the *Analysis and Targets* section of the Standards (above). Plans are expected to include or otherwise address all of the pathways (implementation actions) below; some actions may not be applicable or equally relevant to all applicants (small vs. large municipalities, for instance), in which case N/A may be checked (if available) and the justification provided in the Notes column. There is no penalty for choosing N/A one or more times, as long as a reasonable justification is provided in the Notes column, preferably including an explanation of how the plan alternatively achieves attainment of the targets should be included. If N/A is not provided as an option, the standard must be met, and “Yes” must be checked, in order for the plan to meet the requirements for a determination (unless the instructions particular to that standard indicate otherwise).

DPS will be issuing a guidance document in the near term providing potential implementation actions derived from the Comprehensive Energy Plan (relevant formal Recommendations as well as opportunities not specifically called out as Recommendations), from recent regional and municipal plans, and from other sources. The guidance document will be revised after the regions have compiled best practices from early municipalities pursuing energy planning to seek a determination of energy compliance, in the summer of 2017.

For the time being, we offer potential implementation action options for consideration as italicized text under each standard. Plans are encouraged to promote as diverse a portfolio of approaches as possible in each sector, or if not, to explain why they take a more targeted approach. Implementation actions may fit best in a holistic discussion contained within a plan’s energy element, though cross-referencing to other relevant plan elements is also acceptable.

| Municipalities must demonstrate a commitment to achieving each standard in both policies and implementation measures in clear, action-oriented language. | | | |
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| 6. Does your plan's energy element contain a statement of policy on the conservation and efficient use of energy? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-12 through 9-36 Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| A. Does the plan encourage conservation by individuals and organizations? <i>(Actions could include educational activities and events such as convening or sponsoring weatherization workshops, establishing local energy committees, encouraging the use of existing utility and other efficiency and conservation programs and funding sources, etc.)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-29 through 9-36 Paragraph #: Click here to enter text. Notes: Goals 9.H-1 and 9.H-3; policies 9.I-1, 9.I-12, 9.I-13, 9.I-14, and 9.I-15; tasks 9.J-1, 9.J-2, and 9.J-4 |
| B. Does the plan promote efficient buildings? <i>(Actions could include promoting compliance with residential and commercial building energy standards for new construction and existing buildings, including additions, alterations, renovations and repairs; promoting the implementation of residential and commercial building efficiency ratings and labeling; considering adoption of stretch codes, etc.)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-23 through 9-36 Paragraph #: Click here to enter text. Notes: Goals 9.H-1, 9.H-3, and 9.H-6; policies 9.I-1, 9.I-13, 9.I-14, 9.I-18, 9.I-19, and 9.I-25; tasks 9.J-4 and 9.J-6; Section 9.G. |
| C. Does the plan promote decreased use of fossil fuels for heating? <i>(Actions and policies could promote switching to wood, liquid biofuels, biogas, geothermal, and/or electricity. Suitable devices include advanced wood heating systems and cold-climate heat pumps, as well as use of more energy efficient heating systems; and identifying potential locations for, and barriers to, deployment of biomass district heating and/or thermal-led combined heat and power systems in the municipality)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-29 through 9-36 Paragraph #: Click here to enter text. Notes: Goals 9.H-3 and 9.H-6; policies 9.I-4, 9.I-5, and 9.I-18; and task 9.J-4. |
| D. Does the plan demonstrate the municipality's leadership by example with respect to the efficiency of municipal buildings? <i>(Actions could include building audits and weatherization projects in schools and town offices, etc.)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-29 through 9-36 Paragraph #: Click here to enter text. Notes: Goal 9.H-3; policies 9.I-1 and 9.I-13; and tasks 9.J-1 and 9.J-5. |
| E. Other (please use the notes section to describe additional approaches that your municipality is taking) | <input type="checkbox"/> Yes | <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| 7. Does your plan's energy element contain a statement of policy on reducing transportation energy demand and single-occupancy vehicle use, and encouraging use of renewable or lower-emission energy sources for transportation? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-29 through 9-36 Paragraph #: Click here to enter text. Notes: See below notes for sub-standards A through F. |
| A. Does the plan encourage increased use of public transit? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-29 through 9-36 Paragraph #: Click here to enter text. |

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| <i>(Actions could include participation in efforts to identify and develop new public transit routes, promote full utilization of existing routes, integrate park-and-rides with transit routes, etc.)</i> | | | Notes: Goal 9.H-8; policies 9.I.19, 9.I.20, 9.I.21; task 9.J-10. |
| B. Does the plan promote a shift away from single-occupancy vehicle trips, through strategies appropriate to the municipality? <i>(Actions could include rideshare, vanpool, car-sharing initiatives; efforts to develop or increase park-and-rides; enhancement of options such as rail and telecommuting; education; intergovernmental cooperation; etc.)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: Page 9-29 through 9-36 Paragraph #: Click here to enter text. Notes: Goals 9.H-1 and 9.H-8; policies 9.I-2, 9.I-19, 9.I-20, 9.I-21, and tasks 9.J-7, 9.J-9, and 9.J-10. |
| C. Does the plan promote a shift away from gas/diesel vehicles to electric or other non-fossil fuel transportation options through strategies appropriate to the municipality? <i>(Actions could include promoting the installation of electric vehicle charging infrastructure, providing education and outreach to potential users, supporting non-fossil fuel vehicle availability through outreach to vehicle dealers, etc.)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-29 through 9-36 Paragraph #: Click here to enter text. Notes: Goals 9.H-1 and 9.H-8; policies 9.I-2, 9.I-19, 9.I-20, 9.I-21, and tasks 9.J-7, 9.J-9, and 9.J-10. |
| D. Does the plan facilitate the development of walking and biking infrastructure through strategies appropriate to the municipality? <i>(Actions could include studying, planning for, seeking funding for, or implementing improvements that encourage safe and convenient walking and biking; adopting a "Complete Streets" policy, etc.)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-29 through 9-36 Paragraph #: Click here to enter text. Notes: Goals 9.H-1 and 9.H-8; policies 9.I-3, 9.I-10, 9.I-19, 9.I-21, 9.I-22. |
| E. Does the plan demonstrate the municipality's leadership by example with respect to the efficiency of municipal transportation? <i>(Actions could include purchasing energy efficient municipal and fleet vehicles when practicable, installing electric vehicle charging infrastructure, etc.)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-31 through 9-36 Paragraph #: Click here to enter text. Notes: Policies 9.I-2, 9.I-20, 9.I-22, and 9.I-23; tasks 9.J-7 and 9.J-10. |
| F. Other (please use the notes section to describe additional approaches that your municipality is taking) | <input type="checkbox"/> Yes | <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| 8. Does your plan's energy element contain a statement of policy on patterns and densities of land use likely to result in conservation of energy? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-29 through 9-36, 12-1 through 12-23 Paragraph #: Click here to enter text. Notes: See answers to A and B, below. |
| A. Does the plan include land use policies (and descriptions of current and future land use categories) that demonstrate a commitment to reducing sprawl and minimizing low-density development? <i>(Actions could include adopting limited sewer service areas, maximum building sizes along highways, policies or zoning that require design features that minimize the characteristics of strip development [multiple stories,</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-29 and through 9-36. See also 12-1 through 12-23 (future land use chapter) Paragraph #: Click here to enter text. Notes: Goal 9.H-1; policies 9.I-3 and 9.I-19; task 9.J-9. |

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| <i>parking lot to the side or back of the store], and requirements that development in those areas be connected by means other than roads and cars; adopting a capital budget and program that furthers land use and transportation policies; etc.)</i> | | | |
| B. Does the plan strongly prioritize development in compact, mixed-use centers when physically feasible and appropriate to the use of the development, or identify steps to make such compact development more feasible? <i>(Actions could include participating in the state designation program, such as obtaining state designated village centers, downtowns, neighborhoods, new town centers, or growth centers; exploration of water or sewage solutions that enable compact development; etc.)</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-29 and through 9-36. See also 12-1 through 12-23 (future land use chapter) Paragraph #: Click here to enter text. Notes: Goal 9.H-1, policies 9.I-3 and 9.I-19; task 9.J-9. |
| C. Other (please use the notes section to describe additional approaches that your municipality is taking) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 11-1 through 11-35, 12-1 through 12-23 Paragraph #: Click here to enter text. Notes: Plan promotes land conservation in outside of centers; see chapters 11 (natural resources) and 12 (future land use) |
| 9. Does your plan's energy element contain a statement of policy on the development and siting of renewable energy resources? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Notes: Click here to enter text. |
| A. Does the plan evaluate (estimates of or actual) generation from existing renewable energy generation in the municipality? <i>Municipalities should be able to obtain this information from their regions.</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-9 through 9-12; maps 9-1 thorough 9-3 Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| B. Does the plan analyze generation potential, through the mapping exercise (see <i>Mapping</i> standards, below), to determine potential from preferred and potentially suitable areas in the municipality? <i>Municipalities should be able to obtain this information from their regions.</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-17 through 9-18; maps 9-2 and 9-3 Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| C. Does the plan identify sufficient land in the municipality for renewable energy development to reasonably reach 2050 targets for renewable electric generation, based on population and energy resource potential (from potential resources identified in the <i>Mapping</i> exercise, below), accounting for the fact that land may not be available due to private property constraints, site-specific constraints, or grid-related constraints? <i>If N/A, please describe how you are working with your regional planning commission to ensure overall regional objectives are achieved.</i> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-18 Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| D. Does the plan ensure that any local constraints (locally designated resources or critical resources, from 12B and 12C under <i>Mapping</i> , below) do not prohibit or have the effect of prohibiting the provision of sufficient renewable energy to meet state, regional, or municipal targets? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-18 Paragraph #: Click here to enter text. Notes: Click here to enter text. |

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| <i>If N/A, please describe how you are working with your regional planning commission to ensure overall regional objectives are achieved.</i> | | | |
| E. Does the plan include statements of policy to accompany maps (could include general siting guidelines), including statements of policy to accompany any preferred, potential, and unsuitable areas for siting generation (see 12 and 13 under <i>Mapping</i> , below)? | <input type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-19 through 9-29 (sections 9.F and 9.G); 9-30 (goals 9.H-4 and 9.H-5); 9-31 (policies 9.I-7 and 9.I-8) Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| F. Does the plan maximize the potential for renewable generation on preferred locations (such as the categories outlined under 12E in the <i>Mapping</i> standards, below)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-21 through 9-22 Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| G. Does the plan demonstrate the municipality's leadership by example with respect to the deployment of renewable energy? (Actions could include deploying renewable energy to offset municipal electric use, etc.) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | Page: 9-30 through 9-35; 9-11 Paragraph #: Click here to enter text. Notes: Goal 9.H-4 and policy 9.I-16. See also p. 9-11 info on of town-owned PV system. |
| H. Other (please use the notes section to describe additional approaches that your municipality is taking) | <input type="checkbox"/> Yes | <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |

Mapping Standards

Act 174 requires plans to identify potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources. It furthermore requires that the standards address the potential generation from the potential siting areas.

The *Mapping* standards lay out a sequence of steps for planners to examine existing renewable resources and to identify potential (and preferred) areas for renewable energy development, and to identify likely unsuitable areas for development, by layering constraint map layers on to raw energy resource potential map layers. The maps should help municipalities visualize and calculate the potential generation from potential areas, and compare it with the 2025, 2035, and 2050 targets from the *Analysis and Targets* standards to get a sense of the scale and scope of generation that could be produced within the region to meet the municipality's needs. DPS will provide additional guidance to accompany the standards that fleshes out the steps, layers, and standards more fully.

Plans must include maps that address all of the standards below, unless N/A is provided as an option, in which case a compelling reason why the standard is not applicable or relevant should be provided in the Notes column. Regions must develop their own maps (already underway through support being provided to regions by DPS), and to then break out the maps for their municipalities, who can use their region-provided maps to meet the municipal *Mapping* standards (such "municipalization" work is being supported through a training & technical assistance contract between DPS and regions, and all regions must supply completed maps to their municipalities by April 30, 2017, though many are expected to do so much sooner).

Municipalities may choose to rely on the maps provided by the regions to meet the standards in this section. Those maps should be somewhat familiar to municipalities, who are expected to be consulted as regions develop their maps. Alternatively, municipalities may choose to undertake their own mapping, according to the same set of standards as regions. Additionally, municipalities are expected to work collaboratively with their regions and with neighboring municipalities to ensure compatibility between the final products.

The map and the text describing the policies or rules used to construct the map, as well as the text describing specific policies applicable to map features, should be complementary. That should help ensure that any “land conservation measures and specific policies” that might be given substantial deference in the context of a particular project review under 30 V.S.A. § 248 are clearly identifiable in the text, should a map lack sufficient clarity or granularity regarding the area in which a project is proposed.

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| <p>10. Does your plan contain one or more maps that address 11-13 below, as provided by your Regional Planning Commission or as developed by your municipality? <i>Municipalities may meet this standard by using the maps provided by their regions, or by developing their own maps. If using the maps provided by your region, please answer “Yes-Region” and skip ahead to #14. If developing custom maps, please answer “Yes-Custom” and address 11-13 separately, below.</i></p> | <input checked="" type="checkbox"/> Yes-Region <input checked="" type="checkbox"/> Yes-Custom | <input type="checkbox"/> No | <p>Page: 9-9 through 9-21 Paragraph #: Click here to enter text. Notes: Maps 9-1, 9-2, 9-3, 9-4, and 9-5. CVRPC gave Waitsfield Planning Commission (WPC) maps and GIS data. WPC then added local and known possible constraints as described on p-19 and 9-20 and analyzed generation potential and land availability as required by standards 9.C, D, and E.</p> |
| <p>11. Does the plan identify and map existing electric generation sources? <i>Maps may depict generators of all sizes or just those larger than 15 kW, as long as information on generators smaller than 15 kW is summarized and provided or referenced elsewhere. It is expected that the best available information at the time of plan creation will be used. This information is available from the DPS.</i></p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Page: 9-9 through 9-11 Paragraph #: Click here to enter text. Notes: Map 9-1. Data downloaded and converted to shapefile from Community Energy Dashboard.</p> |
| <p>12. Does the plan identify potential areas for the development and siting of renewable energy resources and the potential generation from such generators in the identified areas, taking into account factors including resource availability, environmental constraints, and the location and capacity of electric grid infrastructure? <i>Maps should include the following (available from VCGI and ANR), and the resulting Prime and Secondary Resource Maps will together comprise “potential areas”:</i></p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <p>Page: 9-11 through 9-12; 9-17 through 9-18 Paragraph #: Click here to enter text. Notes: Maps 9-2 and 9-3</p> |
| <p>A. Raw renewable energy potential analysis (wind and solar), using best available data layers (including LiDAR as appropriate)</p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <p>Page: 9-11 through 9-12 Paragraph #: Click here to enter text. Notes: Embedded in data provided by CVRPC and reflected In Maps 9-2 and 9-3.</p> |

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| <p>B. Known constraints (signals likely, though not absolute, unsuitability for development based on statewide or local regulations or designated critical resources) to include:</p> <ul style="list-style-type: none"> • Vernal Pools (confirmed and unconfirmed layers) • DEC River Corridors • FEMA Floodways • State-significant Natural Communities and Rare, Threatened, and Endangered Species • National Wilderness Areas • Class 1 and Class 2 Wetlands (VSWI and advisory layers) • Regionally or Locally Identified Critical Resources <p><i>If areas are constrained for the development of renewable energy due to the desire to protect a locally designated critical resource (whether a natural resource or a community-identified resource), then the land use policies applicable to other forms of development in this area must be similarly restrictive; for this category, policies must prohibit all permanent development (and should be listed in the Notes column).</i></p> <p><i>These areas should be subtracted from raw renewable energy resource potential maps to form Secondary Resource Maps</i></p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <p>Page: 9-19 through 9-21</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Map 9-4. Added local known constraints as described on p. 9-19.</p> |
| <p>C. Possible constraints (signals conditions that would likely require mitigation, and which may prove a site unsuitable after site-specific study, based on statewide or regional/local policies that are currently adopted or in effect), including but not limited to:</p> <ul style="list-style-type: none"> • Agricultural Soils • FEMA Special Flood Hazard Areas • Protected Lands (State fee lands and private conservation lands) • Act 250 Agricultural Soil Mitigation areas • Deer Wintering Areas • ANR's Vermont Conservation Design Highest Priority Forest Blocks (or Habitat Blocks 9 & 10, for plans using regional maps in regions whose plans will be submitted for adoption at the regional level by March 1, 2017) • Hydric Soils | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <p>Page: 9-19 through 9-21</p> <p>Paragraph #: Click here to enter text.</p> <p>Notes: Map 9-5. Added local possible constraints as described p. 9-20.</p> |

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| <ul style="list-style-type: none"> Regionally or Locally Identified Resources <i>If locations are constrained for the development of renewable energy due to the desire to protect a locally designated resource (whether a natural resource or community-identified resource, like a view), then the land use policies applicable to other forms of development must be similarly restrictive (and should be listed in the Notes column). These areas should be subtracted from Secondary Resource Maps to form Prime Resource Maps.</i> | | | |
| <p>D. Transmission and distribution resources and constraints, as well as transportation infrastructure. <i>(Including three-phase distribution lines, known constraints from resources such as Green Mountain Power's solar map, known areas of high electric load, etc.)</i></p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | <p>Page: 9-9 through 9-10. Paragraph #: Click here to enter text. Notes: Map assembled from data provided by CVRPC.</p> |
| <p>E. Preferred locations (specific areas or parcels) for siting a generator or a specific size or type of generator, accompanied by any specific siting criteria for these locations <i>Narrative descriptions of the types of preferred areas in accompanying plan text are acceptable, though mapping of areas and especially specific parcels (to the extent they are known) is highly encouraged, to signal preferences to developers, particularly for locally preferred areas and specific parcels that do not qualify as a statewide preferred location under i. below. The locations identified as preferred must not be impractical for developing a technology with regard to the presence of the renewable resource and access to transmission/distribution infrastructure.</i></p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Page: 9-21 through 9-22 Paragraph #: Click here to enter text. Notes: Town described preferred locations in narrative but not in map form because mappable preferred sites (e.g., gravel pits) identified in other plan chapters.</p> |
| <p>i. Statewide preferred locations such as rooftops (and other structures), parking lots, previously developed sites, brownfields, gravel pits, quarries, and Superfund sites</p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A | <p>Page: 9-21 through 9-22. Paragraph #: Click here to enter text. Notes: Click here to enter text.</p> |
| <p>ii. Other potential locally preferred locations <i>For example, customer on- or near-site generation, economic development areas, unranked and not currently farmed agricultural soils, unused land near already developed infrastructure, locations suitable for large-scale biomass district heat or thermal-led cogeneration, potential locations for biogas</i></p> | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A | <p>Page: 9-22 Paragraph #: Click here to enter text. Notes: Waitsfield adopted the same preferred sites as state and CVRPC but reserved right to designate additional preferred sitse on case-by-case basis.</p> |

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| <p><i>heating and digesters, etc.</i> <i>These are particularly important to map if possible, as “a specific location in a duly adopted municipal plan” is one way for a net metering project to qualify as being on a preferred site.</i></p> | | | |
| <p>13. Does the plan identify areas that are unsuitable for siting renewable energy resources or particular categories or sizes of those resources? <i>Either Yes or No (“No” if the plan chooses not to designate any areas as unsuitable) is an acceptable answer here. “Resources” is synonymous with “generators.”</i></p> | <input checked="" type="checkbox"/> Yes (“Yes” for A and B must also be selected below) | <input type="checkbox"/> No | Page: 9-20 through 9-21 Paragraph #: Click here to enter text. Notes: Click here to enter text. |
| <p>A. Are areas identified as unsuitable for particular categories or sizes of generators consistent with resource availability and/or land use policies in the regional or municipal plan applicable to other types of land development (answer only required if “Yes” selected above, indicating unsuitable areas have been identified)? <i>If areas are considered unsuitable for energy generation, then the land use policies applicable to other forms of development in this area should similarly prohibit other types of development. Please note these policies in the Notes column.</i></p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No <input type="checkbox"/> N/A (if no unsuitable areas are identified) | Page: 9-20 through 9-21 Paragraph #: Click here to enter text. Notes: Generally, similar restrictions are applied to non-energy development through zoning or state land use regulation. See discussion in last paragraph on p. 9-20. |
| <p>B. Does the plan ensure that any regional or local constraints (regionally or locally designated resources or critical resources, from 12b-12c above) identified are supported through data or studies, are consistent with the remainder of the plan, and do not include an arbitrary prohibition or interference with the intended function of any particular renewable resource size or type? <i>Please explain in the Notes column.</i></p> | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No | Page: 9-19 through 9-21. Paragraph #: Click here to enter text. Notes: The only local known constraint added is land above 1,700 in elevation in the Forest Reserve zoning district, which is similarly restrictive for non-energy development. Local possible constraints were added, though possible constraints do not prohibit development. |
| <p>14. Municipalities seeking a determination of energy compliance from the Department and not using their region’s maps only: Does the plan ensure that its approach, if applied regionally, would not have the effect of prohibiting any type of renewable generation technology in all locations?</p> | <input type="checkbox"/> Yes (also check Yes if seeking determination from region, or from DPS but using | <input type="checkbox"/> No | Page: Click here to enter text. Paragraph #: Click here to enter text. Notes: Click here to enter text. |

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| | region- provided maps) | | |
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