Municipal Plan Review Supporting Materials

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Municipality: East Montpelier	Plan date: 1/15/2026	Staff: NS	Date: July 2026

FYI:
Act 171 Requirements (Forest Integrity): required for plans adopted after Jan 1, 2018
Act 174 Requirements (Energy)
Act 181 Requirements (Housing & Land Use)
Act 121 Requirements (Flood Safety Act)
Act 47 (Home Act – Housing regulations)
Act 179 (Housing element)
Don't forget Standards of Review section: new check boxes added

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 15 specific goals found in § 4302(c); and the standard of review found in § 4302(f), which covers consistency with goals and compatibility standards.

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	☒	☐
2	Land Use Plan and Map	☒	☐
3	Transportation Plan and Map	☒	☐
4	Utility and Facility Plan and Map	☒	☐
5	Rare Natural Resources/Historic Resources	☒	☐
6	Educational Facilities Plan and Map	☒	☐
7	Implementation Program	☒	☐
8	Compatibility Statement	☒	☐
9	Energy Plan	☒	☐
10	Housing Element	☒	☐
11	Economic Development Element	☒	☐
12	Flood Resiliency Plan	☒	☐

	State Planning Goals § 4302	Met	Not Met
1	Compact village centers	☒	☐
2	Economy	☒	☐
3	Education	☒	☐
4	Transportation	☒	☐
5	Natural and Historic Resources	☒	☐
6	Quality of air, water, wildlife, and land resources	☒	☐

7	Efficient use of Energy and Renewable Energy Resources	☒	☐
8	Recreation	☒	☐
9	Agriculture and Forest Industries	☒	☐
10	Use of Resources and Earth Extraction	☒	☐
11	Safe and Affordable Housing	☒	☐
12	Public Facilities and services	☒	☐
13	Child Care	☒	☐
14	Flood Resiliency	☒	☐
15	Environmental Justice	☒	☐

MUNICIPAL PLAN REQUIRED ELEMENTS:

24 V.S.A. § 4382. The plan for a municipality

(a) A plan for a municipality shall 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:

Choose an item.
Regional Plan Compatibility Tool ∨

Comments: refer to Regional Plan Review Compatibility tool

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: Objectives, policies and programs are generally identified in the Executive Summary (p 1) and Chapter 1 (pp 2-5). Land development and environmental protection goals are outlined throughout Chapter 9 and 10; and goals relating to public services and facilities are listed throughout Chapter 5 and 6.

(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

Pages: 118-119, 145, 164-168, 187-189

Choose an item.
Pages: 194, 199, 202, 204
Land Use Plan Map(s) ∨

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 services.**
(C) Identifies those areas, if any, **proposed for designation under chapter 76A** of this title (designated centers) **and** for status under 10 V.S.A. §§ 6033 (Regional plan future land use map review) and 6034 (Tier 1A area status), 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.

Comments:

The formal land use plan is established in Chapter 10. Existing Local Land Use Regulations and Planning Considerations are described on p 164-68. And land use objectives are addressed pp 187-89.

The Town explains the zoning districts on p 165. And has the following:

- Action 10.1.1 "Review and update East Montpelier's zoning districts to ensure that the boundaries, purposes, and standards are appropriate to meet the goals of the Town Plan".

(A) Map 12 on page 202 shows future land use map
(B) Map 14 on page 204 shows zoning districts
(C) The town's commitment to maintaining the Village Center Designation for East Montpelier Village's historic core (see Land Use) will allow owners of historic commercial properties in the designated village center to access tax credits for renovations of these buildings (p 118).
- Action 7.1.2 "Maintain village center designation for the historic village core and promote the associated benefits" (p 119).

Action 7.2.2 “Maintain village center designation in North Montpelier” (p 119).
(D) Goal 9.7 “Protect forest integrity” and Action 9.7.1 “Review and update Land Use and Development Regulations to promote protection of priority forest blocks and riparian wildlife connectivity” (p 145).

Map 9 on page 199 shows priority forest blocks and habitat connectors

Map 4 on page 194 - Wetlands, Waterways and Flood Hazard Areas - identifies special flood hazard area, river corridor, wetlands, and important water bodies.

Recommendation: It is recommended that East Montpelier envision the future for each district. The districts, as written, capture the current character, but could also benefit from a vision for how these districts should develop over the next 10, 20, 30 years.

(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;

Choose an item.
Pages: 40, 70-71, 74-75, 77, 172, 195 (Map)
Transportation Map ☒

Comments:
Transit routes and other facilities: GMT and RCT transportation access, as well as access for medical services; Ride Share options and park and ride location at Routes 2 & 14; Go! Vermont regional commuter program (p 74)
“Sidewalks and a signalized crosswalk, installed in 2015, have improved pedestrian connectivity in the northern end of East Montpelier Village. Additional sidewalks extending from the new VT 14 bridge, linking critical points in the village core as well as bike lanes on US 2 will further enhance multimodal mobility….” (p 75)
Priority projects are identified in **“**Goal 6.1: Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character”, Action 6.1.2 (p 77) and actions described in “Goal 4.6: Maintain and expand the existing trail system to create connected loops and links to villages and population centers.” P 172
Scenic Roads are identified on page 70-1 - Center Road and residential roads
Bike infrastructure includes: trails at Sparrow Farm trail (maintained by MAMBA) and trails at County and Cummings Road (maintained by

Onion River Nordic), and a bridge across the Winooski built in 2022 by the CVTA, and there are plans to build a trail connecting it to the Upper Village. (p 40) There are also plans throughout goal 6.1 to include bicycle infrastructure in planning future road improvement projects.

(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;

Choose an item.
Pages: 67, 190 (facilities map), 196 (utilities map), Utility and Facility Map ☒

Comments:
Chapter 6 Infrastructure includes water and sewer and waste services and telecommunications infrastructure.
Chapter 5 under the flood resilience/hazard mitigation section, there are specific actions around meeting future needs for facilities and services through:

- Action 5.8.5 "Pursue funding and implement mitigation projects for emerging risks as the nature and likelihood of those risks becomes more clear". And,
- Action 5.8.7 "Ensure town participation in related regional planning, education and funding opportunities as offered by CVRPC and other entities" (p 67).

Implementation charts Chapter 11 outline the priority of need and method of financing for community facilities and services.

Recommendation: Include specific costs, resources, and timing for financing in a capital improvement plan.

(**5)** A statement of policies on the **PRESERVATION OF RARE AND IRREPLACEABLE NATURAL AREAS, SCENIC AND HISTORIC FEATURES AND RESOURCES;**

Choose an item.
Pages: 43,47, 191 (trails map), 192 (historic sites map)
Optional Natural/ scenic/ historic Map ☒

Comments:

Goal 4.8 “Preserve the town’s historic structures and cemeteries for future generations to enjoy” (p 47).

Historic Features and Resources: “There have been some town-sponsored efforts to encourage preservation of historic resources,” specifically, historic schoolhouses. “Most of the historical ephemera owned by the Historical Society are kept in the Town Office vault, but some are kept at the homes of Historical Society members due to lack of sufficient storage space at the Town Office building” (p 43).
Scenic Resources: Chapter 9 focuses on Scenic Resources, the attributes of which are discussed on p 152. Scenic views along public roads are identified on page p 156 (table), as well as scenic locations and historic features.
Related goals: Goal 9.13: Protect East Montpelier’s significant views and Goal 10.5: Focus conservation efforts in areas outside of East Montpelier Village that have the highest resource values
Rare and significant natural communities have been identified on page 144 under significant natural communities section.

(6) AN EDUCATIONAL FACILITIES PLAN
consisting of a map and statement of present and projected uses and the local public school system;

Choose an item.
Pages: 21, 46-47, 190 (facilities map)
Educational Facility Map ☒

Comments:
Public Services Chapter 5 identifies and provides information on the current schools in the area (pp 46-7).
Government Chapter 3 states, “In 2019 the school districts of the 5 towns feeding into U-32 Middle/High School and the district for U-32 were merged into a new union school district - the Washington Central Unified Union School District (WCUUSD). This district is a form of regional government. Each of the towns has three members on the school board, but the members are elected by the electorate of the entire district, and all board members are responsible for representing the interests of the entire district” (p 21).

(7) A recommended program for the **IMPLEMENTATION OF THE OBJECTIVES OF THE DEVELOPMENT PLAN;**

Choose an item.
Pages: 1, 169-189
Optional Capital Projects Map ☐

Comments:
Priority goals identified on p. 1 Executive Summary include: water system, zoning bylaws revision, housing needs assessment, revise zoning districts:

- Action 6.12.2: Ensure that the water supply system for East Montpelier Village acquires sufficient capacity to serve current and future customers and meets firefighting needs.
- Action 7.3.1: "Review and update the East Montpelier Land Use and Development Regulations to ensure that commercial and industrial areas are appropriate and adequate to encourage appropriate business growth."
- Action 8.1.4: "Consider conducting a housing needs assessment and developing a housing action plan for the town."
- Action 10.1.1: "Review and update East Montpelier's zoning districts to ensure that the boundaries, purposes, and standards are appropriate to meet the goals of the Town Plan".
- Action 10.1.2: "Review and update site plan review, parking and design standards in the East Montpelier Land Use and Development Regulations."
- Action 10.1.3: "Update the East Montpelier Land Use and Development Regulations to make it easier to permit Planned Unit Developments."

Implementation plans are found in chapter 11 beginning on p. 169.

(8) A statement indicating how the plan relates to **DEVELOPMENT TRENDS AND PLANS OF ADJACENT MUNICIPALITIES,**
areas and the region developed under this title;

Choose an item.
Pages: 12-13
Optional Compatibility Map
☐

Comments:
(P 12) About East Montpelier chapter 2 states, "A large number of government service organizations and private not-for-profit groups operate on a regional basis, increasing the interdependence of East Montpelier with its neighbors."
Compatibility statement Chapter 2 (p 13) includes compatibility with other plans, regional plan, and compatibility with municipal plans and the eight adjacent neighbors/communities. Also noted under future challenges and opportunities section, proximity to Montpelier and Barres is an asset with access to "urban goods, jobs, and services" and states increasing density in East Mont. villages is a way to accommodate their share of growth while retaining rural character.

(**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;

Choose an item.
Pages: 89, 91-103, 105-107, 167-168, 205 (existing energy infrastructure map), 206 (potential renewable energy siting map)
Optional Energy/ Infrastructure Map ☒

Comments:
Chapter 6, Section E "Energy and Energy Conservation" (beginning on p 89) identifies sites that are preferred for larger scale renewable energy generation, as well as sites that are unsuitable due to natural or cultural landscape constraints. This section also analyzes East Montpelier's current energy use and generation, and energy targets and pathways (pp 91-102).

The energy plan includes detailed municipal data on energy consumption data, transportation status, heating use, electricity use, energy generation and renewable electricity generation. The plan also included detailed siting standards (pp 105-107) with preferred, potentially suitable and prohibited energy generation siting.

A statement of policy on development of renewable energy resources is not directly made but the plan describes pathways to support the goal of 90% renewable energy by 2050 (p 96) and describes renewable electricity targets with accompanying data on pp 101-102.

Although not a direct statement of policy, a statement that "recommends strategies to site new renewable energy facilities in a manner that aligns with the town's desire to promote smart growth and preserve land with natural and scenic character" is found on p 103.

The following goals support energy conservation and land use
Goal 10.1 (p 167) "Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages".
Goal 10.6 (p 168) "Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation".

DRAFT

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

Choose an item.
Pages: 31, 123-125, 127
Optional Housing Density/ Distribution Map
☐

that shall include a recommended program for public and private actions to address housing needs and targets as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The housing element shall also include an analysis of any regulatory, labor, and physical constraints preventing the development, redevelopment, or rehabilitation of sufficient housing to meet the housing needs and targets, and a description of what actions the municipality may take to accommodate the projected housing needs. The program shall use data on year-round and seasonal dwellings and include specific actions to address the housing needs of persons with low income and persons with moderate income and account for permitted residential development as described in section 4412 of this title. Progress toward the construction of the housing units identified as needed to meet projected housing targets shall be documented within the housing element and updated as appropriate when the plan is amended or readopted according to section 4385 or 4387 of this title, as the case may be.

Comments:

Physical constraints for housing are defined as lack of infrastructure and affordability. An increase in short-term rentals and second homes have also affected the housing shortage in the town (p 123). Home Share VT is identified on page 124 as an option for affordable housing/room rental by connecting homeowners with extra rooms to someone who needs affordable housing. Multi housing planning is described on page 125 and envisioned in the East Montpelier Village Master Plan. The town updated their land use regulations in 2022 to allow additional density for PUDs.

Chapter 8 housing (p 124) contains data and describes in detail the significant problem of housing and affordability and the lack of critical infrastructure; State-wide programs such as VHIP are discussed on page 125. Chapter 4 Section B “Community Health” (p 31) discusses the need for diverse housing options, particularly energy-efficient and affordable for families and seniors.
The plan includes Goal 8.1 “Encourage a range of housing opportunities including single-family, multi-family, mixed use, cohousing, and affordable and senior housing” (p 127).

The housing chapter states that a challenge contributing to low housing stock is that approximately 50% of the land in town is conserved or in current use but various actions have been taken to promote more affordable housing and is listed on page 126.

Recommendation: In future town plan updates, you will need to document progress toward the construction of housing units identified as needed per new statute (Act 179).

(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.

Choose an item.
Pages: 117-120
Optional Economic/ Employment Map ☐

Comments:

Chapter 7 Economic Development identifies employment and wages, and future economic development potential (pp 117-119). Revitalization of North Montpelier Village is a current planning goal.

There are goals identified to encourage smart commercial growth around the East Montpelier Village that is compatible with residential uses and scalable, community focused commercial enterprises in North Montpelier (p 119-120).

(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. **These strategies shall include adoption and implementation of the State Flood Hazard Area Standards.**

Choose an item.
Pages: 61-67, 175, 194 (wetlands, waterways and flood hazard areas map)
Flood Hazard/River Corridor Map* ☒

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

Comments:
Chapter 5 Public Services, Section D, Hazard Mitigation and Flood Resilience (pp 61-67).

Implementation Chapter 11 includes Policy 5.8 "East Montpelier's Hazard Mitigation Plan (2025 or subsequently adopted plan) is incorporated into this town plan by reference" and Action 5.8.1 "Implement the projects identified in the Hazard Mitigation Plan" (p 175).

(A)(i) Map 4 shows the town's waterways and flood hazard areas (p 62).
(A)(ii) Steps taken to reduce flood impacts is located on page 65
(B) The town has an updated (2025) Local Hazard Mitigation Plan.
Studies: Annual Local Emergency Operations Plan (LEOP) identifies high-risk populations in the event of a disaster, and the Emergency Preparedness Committee has focused on community response to vulnerable populations.

(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.

Comments:

(b) Zoning districts map (p 204) and zoning overlay districts map (p 207). Future land use map on page 202.
(c)(1) Population size trends and higher than average educational level are identified on p. 8, and high median income relative to neighboring communities are identified as possible barriers to housing.

(c)(2) Regional projection of housing needs found on page 122.
Housing costs and affordability section begins on p. 124 and covers demographics, gaps in available housing stock, challenges in finding housing, and identifies existing remedies in financing (VHIP) and affordable housing (Sandy Pines mobile home park) programs to help increase homeownership.
(c)(3) Pp 159-164 describes land use classifications.

DRAFT

REQUIRED AND OPTIONAL MAPS CHECKLIST:

Element #/ (Goal #)	Required by statute	Page #	Notes / Description
2/(1) **Land Use Map / Future Land Use Map**: Present/prospective agriculture, forests, residential, commercial, industrial, open space, etc.). Growth areas, density, and relationship to infrastructure and services.	Required	202 (flu), 204 (zoning)	Future land use map uses the following land use classifications: resource, designated village center, industrial and rural.
3/(4)**Transportation Map:** Existing and proposed roads, paths, public transit, bike routes, and other circulation facilities	Required	195	
4/(12) **Utilities & Facilities Map:** Water, wastewater, stormwater, solid waste, energy, parks, public safety, libraries, recreation, etc.	Required	196	
6/(3) **Educational Facilities Map:** Educational facilities and school service areas; may be combined with utilities/facilities map.	Required -may combine with Utilities/ Facilities	190	Identifies facilities on separate map from utilities
12/(14) **Flood Hazard/River Corridor Map** (Flood Resilience): Flood hazard and fluvial erosion hazard areas, protected floodplains, wetlands, upland forests	Required -Can use LHMP maps	194	Map includes special flood hazard area, river corridor, wetlands, and waterways.
5/(5) **Natural Resource / Habitat Map:** Significant natural, scenic, or historic resources; forest blocks; wildlife corridors; water resources	Required	199	Map includes priority forest blocks and habitat connectors as well as riparian wildlife connectivity and highest priority wildlife crossings.
(8) **Capital Projects Map** (Implementation Program): Planned public improvements and phasing (e.g., infrastructure extensions and major capital investments)	Optional		
9/(7) **Energy Resource / Infrastructure Map** (Energy Plan): Renewable generation sites, transmission lines, district energy facilities, and conservation areas	Optional / Recommended	205, 206	Existing energy infrastructure (p 205) Potential renewable energy siting (p 206)
10/(11) **Housing Assessment / Density Map** (Housing element): Housing distribution, affordability, and targets based on regional housing needs	Optional / Recommended		
(11) **Economic Development Map** (Economic Development): Commercial zones, industrial parks, enterprise or redevelopment areas, and employment centers	Optional / Recommended		
(12) **Regional Context Map** (Compatibility Statement): Municipal boundaries, adjacent town plans, regional growth areas, and cross-jurisdictional resources	Optional		

STATE PLANNING GOALS:

24 V.S.A. § 4302 — Purposes; [State planning] goals

(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: HISTORIC SETTLEMENT PATTERN*

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 downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.

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

(C) Public investments, including the construction or expansion of infrastructure, should reinforce the 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.

*See also (A)(B)#2 Land Use Plan above, (C) #4 Utility and Facility Plan, and (D) #8 Implementation Program above

Choose an item.
Pages: 26, 56, 85, 160, 162, 202,

How has the Town Plan addressed this goal:
(A) Identifies growth areas in their villages on page 160 and in Gallison Hill (p 162). The Future Land Use Map (p 202) identifies possible growth areas – Gallison Hill and North Montpelier.
(B) refer to (A)
(C) EMFD combined their emergency operations in a new facility operated with Calais and other surrounding towns which allowed expanse of the ambulance services offered (p. 56) They also support Plainfield and Marshfield. A new firetruck was purchased in 2023 and a new ambulance in 2024.
Goal 3.4: Maintain and improve core municipal facilities and services in a fiscally responsible and sustainable manner.
Action 3.4.1: Utilize the capital plan and budget process to ensure that on-going and proposed capital projects are appropriately planned and financed.
Action 3.4.2: Pursue relevant grant opportunities to assist with funding needed town projects. (p. 26)
(D) Goals 6.9 and 6.10 direct future development efforts to areas where water and sewer could be more readily expanded (p.85)

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

GOAL 2: STRONG AND DIVERSE ECONOMY
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.

Choose an item.
Pages: 115, 119-120
Optional

How has the Town Plan addressed this goal:

Chapter 7 Economic Development (beginning on page 115).
Goals and actions to support village-scale growth and supportive and compatible uses with agriculture enterprises are identified pages 119-120.
There is also a goal around zoning bylaws to promote commercial and industrial business uses in appropriate locations.

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

GOAL 3: EDUCATIONAL AND VOCATIONAL TRAINING*
To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

Choose an item.
Pages: 46-50

*See also #6 Education and Facility Plan above

How has the Town Plan addressed this goal:

Public Services Chapter 5 (pp 46-50).
Explains public school transportation, Washington Central Unified Union District, independent schools, and adult education opportunities. Chapter 5 Section A describes educational and vocational training opportunities.

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

GOAL 4: ENERGY EFFICIENT TRANSPORTATION*

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.

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

Choose an item.
Pages: 77, 176, 189

*See also #3 Transportation Plan above

How has the Town Plan addressed this goal:

- Goal 10.6 "Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation" (p 189).
- Action 6.1.1 "Ensure that all state transportation projects meet the goals of this plan including accommodating pedestrian and bicycle use and protecting the character of the roadside (p 77).
- Goal 6.4 "Expand public transit and ridesharing" (p 176).

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

GOAL 5: NATURAL AND HISTORIC FEATURES*

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;

Choose an item.
Pages: 27, 42, 130, 144 157, 194, 200

(D) important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas

*See also policy statement on Preservation Of Rare And Irreplaceable Natural Areas, Scenic And Historic Features And Resources above

How has the Town Plan addressed this goal:
(A) Rare and significant natural communities have been identified on page 144 under significant natural communities section. Map 10 (p 200) identifies significant natural and scenic resources.
(B) Chapter 9 Section B provides descriptions and status. Map 4, p 194 - Wetlands, Waterways and Flood Hazard Areas identifies special flood hazard area, river corridor, wetlands, and important water bodies.
(C) Goal 9.13 "Protect East Montpelier's significant views" (p 157).
(D) Chapter 4, Section E Historic Resources- P 42 identifies structures listed on the National Register of Historic Places and discusses identification of archaeological sites

P 27, Chapter 4, discusses town-sponsored efforts to encourage preservation of historic resources.

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

GOAL 6: AIR, WATER., WILDLIFE & LAND RESOURCES*

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

Choose an item.
Pages: 133-134, 143-144, 167-168

* See also #5 Important Natural And Historic Features above

How has the Town Plan addressed this goal:
(A) FLU Map identifies priority conservation (resource) areas. Zoning districts reflect the goals and policies of the town plan. (p. 167-168) While there are no sources of sand and gravel in town, an Act 250 license would be required in addition to a Conditional use Permit in the 5 zoning districts in which it is allowed. Goal 9.6: Any new or expanded earth resources extraction operations will be developed to minimize

impacts on the environment and community. LESA system (Land Evaluation and Site Assessment) identified agricultural and timber production areas, leading to conservation efforts for highest priority areas.
(B) Chapter 9, p 133-134 discusses water quality, clean water programs, downstream effects and state water quality standards administered and monitored by DEC. The plan elaborates on protecting wetlands and waterways and the use of "Low Impact Development (LID) techniques during construction to minimize offsite impacts".
(C) Chapter 9, p. 143 identifies locations of the highest priority forest blocks: "in the northern part of town and connect with similar contiguous forest blocks in Middlesex and Calais. The Longmeadow Hill area, in the northwest corner of town, provides habitat for a variety of wildlife species and is part of regionally-connected wildlife corridors suitable to animal species needing wide ranges." "Most of the priority areas important for forest integrity in East Montpelier are privately owned. As shown on Map 9, the majority of the priority and highest priority interior and connectivity forest blocks are conserved or enrolled in the state's Current Use program. Efforts to protect forest integrity will require both regulatory approaches and non-regulatory approaches" p. 144

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

GOAL 7: ENERGY AND RENEWABLE RESOURCES*

Choose an item.
Pages: 44, 89, 96

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

*See #9 Energy Plan above

How has the Town Plan addressed this goal:
(A) Building - Action 4.8.4 "Encourage property owners within the designated Village Center to take advantage of available tax credits for improvements to historic buildings" (p 44).

Siting – statement by the Selectboard to "Ensure that the Town Plan qualifies as an Enhanced Energy Plan under Act 174, so that the town receives "substantial deference" in renewable energy siting decisions by the Vermont Public Utility Commission" (p 89).
Renewable energy – Although the plan does not define a specific strategy for the use and development of renewable energy resources, there is an action 10.5.2 "Consider how conservation projects contribute to accomplishing other town goals—such as recreation, housing or renewable energy generation—when evaluating support from the town's Conservation Fund action" (p 208).
(B) State energy plans – Section E: Energy and Energy Conservation, refers to Vermont Energy Dashboard and Vermont Comprehensive Energy Plan and states "This plan supports the dual goals of meeting the state energy and climate goals, while also protecting the town's valued natural and scenic resources" (p 96).

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

GOAL 8: RECREATIONAL OPPORTUNITIES
To maintain and enhance recreational opportunities for Vermont residents and visitors.

(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.

Choose an item.
Pages: 12, 34-35, 37, 38, 112, 160

How has the Town Plan addressed this goal:
Future recreation potential identifies Winooski river walk and East Montpelier Senior Center (P 38).
(A) Chapter 10 states that the overarching goal for the town is to maintain the rural nature and outdoor recreation opportunities while promoting future growth in identified growth areas (p 160). Chapter 4, identifies importance of trail system in East Montpelier and that "many of these trails are permanently protected" (p 112).
(B) Page 12 in *About East Montpelier* chapter 2 states, "The open land supports a wide variety of outdoor recreational opportunities for the larger community which include: the town trail system; a section of the Cross Vermont Trail; a network of Nordic ski, mountain bike, and snowmobile trails; the town forest; and a pond for swimming."
Community Resources, Chapter 4: Page 34-35 identifies an inventory of outdoor recreational properties within East Montpelier.

Page 37 has information on hunting, fishing and foraging opportunities and water recreation locations.

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

GOAL 9: AGRICULTURAL AND FOREST INDUSTRIES*

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.

*See #2 Future Land Use above

Choose an item.
Pages: 26, 116, 139, 142, 147-149, 150

How has the Town Plan addressed this goal:

(A) Strategies LESA system (Land Evaluation and Site Assessment) identified agricultural and timber production areas, leading to conservation efforts to protect the highest priority areas. The town also has a Conservation Fund (p 147-148).
(B) Agriculture and Forest: Fontaine's sawmill is a local commercial sawmill producing lumber for local trades. Also, sugarbushes and Christmas tree farms (p 142).
A list of agricultural enterprises including information that two dairy farms remain in town are found on page 149.
(C) Locally-grown food: Local agricultural resources include: produce, meat, dairy and syrup (p 116) and are marketed at "farmers markets, farm stores, community-supported agriculture (CSA) programs (pp 148-149); also distributing farm products to restaurants, stores, schools, and other institutions" (p 150).
(D) Forest Management Processes: P 139 Chapter 9 – Goal, policy, and action 9.6, 9.6.1. Goal 9.6 "Any new or expanded earth resources extraction operations will be developed to minimize impacts on the environment and community". Policy 9.6 "Earth resource extraction facilities shall not be located within villages or defined growth areas".
(E) Public investment: "In 2024, there were 109 parcels of qualifying agricultural and managed forest land and farm buildings in the state's

Current Use appraisal program" (p.26) **Action 3.4.2**: Pursue relevant grant opportunities to assist with funding needed town projects.

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

GOAL 10: EXTRACTION OF RESOURCES/AESTHETIC QUALITIES*

Choose an item.
Pages: 139

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.

*See #2 Future Land Use and #5 Natural Resources above

How has the Town Plan addressed this goal:

Chapter 9 – Goal 9.6 "Any new or expanded earth resources extraction operations will be developed to minimize impacts on the environment and community" and Policy 9.6: *"Earth resource extraction facilities shall not be located within villages or defined growth areas"* (p 139).

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

GOAL 11: SAFE AND AFFORDABLE HOUSING*

Choose an item.
Pages: 127

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

(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, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.

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

(D) Accessory dwelling units 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.

*See #10 Housing Element above

How has the Town Plan addressed this goal:

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The housing chapter addresses the difficulty in developing housing in E Mont due to 50% of land in current use or conserved. However, the chapter addresses the need for more affordable housing choices and identifies several actions being taken.

(A) Goal 8.1 "Encourage a range of housing opportunities including single-family, multi-family, mixed use, cohousing, and affordable and senior housing" (p 127).
(B) Goal 8.2 "Concentrate new residential development in East Montpelier Village, North Montpelier Village, and identified growth areas, outside of the floodplain and river corridor" (p 127).
(C) Action 8.1.7 "Promote recent changes to zoning such as the increased density in the village, streamlining of PUD regulations, loosening of regulations related to duplexes, ADUs, and multifamily housing throughout town (p 127).
(D) Same as C.

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

GOAL 12: PUBLIC FACILITIES AND SERVICES*

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

(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.

*See also Utility/Facility Plan above

Choose an item.
Pages:56, 59, 60, 85

How has the Town Plan addressed this goal:
(A) EMFD combined their emergency operations in a new facility operated with Calais and other surrounding towns, which allowed expansion of the ambulance services offered (p. 56). EMFD also supports Plainfield and Marshfield. A new firetruck was purchased in 2023, and a new ambulance in 2024 (p. 59). Goals 6.9 and 6.10 direct future development efforts to areas where water and sewer could be more readily expanded (p.85).
(B) Goal 5.5 is "Maintain adequate fire and emergency response capabilities," and 5.6 is "Maintain an effective Local Emergency Operations Plan." 5.7 is "Goal 5.7: Promote emergency awareness and fire prevention." (p 60).

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

East Montpelier Village faces a challenge with the privately-owned Crystal Springs Water Systems water supply that is insufficient to meet peak demand and firefighting needs (p 59). A feasibility study on how to remedy the situation was commissioned in 2012 and recommendations were made (p. 87). There is an Action 9.5.2 "Research possible expansion of the Crystal Springs water system through the addition of new wells" (p 138).

GOAL 13: SAFE AND AFFORDABLE CHILD CARE

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.

Choose an item.
Pages: 53

How has the Town Plan addressed this goal:

Chapter 5 (p 53) includes description of the Town having several child care services and registered and licensed home care providers. The section also explains long-term programs available to families with young children.

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

GOAL 14: FLOOD RESILIENT COMMUNITIES.*

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 and **should meet or exceed the statewide minimum flood hazard area standards established by rule by the Agency of Natural Resources**

(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.

Choose an item.
Pages: 20, 56, 63, 127, 135

*See also #12 Flood Resiliency Plan above

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How has the Town Plan addressed this goal:
(A) Goal 8.2: Concentrate new residential development in East Montpelier Village, North Montpelier Village, and identified growth areas, outside of the floodplain and river corridor (p 127).
(B) Goal 9.3: Ensure Town policies, including the *Land Use and Development Regulations,* promote water quality protection.
(C) "The Emergency Preparedness Committee does emergency planning and works to make the community more resilient in the face of disasters. It works to bolster community-level readiness and to help identify resources for the town" (p 20).
East Montpelier and Calais successfully bonded a $2.1M new Emergency Services Facility (ESF) in 2009. "The Emergency Services Facility in the village provides a state-of-the-art Emergency Operation Center (EOC) for East Montpelier, Calais, and surrounding communities during major emergencies." (p.56)
"East Montpelier has a Hazard Mitigation Plan which was updated in 2019 and 2025. (p. 63).

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

GOAL 15: ENVIRONMENTAL JUSTICE
To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72 (Environmental Justice).

Choose an item.
Pages: 23, 90

The Town Plan addresses socio-economic equity with a discussion of the state school taxation formula (p. 23). There is also a goal in the Energy Committer section for the Selectboard to "Support equitable and inclusive access to clean energy and energy efficiency for all town residents, to reduce the town's environmental impact while advancing affordability and well-being" and "Develop and implement community outreach and education projects that support the Town Plan's energy goals and actions, including connecting town residents and businesses with resources for incentives and technical assistance" (p 90).

Recommendation: Integrate the above energy goals into the entire town plan to encourage outreach and equitable and inclusive access to all facets of planning, not just energy.

STANDARD OF REVIEW:

24 V.S.A. § 4302(F): STANDARD OF REVIEW

(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.

PROCEDURES FOR ADOPTION

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.

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LAND USE ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy		EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Town Center Policies: Concentrate development and civic life in town centers by promoting dense mixed-use growth, adaptive reuse, affordable housing, and public amenities while enhancing regional connectivity and protecting flood resilience	Compatible	Goal 10.2: Focus new development in villages and growth areas.	
Mixed Use Commercial Area Policies: Promote mixed use, scrutinize large scale retail	Compatible	Goal 10.3: Discourage commercial strip development.	
Industrial Area Policies: Prioritize industrial uses in designated areas Allow small-scale industrial elsewhere per plans	Compatible	Goal 10.4: Encourage development of the Industrial District.	
Resort Center Area Policies: Coordinate resort area growth cooperatively, focus growth on existing resorts		n/a	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Rural Area Policies: Preserve farmland, forests, and rural character Promote conservation-oriented development, use compact and traditional settlement patterns, protect sensitive habitats, and support small-scale rural businesses and recreation	Compatible	Goal; 10.1 Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages.	Consider adding goal to assess the possibility of adding a Universially Accessible Trail to the East Montpelier trail network.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Resource Area Policies: Protect sensitive natural resources by restricting development in vulnerable areas, minimizing infrastructure impacts, mitigating unavoidable disturbances, and preserving forests, habitats, steep slopes, and flood-prone lands. Minimize farmland and forest fragmentation using regulatory tools, buffer development from sensitive areas, help landowners afford conservation, retain rural character with safe travel, compact design, and buried utilities, expand hamlets with traditional patterns, protect wildlife corridors, limit large non-residential uses, support customary home occupations, and encourage low-impact recreation facilities	Compatible	Goal 9.2: Protect wetlands and waterways as valued wildlife habitat and recreational and scenic focal points of the community, and prioritize their health over development. Goal 9.7 Protect forest integrity Goal 10.5: Focus conservation efforts in areas outside of East Montpelier Village that have the highest resource values.	
General Land Use Goals, Policies, and Strategies			

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 1: Promote sound natural resource use Encourage conservation commissions, improve water resource mapping, support local wetland inventories, protect and restore water quality, store harmful materials safely, evaluate water impacts of projects, maintain vegetated buffers, secure conservation easements, remove unused dams, identify funding for buffer plantings, use community septic or public systems near surface waters, enhance watershed education, avoid or mitigate flood hazard development, raise awareness of flood risks, and protect forest blocks and habitat connectors	Compatible	Goal 9.5: Safeguard the quality and quantity of the town's groundwater. Goal 9.6 Any new or expanded earth resources extraction operations will be developed to minimize impacts on the environment and community. Goal 9.9: Manage town-owned forests for habitat, carbon sequestration, and land stabilizing practices along with economic and recreational values. Action 9.3.2: Track state level changes to river corridor regulations resulting from the Flood Safety Act and ensure that Land Use and Development Regulations do not conflict with any changes.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 2: Protect agriculture, forestry, minerals Preserve working lands and soils by supporting agricultural, forest, and extraction productivity, discouraging infrastructure that promotes inappropriate development, prioritizing land protection through LESA/FLESA assessments, encouraging fair taxation with Use Value Appraisal, planning for long-term food security, requiring reclamation of extraction sites, and protecting resource operations from conflicting uses.	Compatible	Goal 9.11: Encourage farming practices that protect wildlife habitat, water quality, and soil productivity. Goal 9.12: Support the conservation of prime and actively-used farmland outside of village and growth areas. Goal 9.8 Ensure that existing forest areas are managed for long-term sustainability	
Goal 3: Support compact growth, and economically viable development locations Promote village-scale development and affordable infill by supporting smart growth and Growth Center designations, encouraging clustered design and infill redevelopment, assisting towns with planning and funding (including brownfield cleanup and TIF), and endorsing strategies to expand existing settlements while preserving rural countryside	Compatible	Goal 10.6: Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation. Goal 10.1: Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages. Goal 10.2: Focus new development in villages and growth areas.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 4: Preserve fragile and natural habitats Protect natural and fragile areas by preserving high-value environmental sites, acquiring and mapping sensitive lands, mitigating development impacts near critical habitats, preventing groundwater contamination, preserving wetlands, identifying wildlife habitats and connectors, and managing invasive species through public education and regional response efforts.	Compatible	Goal 9.2: Protect wetlands and waterways as valued wildlife habitat and recreational and scenic focal points of the community, and prioritize their health over development.	Consider adding goal to conduct a Natural Communities Assessment to help prioritize the protection of ecological resources .
Goal 5: Maintain scenic beauty and viewsheds Use native vegetation, screen development near scenic roads, retain scenic views, map significant scenic areas, protect ridgelines, prevent light pollution, enforce Act 250 visual standards, avoid siting utilities in view areas, restore visual character after construction, use context-sensitive design, maintain open landscapes, and identify and preserve scenic roads	Compatible	Goal 9.13: Protect East Montpelier's significant views. Goal 9.14: Retain the scenic rural character of town roadways.	
Goal 6: Manage interstate interchange development Support smart growth and growth center plan, encourage context-sensitive and form-based design, restrict incompatible uses like strip malls, coordinate with local and regional plans, and protect agricultural land near highway exits	Silent	n/a	E. Montpelier does not have any interstates.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 7: Protect water quality from runoff Minimize runoff impacts by designing compact sites, preserving vegetation, phasing construction; manage stormwater using retain, infiltrate, control erosion; apply acceptable management practices in agriculture, forestry, extraction; reduce impervious surfaces with build structured or shared parking, use pervious materials, add landscaped bio-retention; encourage municipalities to adopt stormwater-friendly regulations, maintain infrastructure, protect water quality.	Compatible	Goal 9.3: Ensure Town policies, including the Land Use and Development Regulations, promote water quality protection. Goal 9.4: Support project development and implementation of projects that will improve water quality.	

ENERGY ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal: Increase conservation of energy by individuals, organizations, and municipalities (pp.51–52) Connect municipalities, residents, and businesses with programs and incentives, coordinate residential weatherization campaigns, support and develop municipal energy committees, provide technical assistance and encourage energy-conserving bylaws, support state and utility energy programs, advocate for accessible models for underserved residents, promote energy equity commitments, and develop municipal energy use baselines and assessments to guide improvements.	Compatible	pages 107-8; 99 Goal 6.12 Promote energy conservation and efficiency E.g. page 99 discusses an EECBG the energy committee received to support a town-wide campaign to promote and facilitate such measures; discusses municipal building efforts; statewide organizations, regional partners, and local partners all discussed in thermal pathways discussion . Pages 107-8 include specific targets on weatherization.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal: Promote climate-ready, resilient, energy-efficient building design, construction, and retrofits (pp.52–53) Promote RBES/CBES standards and municipal stretch code adoption, host building science and standards training, encourage commercial benchmarking, develop local energy codes and net-zero-ready practices, review zoning for energy impacts, promote high-efficiency manufactured housing and energy-efficient landscaping, support municipal energy tracking and waste heat recovery near infill, and develop a regional GHG emissions inventory	Compatible	Pages 96-100, 89, 105 note especially discussions of RBES&CBES; but really throughout thermal pathwyas section as noted above; inclusion of municipal buildings and schools as preferred sites for solar. Goals (and associated actions): 6.12- promote energy conservation and efficiency; 6.13 promote electrification of thermal energy; Action 6.16.1 regarding facilitating development of large-scale solar projects at preferred sites, including rooftop arrays at U-32 and EMES paired with statement on pairing solar and battery storage systems (102)	
Goal: Identify ways to decrease fossil fuel use for heating (p.53) Promote fossil-fuel-free technologies like heat pumps and geothermal, support stove and boiler trade-out programs, identify and enable district heating and biogas projects, identify renewable fuel sources and biodigester opportunities, promote energy storage and microgrids, and provide community education on renewable energy for emergency management	Compatible	page 107, 96-100 Goal 6.13 on promoting electrification of thermal energy (and associated actions). Weatherization and beneficial electrication are covered also in targets and narrative.	Recommend strengthening meeting this standard by discussion support for identifying potential sites for community-scale decarbonization e.g. via wasteheat recovery, shared heating and cooling (e.g. district), etc. especially as pertains to intentional growth areas and housing projects/visioning already underway in town.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Promote Transportation Demand Management (TDM) and Ridesharing Programs (pp. 59-60) Support Go!Vermont and employer commute programs, develop criteria for ridesharing infrastructure, identify transit gaps and over-capacity park & rides, update park & ride inventories, map fiber optic gaps, follow the Vermont Transportation Equity Framework, support regional commute alternatives including rail, evaluate intermodal facilities, plan transit in growth areas, connect underserved communities to critical services, create incentives and policies integrating transit into development, establish a comprehensive transit plan, and provide technical assistance to transit providers	Compatible	pp 108 Goal 6.15 Develop infrastructure to reduce dependency on automobiles like sidewalk networks, trails, etc and complementary actions 6.15.1 and 6.15.2. Note cross cutting with broader Infrastructure actions Design a safe, multimodal road network while preserving scenic and natural character (e.g. actions 6.1.1, 6.1.2, 6.1.3), 6.4 expand public transit and ridesharing (6.4.1 and 6.4.2), Encourage use of renewable fuels for transportation 6.5 (6.5.1). Public Transportation (pp74), Ride Sharing (74-75), Commuter Programs (pp75), Bicycles and Pedestrian Facilities (75), and Transportation Energy Conservation & Commuter Infrastructure section on page 76 support these additional goals.	
Goal: Promote shift from gas/diesel to electric or alternative transportation (p.59) Ensure zoning does not prohibit EVSE or alternative fuel technologies, promote EV-ready building practices and bidirectional charging, coordinate funding and guidance for Drive Electric programs, disseminate fleet electrification resources, and support municipal participation in EVSE and fleet programs.	Compatible	pages 93, 100-101; 107; 78; 76 existing initiatives re EVSE buildout page 93; focus of transportation targets 100-101 (EV and EVSE); goal 6.14 is to promote adoption of electric vehicles and corresponding actions focus on promoting adoption of EVs via education&outreach and facilitation of EVSE implementation (3 actions); pp78 Goal 6.5 encourage use of renewable fuels for transportation (and complementary action)	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal: Facilitate walking, biking, and rolling infrastructure (pp.61–62) Provide technical and grant assistance, develop health equity-based project prioritization, update municipal road standards to Complete Streets with training and compliance reviews, develop model regulations and site plan requirements for walking, biking, and rolling, create a walk/bike/roll master plan with gap analyses and funding strategies, and center underserved communities in planning	Compatible	pages 73-78 climate-smart access management pp 73 (includes complete street principles in zoning and subdivision bylaws, etc); extensive discussion of trails and biking as well throughout see e.g. pp 108 Goal 6.15 Develop infrastructure to reduce dependency on automobiles like sidewalk networks, trails, etc and complementary actions 6.15.1 and 6.15.2. Note cross cutting with broader Infrastructure actions Design a safe, multimodal road network while preserving scenic and natural character (e.g. actions 6.1.1, 6.1.2, 6.1.3); also 6.2 priotize pedestrian & Cyclist Safety (pp77); 6.3.1 update LUDRs to encourage shared road access (pp	
Pathways: Renewable Energy Development and Siting Develop summaries of municipal projects, support project development, create siting guidelines and mapping tools, assist municipalities with updated regulations, identify co-benefits like waste heat and thermal networks, map thermal and preferred siting resources, align housing, conservation, and energy goals, coordinate modeling with DPS and utilities, support grid upgrades and utility data updates, encourage early municipal consultation, analyze resource areas, integrate onsite generation and storage into capital planning, advocate for fossil-fuel-free backup power, and provide education on bi-directional EV chargers and microgrids	Compatible	Siting Standards pages 104-107	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Policy: Evaluate generation from existing renewable energy facilities *(p.87)* *Provide regular updates on facility inventories, update mapping of constraints, reflect municipal changes to preferred or unsuitable locations, map woody biomass locations consistent with conservation priorities.* The municipal energy element requires: 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.	Compatible	Siting Standards pages 104-107	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Patterns and densities of land use likely to result in conservation of energy	Compatible	Reducing Sprawl: 134, 157-8, 264-5, 267, 142-146, 151 Not in energy element but throughout rest of plan and often cited in regards to wetland and significant view protect e.g. Policy 9.13 maintain compact patterns; this plan would be strengthened by emphasizing also the cobenefits which include the conservation of energy and climate resilience. Action 9.14.2 page 158; page 164 land use regulations and zoning districts should encourage efficient development (compact) and zoning districts page 165; associated goals and actions page 167 10.1.4, goal 10.2 (focus new development in village and growth areas). Page 142-144 Protecting Forest Integrity includes establishing a forest integrity study area (maps 9 and 12) to help focus regulatory and non regulatory forest integrity protection efforts (page 145) Goal 9.7, 9.8, 9.9 and actions. Agircultural soils and e.g. goals 9.10-9.12 page 151 and page 103 in energy section- see also siting standards. Compact settlement: pages 134, 85, 118 existing village centers; exploration of water or sewage solutions pages 85- goal 6.9 develop wastewater solutions for East Monteplier Village and North Montpelier to support residences and businesses, protect water quality, and allow future growth. Page 118 discusses East Montpelier Village Master Plan and future growth in higher density compact centers	

TRANSPORTATION ELEMENT

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1: Integrate transportation and land use planning Coordinate planning, support compact walkable growth in designated centers, engage communities, develop regional plans, coordinate with state and local agencies, integrate economic development, and ensure equitable access for all residents	Silent	Plan has complete streets in villages goals and mentions focusing development in village areas, but does not directly address the transportation/land use nexus. Goal 6.3 addresses access management in the context of preventing strip development.	
Goal 2: Maintain existing transportation infrastructure Prioritize maintenance and repair, match capacity to growth, and monitor asset conditions	Silent	Mentions maintenance for invaisve management, no mention of state of good repair	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 3: Manage demand and promote alternatives Reduce peak travel loads, promote walking, biking, and transit, support park-and-ride facilities, preserve transportation rights-of-way, provide travel information, support ride-matching and shuttles, encourage workplace commuting programs, expand transit services, and promote car sharing and EVs.	Compatible	**Goal 6.1**: Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character **Goal 6.4**: Expand Public Transit & Ridesharing **Goal 6.5**: Encourage use of renewable fuels for transportation	
Goal 4: Integrate travel modes – Coordinate across modes and populations Design intermodal connections, improve connectivity between systems, coordinate with human service providers, plan for emergency access routes, and support freight and goods movement.	Compatible	**Goal 6.1**: Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 5: Minimize environmental impact – Reduce emissions and protect resources Promote energy-efficient modes, encourage transit-oriented development, support green infrastructure practices, avoid impacts to sensitive areas, reduce vehicle miles traveled, and coordinate transportation with energy goals	Compatible	Goal 6.15: Develop infrastructure to reduce dependency on automobiles.	
Goal 6: Improve system performance and safety – Safe, efficient movement for all users Address high-crash locations, use access management techniques, improve pedestrian and bike safety, design streets for all users, upgrade aging bridges and culverts, promote safe speeds and enforcement, and collect and use crash data	Compatible	Goal 6.2: Prioritize Pedestrian & Cyclist Safety by Reducing Traffic Speeds	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 7: Design for aesthetics and livability – Beautify and humanize infrastructure Preserve historic road elements, design context-sensitive roadways, incorporate landscaping and buffers, improve streetscapes in town centers, encourage pedestrian-scale design, and integrate art and design features	Compatible	Goal 6.1: Design a Safe, Multimodal Road Network While Preserving Scenic & Natural Character	
Goal 8: Link transport and development – Serve growth areas with transport improvements Support access to designated centers, target investments to priority areas, and connect housing to employment centers	Compatible	(Land Use) Goal 10.2: Focus new development in villages and growth areas.	
Goal 9: Support public transportation – Expand and sustain transit services Ensure access for all populations, coordinate land use with transit, and reduce congestion and emissions	Compatible	(Land Use) Goal 10.6: Promote energy-efficient land use patterns that facilitate walking, bicycling, and use of public transportation.	

UTILITIES, FACILITIES AND SERVICES ELEMENT

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Wastewater			
Wastewater Treatment Goal: Improve and expand wastewater facilities – Protect health, maximize investment, guide growth Support improving and upgrading systems, encourage inter-municipal and decentralized facilities, extend service in growth-appropriate areas, promote environmentally sound sludge disposal, improve outreach on system maintenance, and maintain accurate wastewater records.	Compatible	Goal 6.9:Develop wastewater solutions for East Montpelier Village and North Montpelier to support residences and businesses, protect water quality, and allow future growth	
Water System			
Water System Goal: Improve and expand water systems – Protect health, maximize investment, guide growth. Use existing systems for dense development, prohibit water source degradation, strengthen small systems, encourage inter-municipal agreements, protect backup sources, expand service in growth areas, and require accurate system records.	Compatible	Goal 6.11: Ensure the availability of a sufficient and sustainable supply of clean water for residential, commercial and industrial uses. Action 6.11.2: Ensure that the water supply system for East Montpelier Village acquires sufficient capacity to serve current and future customers and meets firefighting needs.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Electric Power			
Electric Power Goal: Improve and expand electric power – Ensure service, conserve energy, protect resources and public health Support demand-side management, encourage renewable and diverse energy, design climate-resilient and low-impact infrastructure, minimize aesthetic and resource impacts, and place substations unobtrusively in suitable areas	Compatible	Meets Enhanced Energy Plan Standards supporting demand-site management, encouraging renewable energy generation (including new incremental renewable energy target for 2025, 2035, and 2050; and Goal 6.16 promoting installation of solar PV specifically at preferred sites within municipal control/influence.) Siting standards pages 104-7 minimize aesthetic and resource impacts (wetlands, forest blocks, etc) and apply to both generation and general infrastructure (including substations).	
Outdoor Recreation			
Outdoor Recreation Goal: Promote access to diverse, high-quality recreation for all Support inclusive and nature-based recreation, protect recreation lands, improve and rehabilitate facilities, expand public access and trail networks, encourage private land access, and support ski areas responsibly	Compatible	Goal 4.3: Provide year-round programs of varied recreational activities to meet the interests and needs of residents of all ages and skills. Goal 4.4: Protect recreational spaces and develop new recreational areas in various parts of town	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Cultural Resources			
Cultural Resources Goal: Promote access to diverse, high-quality cultural experiences for all Encourage new cultural facilities near growth centers, protect existing cultural resources, collaborate with cultural organizations, promote adaptive reuse, and support arts in education	Silent		No specific goals for cultural resources but there is a goal for historic resources: Goal 4.10: Enable residents of all ages to learn about and appreciate the town's history. And a goal for community resources: Goal 4.1: Promote a sense of community through educational and social opportunities and gathering places.
Historical and Archeological			
Historical & Archeological Resources Goal: Protect and promote use of historic and archeological resources Encourage historic preservation in planning, support revitalization and adaptive reuse, protect historic areas, minimize visual impacts, consult state agencies for significant sites, and promote funding and tax incentives	Compatible	Goal 4.8: Preserve the town's historic structures and cemeteries for future generations to enjoy	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Wireless Telecommunication			
Wireless Telecommunication Facilities Goal: Promote effective and efficient communication systems. Minimize scenic and environmental impacts, prioritize co-location, require bonds for tower removal, ensure FCC compliance, provide model bylaws and expedited permits, and site towers with existing access	Compatible	Goal 6.17: Enable all areas of East Montpelier to have adequate cell service coverage to meet the needs of residents, businesses and emergency service providers, while protecting the town's scenic and natural resources	
Emergency/Health Services			
Emergency/Health Services Goal: Promote effective, efficient, and accessible emergency and health services. Plan and locate facilities based on population and transport patterns and encourage regional and cooperative service delivery	Compatible	Goal 5.5: Maintain adequate fire and emergency response capabilities.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
		Emergency Management	
Emergency Management Goal 1: Build disaster-resistant communities through sound planning	Compatible	Goal 5.8: Minimize potential damage from natural disasters and strengthen the community's ability to anticipate, respond to, and recover from natural disasters.	
Emergency Management Goal 2: Ensure communities have resources to respond and recover Promote local emergency plans, update rapid response plans, assess risks, adopt resilient infrastructure and land use policies, discourage floodplain development, maintain buffers, update flood regulations, and provide mitigation funding information	Compatible	Goal 5.8: Minimize potential damage from natural disasters and strengthen the community's ability to anticipate, respond to, and recover from natural disasters.	
Crime and Safety Goal: Reduce crime, prevent conflicts, and protect communities	Silent		
Goal 1. Prevent social and economic conditions leading to conflict Promote early intervention and prevention in schools and support education, housing, and employment policies to reduce conflict	Silent		
Goal 2. Foster safe, supportive communities through education and prevention Encourage community-based crime prevention, support restorative justice centers, promote conflict resolution in schools and law enforcement, track crime and safety indicators, coordinate rehabilitation with the justice system, and advocate for state support of restorative justice programs	Silent		

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 3. Protect communities from violence and serious crimes Support incarceration for violent offenders and evaluate need and impacts of new prison facilities	Silent		

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
		Education	
Education Goal. Promote effective, efficient, accessible, and affordable education services Require development to mitigate school impacts, build schools in growth areas, coordinate regionally, plan capital improvements, and expand adult, senior, and vocational education	Silent		
		Childcare	
Child Care Goal. Ensure safe, affordable child care and integrate into planning Remind towns to plan for child care, reduce barriers, assess regional needs, and encourage facilities near growth centers, schools, jobs, and transit	Silent		The plan does include a section on registered child care providers and locations and programs to support child care needs. There are no specific child care goals but there is the following support services goal: Goal 5.3: Support services and facilities to address the needs of seniors and families with young children.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
		Solid Waste	
Solid Waste Goal. Ensure safe, cost-effective, and efficient solid waste management. Prioritize waste reduction, manage locally, educate on recycling and composting, support producer responsibility, expand collection centers, promote local composting, and limit biosolids to vetted programs.	Compatible	Goal 6.7: Minimize and manage solid waste in collaboration with the Central Vermont Solid Waste Management District. Goal 6.8: Minimize waste generation in town government and the schools	
		Broadband	
Broadband Goal. Ensure universal broadband availability and affordability. Include broadband in local plans, promote public awareness, expand service in underserved areas, encourage public wi-fi zones, and support rural wireless expansion	Silent		

HOUSING ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1. Develop housing for all, including affordable, elderly, and special needs	Compatible	Goal 8.1: Encourage a range of housing opportunities including single-family, multi-family, mixed use, cohousing, and affordable and senior housing.	
Goal 2. Encourage innovative, low-cost, energy-efficient, environmentally friendly housing	Compatible	Goal 6.12: Promote energy conservation and efficiency. Action 6.12.1: Educate East Montpelier residents and promote available incentives for home weatherization and other energy conservation.	
Goal 3. Preserve existing housing; focus new housing in centers and Growth Centers	Compatible	Goal 10.2: Focus new development in villages and growth areas. Action 8.1.5: Encourage residents and town officials to participate in regional housing workshops and programs like Vermont Housing Improvement Program.	
Goal 4. Support coordination among public, private, and non-profit housing agencies	Compatible	Action 8.1.1: Partner with other organizations, including Downstreet and CVHFH, to create affordable and senior housing near transportation and services.	
Goal 5. Encourage employer-assisted housing by large employers	Silent	Action 8.1.3: Promote and support home share programs as a way to support senior and affordable housing.	Although there is no mention of supporting workforce housing, there is a goal to encourage a range of housing options and promotion of homeshare programs. Recommend to include workforce housing as a part of a larger housing strategy.

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Collaborate among towns, non-profits, and state agencies, evaluate municipal capacity to meet housing targets, encourage maximum densities consistent with local plans, strive for 20% affordable housing, focus new housing in growth centers, preserve and reuse existing housing, and encourage affordable housing near jobs for below-median-income households	Compatible	See above goals and actions.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Actions			
Assist towns with housing needs analyses and growth center designations, encourage regulations allowing concentrated housing, review town plans for housing solutions, connect towns with affordable housing partners, advocate for state policies and funding, provide GIS and zoning analysis tools, support local housing groups, promote density-building strategies, participate in Act 250 reviews, and encourage streamlined permitting, density bonuses, and reduced fees in growth and village centers	Compatible	Action 8.1.4: Consider conducting a housing needs assessment and developing a housing action plan for the town. Action 8.1.7: Promote recent changes to zoning such as the increased density in the village, streamlining of PUD regulations, loosening of regulations related to duplexes, ADUs, and multifamily housing throughout town.	

ECONOMIC DEVELOPMENT ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Goal 1. Achieve full employment; create and preserve diverse, high-quality jobs	Compatible	Goal 7.1: Concentrate commercial growth in East Montpelier Village with an emphasis on village-scale businesses that support the community and are compatible with residential uses.	
Goal 2. Support business retention, growth, and market-driven development Promote career exploration and training, provide lifelong learning for all workers, focus growth on regionally appropriate industries, encourage entrepreneurship and small business innovation, enhance quality of place to attract employers, ensure available commercial and industrial space, maintain infrastructure to support business expansion, and support sustainable natural resource industries	Compatible	Action 7.1.1: Encourage business retention and expansion, and the location of new village-scaled businesses in village mixed-use areas. Goal 7.2: Encourage small, community-focused commercial enterprises in North Montpelier. Action 7.2.3: Evaluate incentives to encourage property owners in and near the village to participate in mixed-use development and public water and wastewater initiatives that support the residential and commercial goals for North Montpelier Village.	
Goal 3. Ensure incomes meet basic needs with advancement opportunities. Support strategies to create livable wage jobs, expand workforce stability resources, provide career pathway and advancement information, and support statewide economic development strategy projects	Compatible	Goal 7.4: Promote and support the viability of sustainable agricultural enterprises. Goal 7.5: Support home businesses while ensuring that rural residential character is preserved.	

Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Goal 4. Foster dynamic, resilient downtowns, villages, and commercial districts Reuse vacant and under-utilized sites, focus infrastructure investments in centers with healthy design, strengthen economic resilience to extreme weather and flooding, and market and promote unique downtowns and villages	Compatible	Goal 10.2: Focus new development in villages and growth areas. Goal 5.8: Minimize potential damage from natural disasters and strengthen the community's ability to anticipate, respond to, and recover from natural disasters. *Policy 5.8: East Montpelier's Hazard Mitigation Plan (2025 or subsequently adopted plan) is incorporated into this town plan by reference. *Policy 10.2: Utilize the Future Land Use Map to evaluate and prioritize growth areas.	
Goal 5. Maintain sustainable and viable agricultural and forest lands Expand asset-based, year-round recreation and tourism and strengthen partnerships among regional food system stakeholders	Compatible	Goal 7.4: Promote and support the viability of sustainable agricultural enterprises. Goal 7.5: Support home businesses while ensuring that rural residential character is preserved.	

RESILIENCE ELEMENT			
Regional Plan Policies	☐Compatible (Silent or Support) ☐Incompatible	Town Goals and Strategies	Notes
Example Policy	Compatible	EX.1 "Quote of top level policy from .pdf"	Notes are only needed if it's incompatible. If it's silent or compatible, but has adjacent goals, you can also include that commentary here.
Promote sound natural resource use (from Land use Chapter) Encourage conservation commissions, improve water resource mapping, support local wetland inventories, protect and restore water quality, store harmful materials safely, evaluate water impacts of projects, maintain vegetated buffers, secure conservation easements, remove unused dams, identify funding for buffer plantings, use community septic or public systems near surface waters, enhance watershed education, avoid or mitigate flood hazard development, raise awareness of flood risks, and protect forest blocks and habitat connectors.	Compatible	Goal; 10.1 Ensure that land use patterns retain the values expressed by citizens including rural development patterns, protection of agricultural land and open space, and the enhancement of East Montpelier's villages. Goal 9.2: Protect wetlands and waterways as valued wildlife habitat and recreational and scenic focal points of the community, and prioritize their health over development. Goal 9.7 Protect forest integrity Goal 10.5: Focus conservation efforts in areas outside of East Montpelier Village that have the highest resource values.	

Build disaster-resistant communities through sound planning (From Emergency Management Chapter)	Compatible	Goal 5.6: Maintain an effective Local Emergency Operations Plan.	
Ensure communities have resources to respond and recover (From Emergency Management Chapter) Promote municipal emergency management plans, encourage annual rapid response updates, support all-hazards risk assessments, adopt minimum infrastructure standards, implement land use policies reducing disaster impacts, discourage floodplain development, maintain vegetated buffers, update flood hazard regulations, and provide FEMA/VEM hazard mitigation funding information	Compatible	*Policy 5.8: East Montpelier's Hazard Mitigation Plan (2025 or subsequently adopted plan) is incorporated into this town plan by reference. Goal 5.5: Maintain adequate fire and emergency response capabilities.	

Category	Issue	Neighbor	Applicant	Notes
		(insert quotes from neighbor plan)	(Insert quotes from application muni's plan)	
Transportation	Traffic safety	**Barre Town**	**East Montpelier**	
		The recent improvement of US RT 2 and VT RT 14 in the East Montpelier area may provide an attractive alternative to the present unpaved rural roads connecting these areas.	VT Route 14 enters from Barre Town, passing through East Montpelier Village and North Montpelier to Hardwick to the north, forming a critical north-south spine for local mobility.	The road improvement in East Montpelier has improved the traffic pattern in this are. Positive impact for Barre Town traffic safety planning.
Land use	Industrial zoning	Lands in East Montpelier adjacent to Barre Town are zoned rural residential and industrial, while Barre Town's land is zoned low density residential. Depending on the type and density of industrial uses proposed for East Montpelier there could be some conflicts on land use.	A closed and capped landfill and an operating regional solid-waste transfer facility occupy most of the industrial zone adjacent to the Barre Town boundary. The adjoining Barre Town land is zoned for low density residential use and presently is primarily forest and agricultural land. Barre Town has identified these adjacent lands as supporting a deer wintering range and other natural/fragile areas.	Proximity to these natural resources could be a limiting factor in any further industrial development along this boundary. -- Barre Town identifies a heron rookery near the East Montpelier town line in their 2020 Town Plan.
Energy/Land use	Growth area potential	**Berlin**	**East Montpelier**	
		The Winooski River and steep terrain separate East Montpelier and Berlin. East Montpelier's future land use plan calls for the small area along the town boundary with Berlin to remain largely undeveloped resource land.	Two hydroelectric plants are located in East Montpelier. A private company, Winooski Hydroelectric, owns and operates a generation station on the Winooski River off US Route 2 at the Berlin line.	The East Montpelier plan identifies the Gallison Hill area off of Rt 2 near the Berlin line as a potential future growth area. The 2020 Berlin Town plan needs to update adjacent land uses of its neighboring municipalities.
Fire&Emergency Services	Employee hiring	**Calais**	**East Montpelier**	
		Police, fire and emergency services are becoming increasingly complex, equipment is becoming more sophisticated and expensive, and regulations and training requirements are increasing. These factors combined make providing services through volunteers difficult or unworkable, requiring hiring of employees if we are going to have services available as needed.	In 2013, EMFD and the Towns of East Montpelier and Calais entered into a long-term agreement, subject to annual review, for the provision of fire, ambulance, and emergency services. East Montpelier plan states, an "ongoing desire to partner with our neighboring communities to improve services and share resources when possible".	Calais receives fire and ambulance services from East Montpelier fire dept. There are more reports responding to increasingly violent and dangerouse situations. East Montpelier FD recently hired more staff.

Category	Issue	Neighbor	Applicant	Notes
Land Use	Village and adjacent uses	No mention in plan	Similarly, North Montpelier is located on the boundary with Calais and near the boundary with Marshfield. East Montpelier's efforts to strengthen and maintain North Montpelier would affect those communities. Communication between the towns, particularly about potential plans to increase growth in these villages, is important.	The Calais Town Plan does not mention North Montpelier Village growth or impacts. For future planning and growth of the village, the towns should be coordinating planning.
Land Use	Village and adjacent uses	**Marshfield**	**East Montpelier**	
		No mention in plan	East Montpelier zoning in the vicinity of North Montpelier is Residential/Commercial. Adjoining areas of Marshfield are zoned Agriculture/Rural Residential. Communication between the towns, particularly about potential plans to increase growth in North Montpelier, is important.	The Marshfield Town Plan does not mention North Montpelier Village growth or impacts. For future planning and growth of the village, the towns should be coordinating planning.
Natural Resources	Forest blocks	**Middlesex**	**East Montpelier**	
		No narrative mention of East Montpelier natural resource connection but identified on their maps.	Most of the priority and highest priority forest blocks are in the northern part of town and connect with similar contiguous forest blocks in Middlesex and Calais.	Both towns identify high priority forest blocks on their forest integrity map. No apparent issue.
Outdoor recreation	Trail planning	**Montpelier**	**East Montpelier**	
		Town plan mentions a strategy to partner with regional towns and cities to promote broader and more diverse recreation opportunities (including East Montpelier Trails).	Notes inventory of Recreational Properties w/in East Montpelier - Baird property: 45-acre forested parcel owned by the town since about 2008; site is traversed by an all-season multi-use recreational trail connecting East Montpelier with the City of Montpelier.	No apparent issue.
Transportation/ Land use	Complete streets	There is also a mention in Transportation Goal 12 "The CCR and Sabins Pasture projects could allow a complete street that connects the East Montpelier Road to Barre Street and College Street."	Gallison Hill is identified in this Plan as a potential growth area (mainly residential).	Communication between towns is recommended for the planning of the Country Club Road site/Sabins Pasture and potential growth area of Gallison Hill.
		Plainfield	**East Montpelier**	

Category	Issue	Neighbor	Applicant	Notes
Infrastructure	Wastewater	There are approximately 383 water connections, including Goddard College and the Northwood development off of VT Route 214. The water main running along VT Route 214 was replaced with a larger, four-inch diameter pipe in 2001.	The E.M. Town Plan notes "The apartment complex at the former Goddard Northwood campus is served by the Plainfield sewer and wastewater treatment system".	Recommend both Towns coordinate closely on any development along property boundaries and shared water and wastewater systems.
Energy	Preferred siting	No mention but Plainfield does have the following energy strategy, "Energy facilities, including solar arrays and other generation facilities, transmission and distribution lines, accessory structures, and access roads should be located so as to minimize and mitigate adverse impacts to agricultural land, waterways, and significant natural communities as well as property in the village zoned for housing."	Commercial District: The commercial district extends from East Montpelier Village along US 2 to the Plainfield town line. Portions of this district may be suited to solar development.	Recommend both Towns coordinate closely on any solar development along property boundaries.

Worcester	East Montpelier

no apparent conflicts

ELEMENT	Compatible	Incompatible
Land Use	yes	
Energy	yes	
Transportation	yes	
Utilities-Facilities-Services	yes	
Housing	yes	
Economic Development	yes	
Flood Resilience	yes	
Neighbor Compatibility	yes	

Municipal Plan Review Tool

Municipality: Waitsfield	Plan date:	Staff: Jon Ignatowski Niki Sabado	Date: April 19, 2023 August 2026 amendment

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	☒	☐
2	Land Use Plan and Map	☒	☐
3	Transportation Plan and Map	☒	☐
4	Utility and Facility Plan and Map	☒	☐
5	Rare Natural Resources/Historic Resources	☒	☐
6	Educational Facilities Plan and Map	☒	☐
7	Implementation Program	☒	☐
8	Compatibility Statement	☒	☐
9	Energy Plan	☒	☐
10	Housing Element	☒	☐
11	Economic Development Element	☒	☐
12	Flood Resiliency Plan	☒	☐

	State Planning Goals § 4302	Met	Not Met
1	Compact village centers	☒	☐
2	Economy	☒	☐
3	Education	☒	☐
4	Transportation	☒	☐
5	Natural and Historic Resources	☒	☐
6	Quality of air, water, wildlife, and land resources	☒	☐
7	Efficient use of Energy and Renewable Energy Resources	☒	☐
8	Recreation	☒	☐
9	Agriculture and Forest Industries	☒	☐
10	Use of Resources and Earth Extraction	☒	☐
11	Safe and Affordable Housing	☒	☐
12	Public Facilities and services	☒	☐
13	Child Care	☒	☐

14	Flood Resiliency	☐	☐

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.

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

Comments:

(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.

DRAFT

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

DRAFT

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.

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

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

(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:

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

(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

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 :

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

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.

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.

Consistent
Pages: 7-13 to 7-14, 7-20 to 7-21.

How has the Town Plan addressed this goal :

The chapter section 7.G Community Services includes new childcare section on 7-13 – 7-14 which identifies two registered childcare facilities in the town and funding mechanisms used to rehabilitate them.

A new goal 7.J-3 was added with expanded sub goals on pages 7-20 – 7-21 that include exploring local option taxes and other funding to keep tuition affordable; support for childcare providers and families; and streamlining permitting and designation areas for commercial childcare centers.

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

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.

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(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.

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MEMO

Date: October 9, 2026
To: Board of Commissioners
From: Niki Sabado, Planner
Re: Summary of Municipal Plan Review public hearings on August 17 and September 8, 2026

The memo includes summaries of the public hearing for the East Montpelier Town Plan update and the Waitsfield Town Plan amendment for August 17, 2026 and September 8, 2026.

Record of Municipal Plan Review Public Hearing
August 17, 2026

This hearing was scheduled to be held during a meeting of the CVRPC Municipal Plan Review Committee. A quorum of the Municipal Plan Review Committee was not present.

In attendance: Municipal Plan Review Committee members: William Arrand, Mike Miller; CVRPC Staff: Christian Meyer, Sam Lash, Niki Sabado; Ben McCall, East Montpelier Planning Commission Chair; Rebecca Schrader, East Montpelier Planning Commission Vice Chair; J.B. Weir, Waitsfield Planning and Zoning Administrator; and Steven Whitaker, Montpelier resident.

Hearing on the Waitsfield Town Plan Amendment was opened.

Staff noted the amendment included a more robust childcare section and goals that met previous recommendations.

The Waitsfield planning and zoning administrator, JB Weir, was present and agreed with the staff comments. He also stated that he is the chair of the board of the childcare center, Neck of the Woods in Waitsfield. He stated the town has been very supportive of the Neck of the Woods growth over the years. Weir noted they are renovating the upstairs of the building, and the center will be one of the largest childcare providers in the state of Vermont. Weir further

acknowledged the amendment includes a comprehensive list of what the town has done and needs to do in the future.

Stephen Whitaker, a resident of Montpelier provided the following comments on both the Waitsfield Plan Amendment and the East Montpelier plan approval.

1. A procedural objection stating that the hearing should go before the full board and an issue with who is conducting the hearing. He stated that the commission should not delegate this responsibility to the committee. He further commented the committee did not have a quorum to conduct the committee meeting after the hearing and does not believe 24 V.S.A. § 4350 provides the authorization to the committee. And, that the public hearing process is defect for the commission because they rely on recommendations from the committee.
2. Whitaker stated the municipal plan review tool for the Waitsfield amendment is out of date and argues it is not current law. He also argues that the check box is inconsistent and a process failure. He further elaborates on the Waitsfield municipal plan review tool for the land use element does not reflect current law for Tier 1a and state designations.
3. Whitaker stated the memo for Waitsfield has a typo in the background information, naming East Montpelier rather than Waitsfield.
4. Whitaker mentions Gallison Hill [East Montpelier town plan] is identified as a potential growth area and notes that the regional plan is still under revision and that compatibility findings will change based on 24 V.S.A. § 4350(b). He also reiterates that regional compatibility may change based on the update of the regional plan. He notes the Gallison Hill proximity to the Montpelier Country Club Road project and brings up a past comment from the Montpelier City Plan hearing in 2025 regarding an East Montpelier resident's concern about the traffic impact on this area.
5. Finally, Whitaker states the agenda for the meeting is a statute defect, with unrelated items and mentions the checkbox issue again. He does not think either plan is getting a proper public hearing for each plan update. And, that the commission should approve what is documented now. He makes the comment to decline to designate and let towns come back with planning documents.

The hearing on the Waitsfield Plan Amendment was closed

Hearing on the East Montpelier Town Plan was opened.

Ben McCall, East Montpelier PC Chair provides context that the previous plan was adopted in 2018 and notes the PC put together the 2026 plan as a holdover until they thoroughly revise and adopt in 2027.

McCall responded to Whitaker's comments as stated above in the response. McCall further elaborated that the main priority for this plan was to qualify as an enhanced energy plan. The town is waiting for the regional plan status to change so they can receive determination of energy compliance.

Sam Lash, energy planner for CVRPC, summarized the energy review and memo and stated that the East Montpelier energy plan is concise and effective and meets the energy standard. Lash highlights East Montpelier's strong working relationship with the Select Board, community members, and with local, regional and state members. Lash summarizes ways to strengthen the standard and provides recommendations in the energy memo. Lash also commends the achievements with the Town Garage in the town planning and recommends including this achievement in their 2027 town plan update. Lash also mentions that the new regional plan has an update on high efficiency cord wood and community infrastructure scale decarbonization efforts.

Mike Miller, a Municipal Plan Review Committee member, comments as a commission member that he was impressed with the detail, history and background writing in the plan. He further elaborated that it was well organized and well-written. Miller mentioned East Montpelier's local future land use map highlighted north Montpelier and Gallison Hill and that the plan had an inset for north Montpelier but not for Gallison Hill. He queried whether that was intentional. Miller also noted that the municipal plan review checklist was complete and detailed and confident it would check all the boxes that need to be checked.

Ben McCall responded to Miller that it was not the intention to add an inset of Gallison Hill. And mentioned in a very broad sense that it is an area they should be looking at in the future.

The hearing on the Eat Montpelier Plan was closed

Record of Municipal Plan Review Public Hearing September 8, 2026

In attendance: Municipal Plan Review Committee members: William Arrand (Chair), Mike Miller (Vice Chair), Brittany Butler, and Ron Krauth; CVRPC Staff: Christian Meyer, Niki Sabado, Sam Lash; Calais Representative John Brabant; and Waitsfield Alternate Representative Don La Haye; and Steven Whitaker, Montpelier resident.

Hearing on the Waitsfield Town Plan Amendment was opened.

W. Arrand opened the hearing**.** CVRPC staff gave a summary of the Waitsfield background of their 2023 Town Plan update; the Boards decision for the Town to document progress towards state planning goal 13 before their next town consult in 2027; and the amendment the town prepared in 2026 to incorporate the childcare state planning goal 13 to ensure compliance with statute. Waitsfield's amendment was found to meet statutory requirements by CVRPC staff.

S. Whitaker of Montpelier shared his concerns with the August 17 public hearing record submitted at this evening's hearing and asked the committee to correct its written record of the August 17th hearing before any recommendation built on that record goes to the Board of Commissioners.

S. Whitaker raised concerns about inaccuracies in the official transcript from August 17. S. Whitaker states that his comment on the 'agenda is a statute defect' is incorrectly transcribed and he said as transcribed 'the agenda while not a statute defect'. S. Whitaker further states that the transcript for his comments on the traffic concerns near Gallison Hill and Country Club Road were made by a commissioner and not by an East Montpelier resident.

C. Meyer noted to the Chair that the approval of this plan will not be voted on at this evening's Board of Commissioners meeting. It will be voted on at their next meeting, so CVRPC staff will have time to integrate any additional comments Mr. Whitaker has provided, into the record and reviewed with his former comments.

Chair closed the public hearing.

Hearing on the East Montpelier Town Plan was opened.

W. Arrand opened the hearing**.** CVRPC staff gave a summary of the East Montpelier Town Plan Update and found the plan to have met all required elements and state planning goals. Staff found the plan to have overall strengths in their energy plan and planning for diverse housing and flood resilience. Staff also noted that any further residential and mixed-use development planning will need to be closely coordinated with neighboring municipalities.

No public comment made.

Chair closed the public hearing.