

Planning Commission Q1 2019 Report to the Selectboard

4-3-19

Commissioners: Jaci Allen, Chair, Jeff Goodrich, Vice Chair, Susan Brink, Melissa Horwitz, Jeff Lubell, Steve Thoms, Leah Romano, Brian Loeb, Ernie Ciccotelli

Affordable Housing Sub-committee (AHSC): Creigh Moffatt, Paul Manganiello; Kathleen Shepherd, Ralph Hybels, Jeff Lubell (PC Member), Jeff Goodrich (PC Member), Brian Loeb (PC Member)

Enhanced Energy Planning Work Group (EEWG): Linda Gray (Energy Committee chair), Melissa Horwitz (PC Member), Lynnwood Andrews (Conservation Commission), Aaron Lamperti (EC), Susan Hardy (EC)

Committee/Commission/Appointee Charge (including subcommittees and workgroups): Preparing a town plan, and preparing zoning and subdivision regulations based on the town plan. The commission also studies other planning issues and makes recommendations to the Selectboard.

Current Projects (including work by subcommittees) with proposed deadlines:

Town Plan Rewrite

- The Table of Contents for the new Town Plan (attached) has been developed based on Vermont statutes (24 VSA VT §4302 and 4382), which detail the required plan elements and goals. A Resilience chapter has been added in support of Article 37. Strategies to foster climate protection will be included throughout the plan.
- Outlines for each chapter are in draft, and Planning Commission work groups are targeting April-May 2019 for meetings with local subject matter experts to review and gather feedback. Input from these experts will be used to revise draft chapters.
- Public workshops to discuss draft content are targeted to for June.
- The Commission has committed to producing a concise, readable document, and gathering input from a wide variety of stakeholders throughout the process.

Enhanced Energy Plan

- On March 28th, the Planning Commission reviewed a draft of the Enhanced Energy Plan, which was developed in collaboration with TRORC. The process to gather input from additional experts and the public will begin this month. The Enhanced Energy Plan will be included in the Town Plan as the Energy chapter.

Affordable Housing

- The Affordable Housing Fund Policy has been amended by the Affordable Housing Committee, approved by the PC on March 28th, and forwarded to the Selectboard for review and approval.
- The Affordable Housing Sub-committee is now working on a draft of an affordable housing strategy.

Emergency Relief Assistance Fund (ERAF)

- TRORC has been engaged to support implementation of the Community Rating System (CRS) to qualify for an additional 5% reimbursement from the State in the event of another flood disaster. (17.5% total)
- CRS recognizes communities that are doing more than the minimum National Flood Insurance Program (NFIP) requirements to help citizens prevent or reduce flood losses.

Future Projects:

- Solicit expert input on draft chapters of the Town Plan, revise chapters, and conduct public workshops. April-June 2019
- Gather input from town experts on draft of the Affordable Housing Strategy. April-May
- Work with TRORC on the CRS qualification process.
- Participate in the revisions to the TRORC Regional Plan, especially Land Use where the Interstate Interchange Policy is under consideration.

Support Needed from the Selectboard:

- Ongoing communication and collaboration on key matters

**Planning Commission Work Plan
Q2-Q3 DRAFT**

Area	Q2			Q3		
	Apr	May	June	July	Aug	Sept
Town Plan	PC members meet with town experts to review draft of chapter outlines	Incorporate expert feedback into chapter drafts	Review revised drafts with town experts and begin community outreach	Community outreach	Revise chapter drafts	Community outreach
Enhanced Energy Plan	Review Draft 1 and commence community outreach	Develop Draft 2	Community outreach			
TRORC I/State Interchange Rev.	Provide input to TRORC	Provide input to TRORC				
Affordable Housing	Revolving fund criteria considered by SB	Community outreach on draft of Housing strategy	Revise Housing strategy	Community outreach		
ERAF Qualification	Work with Two Rivers to achieve CRS status	Work with Two Rivers to achieve CRS status	Community Outreach	Implementation planning	Implementation planning	

Chapter	Statutory Requirements	Related Chapters
1. Introduction §4382 Elements	<p>(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.</p> <p>(8) A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region developed under this title.</p>	
2. Land Use §4382 Elements §4302 Goals	<p>(2) A land use plan, which shall consist of a map and statement of present and prospective land uses...</p> <p>(5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources.</p> <p>To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.</p> <p>To identify, protect, and preserve important natural and historic features</p> <p>To maintain and improve the quality of air, water, wildlife, forests, and other land resources.</p> <p>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.</p>	All other chapters relate to Land Use
3. Housing §4382 Elements §4302 Goals	<p>(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.</p> <p>To ensure the availability of safe and affordable housing for all Vermonters.</p>	4, 5, 6, 7, 8
4. Economic Development §4382 Elements §4302 Goals	<p>(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.</p> <p>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.</p> <p>To encourage and strengthen agricultural and forest industries.</p>	3, 5, 6, 7, 8

5. Utilities, Facilities and Services §4382 Elements	<p>(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.</p>	3, 6, 7, 8
	<p>(6) An educational facilities plan consisting of a map and statement of present and projected uses and the local public school system.</p> <p>To plan for, finance and provide an efficient system of public facilities and services to meet future needs.</p> <p>To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.</p> <p>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.</p> <p>To maintain and enhance recreational opportunities for Vermont residents and visitors.</p>	
6. Transportation §4382 Elements §4302 Goals	<p>(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.</p> <p>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.</p>	7

7. Energy §4382 Elements	(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.	3, 4, 5, 6, 8
	§4302 Goals To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.	
8. Resilience §4382 Elements	(12) A flood resilience plan	3, 4, 5, 6, 7
	§4302 Goals To encourage flood resilient communities.	
9. Implementation §4382 Elements	(7) A recommended program for the implementation of the objectives of the development plan.	