

Municipal Plan Review Tool

Fletcher

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.

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

Required Elements § 4382		Met	Not Met
1	Statement of Objectives, Policies, Programs	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Land Use Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Transportation Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Utility and Facility Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Rare Natural Resources/Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Educational Facilities Plan and Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Implementation Program	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Compatibility Statement	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Energy Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Housing Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Economic Development Element	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Flood Resiliency Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>

State Planning Goals § 4302		Met	Not Met
1	Compact village centers	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3	Education	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4	Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Natural and Historic Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Quality of air, water, wildlife, forests, and other land resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7	Efficient use of Energy and Renewable Energy Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
8	Recreation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9	Agriculture and Forest Industries	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Use of Resources and Earth Extraction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
11	Safe and Affordable Housing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
12	Public Facilities and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
13	Child Care	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14	Flood Resiliency	<input checked="" type="checkbox"/>	<input type="checkbox"/>

TOWN 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

Pages: 9, 7-10

Comments: *Plan objective is included on page 9 goals and is further explained throughout the entire Section 1: The Planning Process.*

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

Met

Pages: 80-83

(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.

MAPS

Present Land Use Plan ✓

Prospective Land Use Plan ☒

(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 § 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.

Comments: *Land uses including current land use plan and proposed plan are located in Section 9: Land Use.*

(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: 43-50

MAP

Transportation ☒

Comments: *All transportation information is located within Section 6: Transportation.*

(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: 72-79
MAP Utility and Facility <input checked="" type="checkbox"/>

Comments: *Located within Section 8: Facilities and Utilities.*

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

Met Pages: 17-32, 86-87

Comments: *Section 3: Natural and Cultural Resources addresses the preservation or scenic and natural resources. While Historic Resources on pages 86 and 87 address the historic features and resources.*

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

Met Pages: 78
MAP Educational Facility <input checked="" type="checkbox"/>

Comments: *There was no Educational Facility map located within the town plan but educational facilities were located on the Facilities and Utilities map located on page 78.*

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

Met Pages: 7, 9, 50, 86, 90-93
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Comments: *Section 1: The Planning Process outlines the Plan Implementation along with a diagram located in APPENDIX C-WORK PROGRAM, that breaks down the implementation process.*

(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: 8-9

Comments: *Pages 8 and 9 address the developmental trends and plans of adjacent municipalities.*

(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: 51-70

Comments: *Section 7: Energy, outlines the enhanced energy plan to include energy resources, current uses and future targets.*

(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: 34-38,

Comments: *Section 4: Housing, addresses how housing can be provided across income level. Accessory Dwellings are addressed within this section, addressing provisions to allow for development of Accessory Dwelling Units.*

(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: 38-43,

Comments: *Section 5: Economic Development.*

(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: 26-27

Comments: *Section 3: Natural and Cultural Resources, addresses the flood resilience plan and addresses the Critical Areas Map as defining the locations of river corridors. The Critical Areas Map is located on page 29.*

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: 80-82,

(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.

How has the Town Plan addressed this goal: *The plan addresses Goal 1(A), Goal 1(B) and Goal 1(C) in Section 9: Land Use, The Village District. This section promotes development within the designated village areas to also promote social and economic activities and businesses.*

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: 38-42

How has the Town Plan addressed this goal: *The plan addresses this goal by aiming to promote and sustain local agricultural and forestry industries while also promoting small businesses such as home-based business which will maintain the rural character of the town while also providing goods and services for residents.*

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: 71-78

How has the Town Plan addressed this goal: *The plan addresses Goal 3 throughout Section 8: Facilities and Services. While the plan addresses that outside of elementary school education (K-6) education is tackled through the Franklin West Supervisory Union with middle and high school aged students attending Bellows Free Academy Fairfax or other schools within the area. Adult and alternative education resources are not found within the town but are located in surrounding areas to include Community College of Vermont, Vermont Technical College and the University of Vermont.*

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

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: 42-49,

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

How has the Town Plan addressed this goal: *The plan addresses Goal 4 and Goal 4(A) through Section 6: Transportation by seeking to keep the rural and scenic nature of the town in-tact while providing for motorists and bicyclists throughout town. Rail use is currently not supported but is under development if the opportunity to connect to rail lines come up. No bus or van services for public transportation are present at this time, however, carpooling and ridesharing are encouraged in the plan. Because of the rural nature of the town air, rail and public transportation are not readily available within the town but the plan does address where to access these resources.*

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 including:

Consistent

Pages: 17-32, 86-87

- (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: *The plan addresses Goal 5 (A) on page 30. Goal 5 (B) is addressed on pages 24, 25 and 26 where water resources including surface and ground water along with wetlands are all addressed. Goal 5 (C) Scenic Waterways are referenced on pages 24 and 25 when looking at surface waters, roads are referenced on page 30 along with scenic views. Goal 5 (D) is addressed on page 86 and 87 when referencing the historical resources located within the town.*

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

Goal 6:

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

Consistent

Pages: 18

How has the Town Plan addressed this goal: *Goal 6 is addressed in Section 3: Natural and Cultural Resources specifically on page 18 where the plan addresses concerns and major catalysts of air, water and natural qualities from pollutants generated by vehicles, heating systems and some agricultural practices. Page 25 addresses the efforts being made to improve water quality through the Tactical Basin Plan.*

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.

Consistent

Pages: 51-71

How has the Town Plan addressed this goal: *The plan addresses energy in their enhanced energy plan located on pages 51 through 71. This also addresses renewable resources and the implementation of these resources.*

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: 27, 80-81

(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 plan addresses Goal 8 (A) with the promotion of outdoor recreational activities on page 27, Wildlife Habitat and Forest Blocks. Goal 8 (B) is located on pages 80-81 where it addresses natural recreational opportunities such as outdoor recreation and water-based recreation within the Shoreland-Recreation District.*

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

Goal 9:

To encourage and strengthen agricultural and forest industries.

Consistent

Pages: 80-81, 39-41,

(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 plan addresses Goal 9 (A), Goal 9 (B) and Goal 9 (E) on pages 80 and 81. Goal 9 (C) is referenced on pages 39 through 41 where the plan outlines how local resources such as agriculture and forestry should be utilized. Goal 9 (D) is also referenced on pages 39 through 41.*

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: 31, 89-90

How has the Town Plan addressed this goal: *The plan directly addresses natural resource extraction on pages 89 and 90 where it indicates the preservation of areas are to be considered before any operation takes place.*

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: 34-37,

(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: *Goal 11 (A) is addressed within Section 4: Housing. Goal 11 (B) and (C) are located on pages 36 and 37. Goal 11 (D) is addressed on pages 35 and 36.*

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

Goal 12:

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

Consistent
Pages: 71-78

(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: *Goal 12 (A) is addressed in Section 8: Facilities and Services where it outlines all public facilities and services to include fire, school and water services. Goal 12 (B) is located on page 71 of Section 8, where volunteers are stated to be used for services as the town grows.*

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: 76

How has the Town Plan addressed this goal: *The plan addresses childcare on page 76 including how childcare is addressed within the town and what facilities are available to residents.*

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.

Consistent
Pages: 26, 31,

(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.

How has the Town Plan addressed this goal: *Goal 14 (A), Goal 14 (B) and Goal 14 (C) are directly addressed on page 31 along with Section 9: Land Use, Flood Hazard and Overlay District.*

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