
WELCOME!

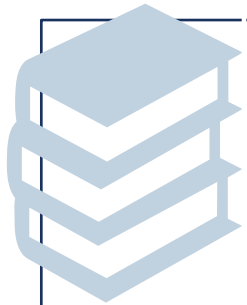
Grand Isle Town Plan Community Meeting October 24, 2023

- Municipal Plan Basics
- Existing and Future Land Use
- Community Survey Results
- Town Vision Statement
- Municipal Town Center Vision

TOWN PLAN UPDATE SCHEDULE



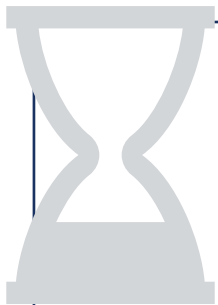
BASIS FOR GRAND ISLE TOWN PLAN UPDATE



Municipalities may have a Town Plan; enabled in Municipal and Regional Planning and Development Act – Title 24, Chapter 117



Town Plans last for 8 years, then they must be revised and readopted



The Grand Isle Town Plan expires on February 2, 2025



This project is funded by a Municipal Planning Grant from the Vermont Department of Housing and Community Development

WHAT IS A TOWN PLAN?

A plan that guides the town's decisions for infrastructure investment, zoning regulations and more.

VERMONT PLANNING GOALS (§ 4302)



WHY IS A TOWN PLAN IMPORTANT?



Sets community vision, goals, policies and actions for future of Town



Enables the Town to continue to update its zoning bylaw & all zoning bylaw updates must conform to the Town Plan



Town Plans are considered in Act 250 (state land use permit) and Section 248/248a (Energy/Telecommunications CPG) proceedings



Eligibility for certain grants

IT'S YOUR MUNICIPAL PLAN

BUT THERE ARE REQUIREMENTS IN VERMONT LAW [§4382]

Objectives,
Policies and
Programs

Land Use
(Map and Statement),
including any state
designation

Transportation
(Map and Statement)

Utilities and
Facilities
(Map and Statement)

Education
(Map and Statement)

Energy
(Option for Enhanced
Energy Plan)

Economic
Development

Housing

Flood Resilience

Policies on
Preserving Rare
Natural Areas

Compatibility
with Adjacent
Municipalities
and Region

Implementation
Program

ACT 250 AND THE MUNICIPAL PLAN

Act 250 is Vermont's Land Use and Development Law

- Enacted in 1970 when VT was experiencing high rates of growth
- Applies standards to major subdivisions and development
- Public, quasi-judicial process
- Manage environmental, social and fiscal consequences of development so VT maintains its unique character

Must Comply with 10 Criteria to Receive Permit

1. Air and water pollution
2. Water Supply
3. Impact on water supply
4. Erosion and capacity of soil to hold water
5. Transportation
6. Educational Services
7. Municipal Services
8. Aesthetics, scenic and natural beauty
9. Criterion 9 (9L- settlement patterns)
10. **Local and regional plans**

ACT 250 AND THE MUNICIPAL PLAN

- Criterion 10 requires that a project must be "in conformance with any duly adopted local or regional plan."
- Town and Regional Plans are aspirational, abstract and advisory in nature (that's ok!).
 - They indicate the direction that a Town or Region wants to take in terms of its development.
 - They do not set absolute restrictions or prohibitions on development (in most cases).
- The Commissions are therefore "obliged by the language of the law itself to give regulatory effect to documents which, because of their purposes, are often not written in regulatory language."
- Plans will provide guidance on whether a project is in conformance with its language based on 2 questions:
 1. Is the language mandatory or just guidance?
 2. Is the language specific or ambiguous?

LAND USE PLAN AND MAP (PRESENT AND FUTURE)

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

A) Areas proposed for:

Residences	Commerce and industry
Recreation	Public and semi-public uses
Agriculture	Open spaces
Forests, including forest blocks, wildlife habitat and habitat connectors	Flood plain, aquifer protection, wetland protection and other conservation purposes

B) Sets forth the present and prospective:

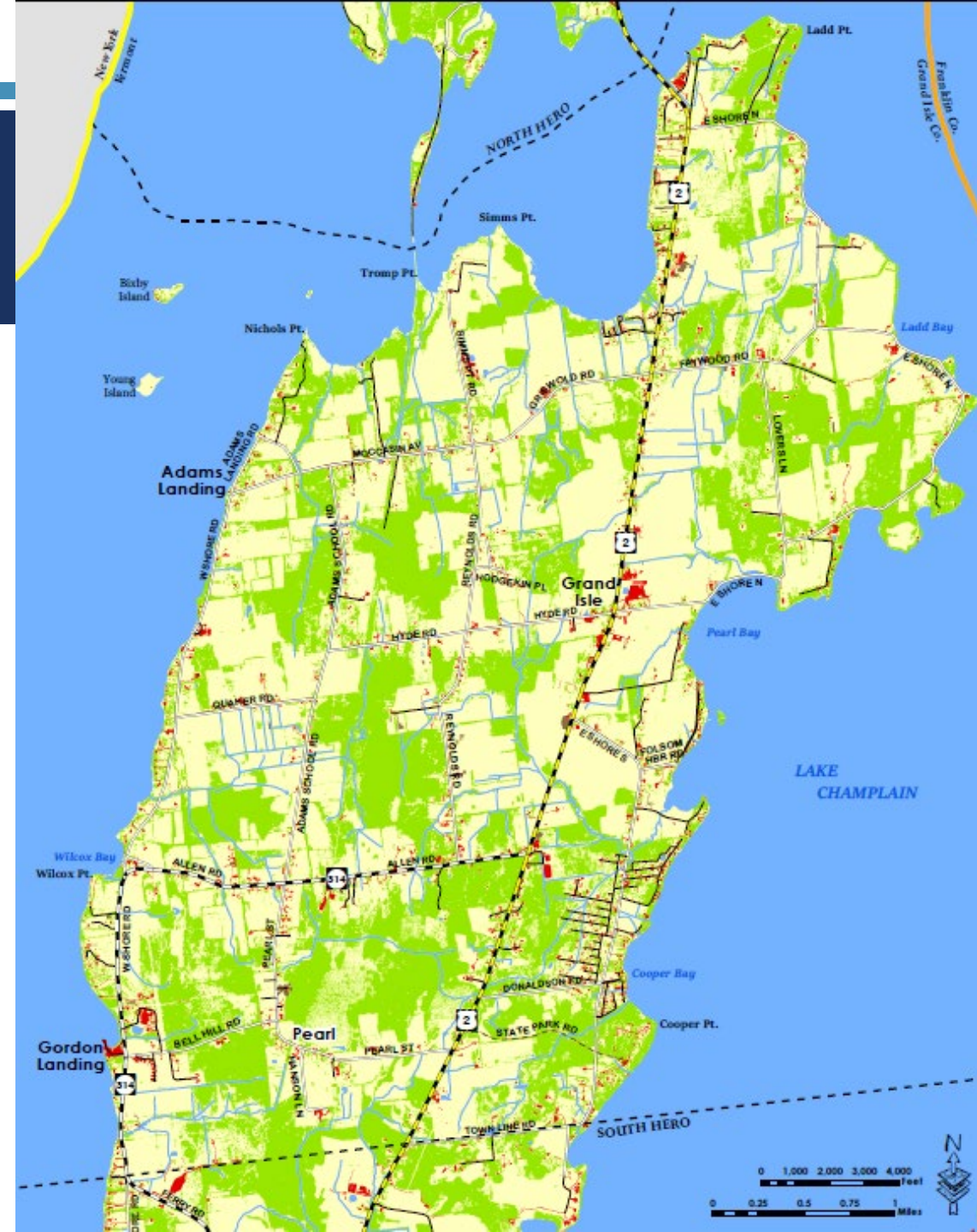
- location,
- amount,
- intensity, and
- character of such land uses and
- the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

PRESENT (EXISTING) LAND USE

Existing Land Use Map

Table 4.1 Grand Isle Town Land Use Land Cover

	Acres	Percent
Residential	672	3%
Transportation/Utilities	403	2%
Deciduous Forest	504	2%
Coniferous Forest	162	1%
Mixed Forest	361	2%
Orchard	105	<1%
Row Crop	4,732	21%
Hay/Pasture	2,269	10%
Other Agricultural	465	2%
Water	12,731	57%
Total	22,403	100%

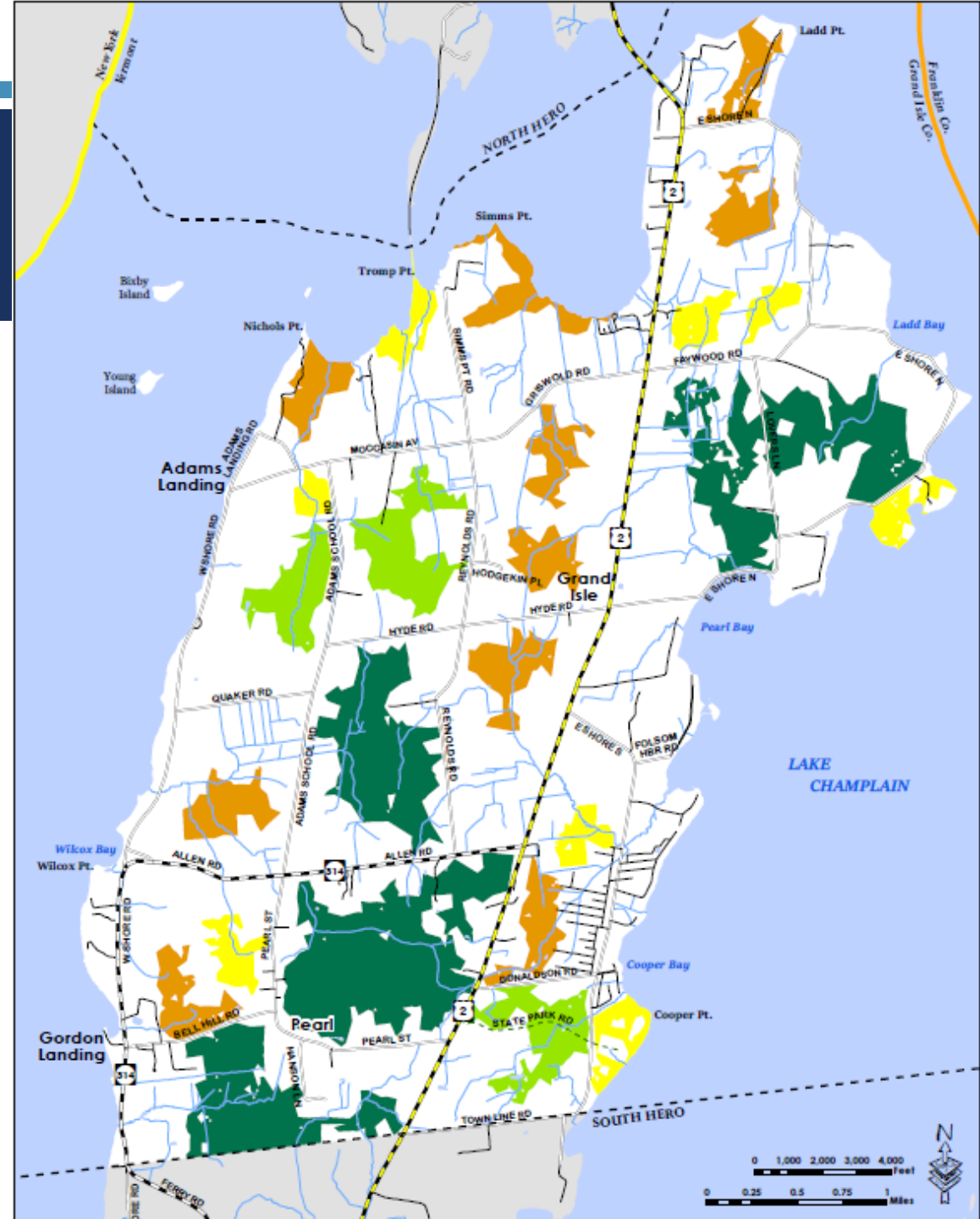


FOREST BLOCKS AND HABITAT CONNECTORS

Tools in setting conservation priorities:






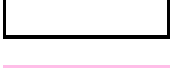


- Interior Forest Blocks
- Habitat Connectors
- Riparian Wildlife Connectivity
- Surface Water and Riparian Areas
- Habitat Blocks with Unique Physical Landscape Types

STAY TUNED FOR MORE INFORMATION ON THIS AT
COMMUNITY PLANNING MEETING #3 JANUARY 16!!

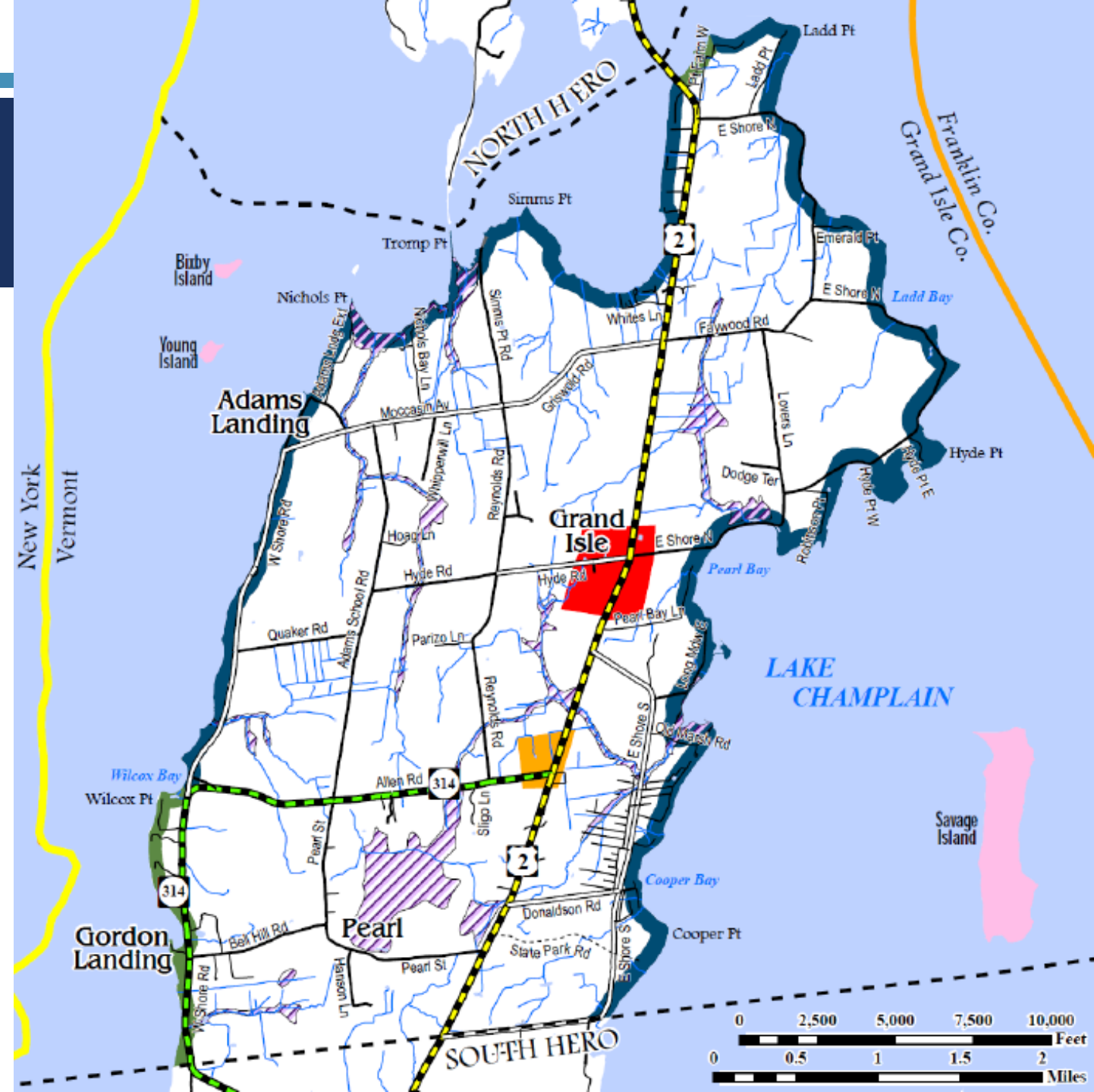


FUTURE (PROPOSED) LAND USE MAP

Proposed Land Use Districts

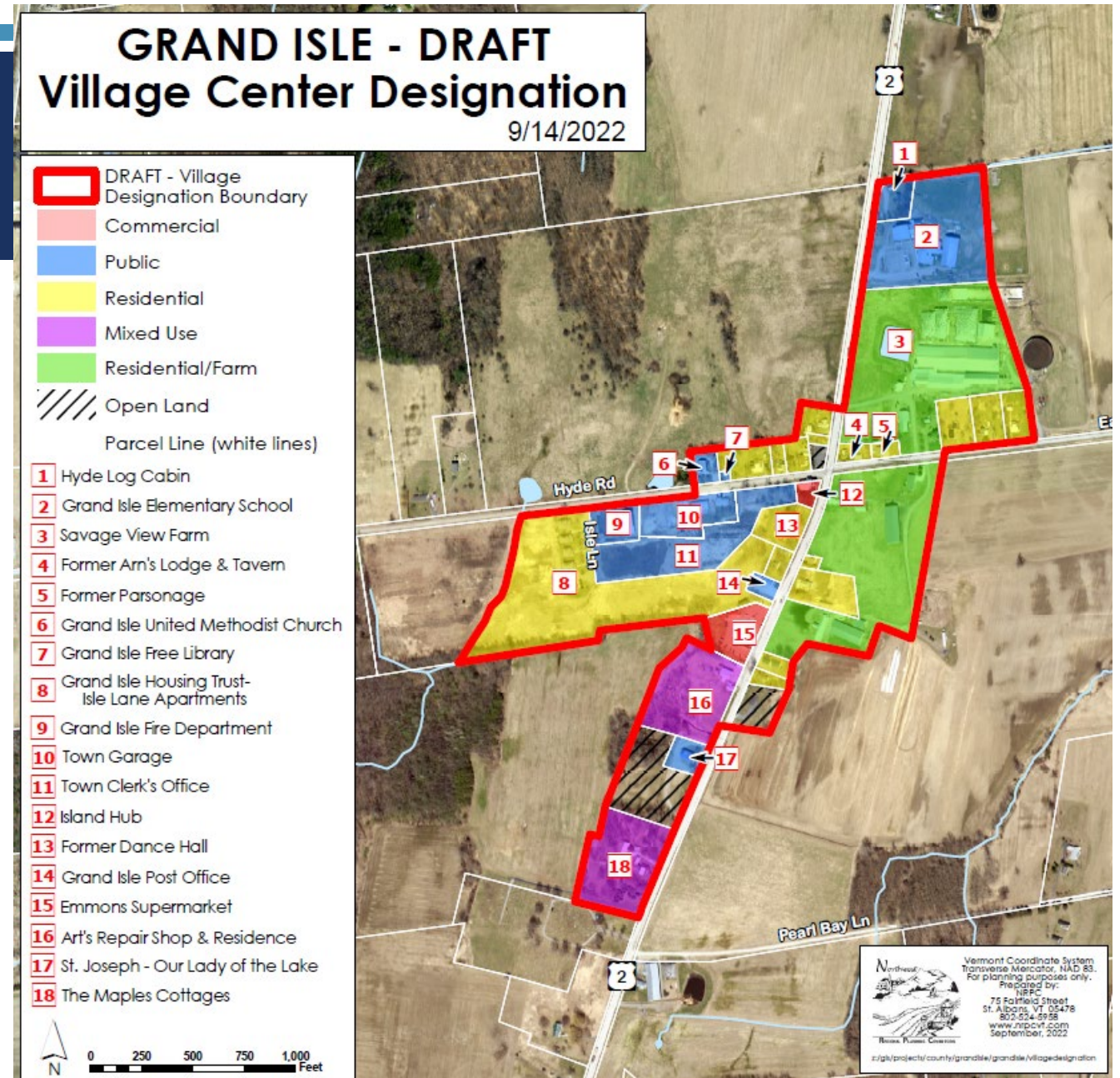
-  Village
-  Commercial/Lt. Industrial
-  Commercial
-  Recreation Shoreline
-  Residential Shoreline
-  Rural Residential/
Agricultural
-  Small Offshore Islands
-  Flood Hazard

District purpose statements define how development should happen in these areas.



PROPOSED VILLAGE CENTER DESIGNATION

- Designation provides tax credits to income-generating property owners and grant opportunities for the town.
- Village Center Designation is not a zoning district
- The Village Zoning District is separate and distinct from a designated village boundary.
- To be eligible, must be included in Town Plan.



COMMUNITY INPUT FROM COMMUNITY PLANNING SURVEY AND FIRST COMMUNITY MEETING

- Incorporated feedback from the first community meeting and community survey to develop a draft vision for the town and a draft vision for the municipal town center.
- These are still working drafts that we will build upon.

5 ELEMENTS TO THE TOWN VISION:

- ❖ Town Center, Recreation and Island Life
- ❖ Natural Beauty, Lake Champlain and Agricultural Heritage
- ❖ Daily Living for Seasonal and Year-Round Residents
- ❖ Local Government and Community Engagement
- ❖ Environment and Climate Resilience

PROPOSED TOWN VISION



TOWN CENTER, RECREATION & ISLAND LIFE

- a) Small community with unique sense of identity centered around working landscape, sweeping views and a connection to Lake Champlain.
- b) Welcoming, engaged, inclusive, and resilient community where year-round and seasonal residents share and benefit from an outstanding quality of life.
- c) Central places to gather, recreation programs and amenities, access to Lake Champlain and community-oriented events support a strong sense of community.

PROPOSED TOWN VISION

NATURAL BEAUTY, LAKE CHAMPLAIN AND AGRICULTURAL HERITAGE

- a) Rural, natural landscape of agriculture, forestlands, wetlands and shoreland.
- b) Beautiful views and scenery of rolling countryside, Lake Champlain, sunsets over the Adirondack Mountains to the west and sunrises over the Green Mountains to the east.
- c) Diverse agricultural practices define the working landscape and are important to the local economy.
- d) There are opportunities for everyone to access and enjoy the natural landscape and shoreline that fosters Grand Isle's unique sense of identity.
- e) Native forests and wildlife habitat areas contribute to ecological diversity; invasives and harmful pests are kept at bay.

PROPOSED TOWN VISION



DAILY LIVING FOR SEASONAL AND YEAR-ROUND RESIDENTS

- a) A beautiful, quiet community to call home, second home or seasonally visit.
- b) Housing options for all ages and income levels. Single unit homes, duplexes, mobile homes and accessory dwellings provide options throughout the town. Multi-unit dwellings and smaller lot sizes provide additional options in the village and planned residential developments.
- c) High-quality k-6 elementary school and access to high quality higher educational and vocational training opportunities for all.
- d) Businesses and small-scale economic growth concentrated in the village and areas planned for commercial and light industrial uses.
- e) Home businesses flourish with good internet and cell service.

PROPOSED TOWN VISION



LOCAL GOVERNMENT AND COMMUNITY ENGAGEMENT

- a) There is a representative, inclusive, transparent local government with good communication.
- b) Informed and involved citizens hold local government accountable.
- c) There is sustainable growth and development that does not exceed the town's ability to provide essential services.
- d) The government provides good roads, quality schools, access to safe drinking water, emergency services, a library and other community and recreation spaces, facilities and events.
- e) The government responsibly plans and budgets for community needs and capital expenditures with reasonable, but limited tax burden.

PROPOSED TOWN VISION



ENVIRONMENT AND CLIMATE RESILIENCE

- a) Flood resilient development adapts to new climate patterns.
- b) Business and light industry do not pollute air, surface or groundwater.
- c) Local food is produced and accessible, locally owned businesses flourish.
- d) Residents limit single occupancy vehicle trips and miles traveled through carpooling, public transit, remote work and making use of on-island services. Electric and hybrid vehicles are more accessible.
- e) Homes and businesses have access to fossil fuel alternatives for heating, power and transportation.
- f) Hazard plans are in place to manage and mitigate impacts to flood and other severe weather events.

FOCUS: MUNICIPAL TOWN CENTER VISION

OPPORTUNITY to create a Municipal Town Center on the Town's 6.7-acre parcel on Hyde Road where the Town Office and Fire Department are located!

Selectboard has prioritized a new **Library** and additional space for the **Town Office** for this property by earmarking over \$600,000 in the Town's ARPA (covid recovery) funds towards the project.

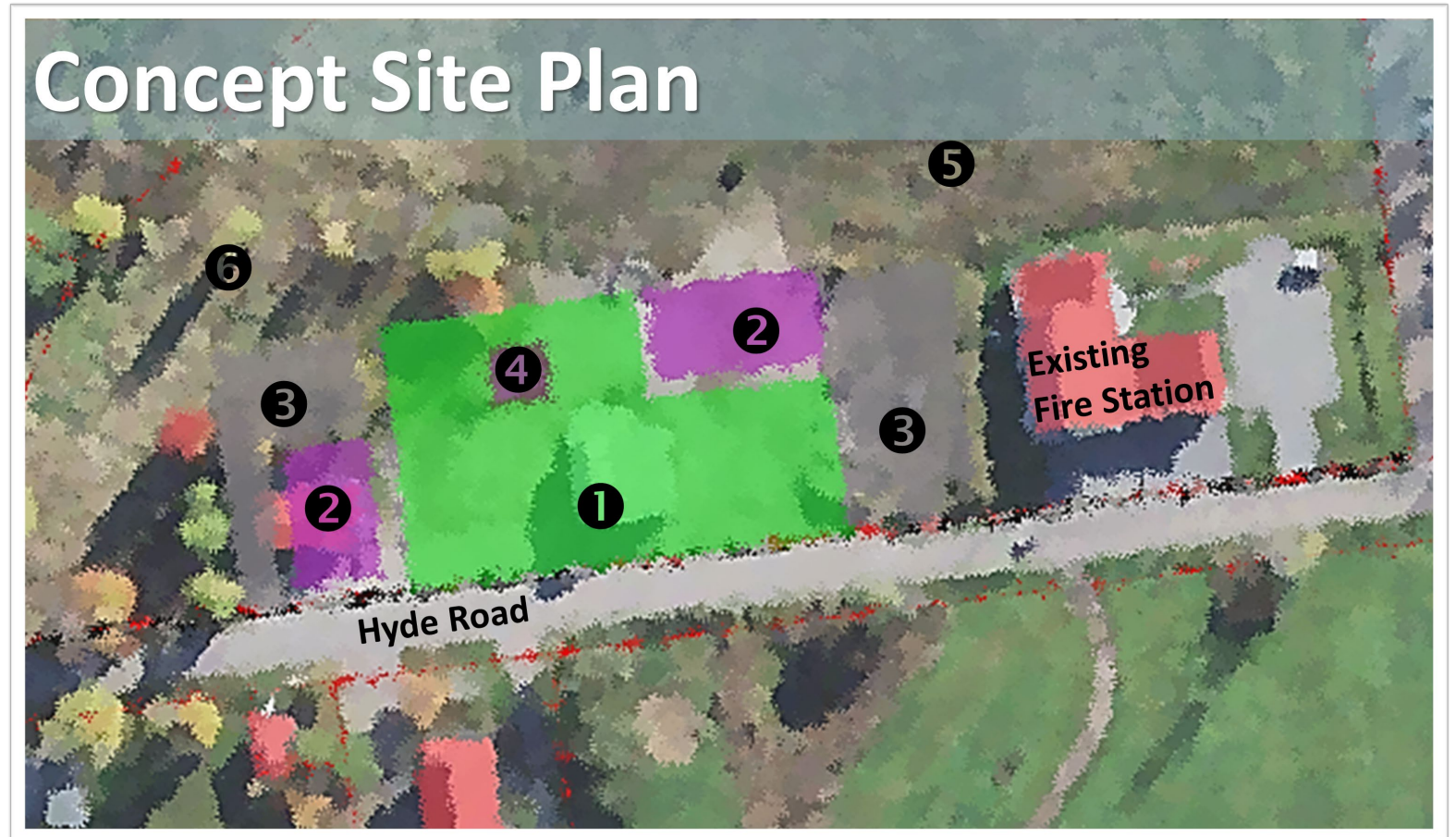


Grand Isle Municipal Town Center Vision Elements

- Town offices
- Library
- Town green along Hyde Road
- Outdoor space for community events
- Indoor space for meetings and classes
- Trail loop around perimeter
- Ice skating
- Connection to Post Office/Emmons
- Complement Donaldson Rd Rec Park

FOCUS: MUNICIPAL TOWN CENTER VISION

- ① Town green along Hyde Road
- ② Building(s) oriented around green. Single building or two with rehab of town office
- ③ Parking areas
- ④ Bandstand or pavilion on green
- ⑤ Reserve space for wastewater
- ⑥ Preserve wetland areas



MUNICIPAL TOWN CENTER PROJECT DEVELOPMENT PROCESS



← FUNDRAISING/
BUDGETING →

- Process is multi-step
- We are at the conceptual stage – this plan is not set in stone!
- Timing will depend on a variety of factors from community support, funding, and phasing



OPEN HOUSE DISCUSSION

- What is your reaction to the proposed land use map? Should the town consider changes?
- What is your reaction to the town vision?
- What is your reaction to the municipal town center vision?



NEXT STEPS

- Next Community Meeting **January 16, 2024** with Jens Hilke from the Vermont Agency of Natural Resources
- Stay involved and informed via project website
- Project website link:
<https://www.nrpcvt.com/grandisle-townplan-2025>
- Planning Commission meets 1st and 3rd Tuesday at 6:00 and are always open to everyone

THANK YOU!!