

# 2018 Fairfax Town Plan Audit

<b>Statement of Objectives, Policies and Programs</b>	<i>Pages: 4</i>
<i>Required Plan Element(s):</i> Statement of objectives, policies and programs of the municipality	<i>Relevant State Planning Goals: N/A</i>
<i>Recommendations:</i> The plan includes a statement of goals adapted from the Vermont state planning goals. While these goals are a good starting point for the plan’s overall structure, there is an opportunity to craft a single concise vision statement that reflects community priorities through this plan update process.	

<b>Land Use</b>	<i>Pages: 59, 67-78</i>
<i>Required Plan Element(s):</i> Land Use Plan and Map	<i>Relevant State Planning Goals:</i> Goal 1: Compact village development separated by rural countryside; Goal 9: Encourage and strengthen agricultural and forest industries
<p><i>Recommendations:</i> The plan identifies areas proposed for various uses and identifies future land uses by district. This section should be updated to reflect the new zoning amendments, official map and to reference Center and Neighborhood designation areas. The present and future desired character of village areas are well described, but there is an opportunity to strengthen the shared vision and description of both the present conditions and future desired character and pattern of development in the residential areas. Habitat blocks are addressed on page 59, although there is opportunity to better integrate this discussion with land use policies.</p> <p>The plan clearly encourages compact development and economic growth in the village in the Economy and Land Resources section of the plan. The plan would be strengthened by better connecting the discussion of infrastructure in the Public Facilities with the planned pattern of development.</p> <p>Agricultural and forest industries are encouraged throughout the plan, particularly within the Land Resources section of the plan. The plan includes a discussion of strategies for protection of agriculture and forest lands.</p>	

<b>Transportation</b>	<i>Pages: 43-48</i>
<i>Required Plan Element(s):</i> Transportation Plan and Map	<i>Relevant State Planning Goals:</i> Goal 4: Provide safe, integrated economic and energy efficient transportation system
<i>Recommendations:</i> The plan includes a discussion of vehicle, transit and bicycle and pedestrian facilities. This section should be updated with new information on the Official Map and any complete streets requirements noted in the zoning bylaws.	

<b>Facilities &amp; Utilities</b>	<i>Pages: 22-39</i>
<i>Required Plan Element(s):</i> Utility and facility plan that indicates needs, cost and method of financing	<i>Relevant State Planning Goals:</i> Goal 8: Maintain and enhance recreational opportunities; Goal 12: Plan for and finance an efficient system of public facilities and services
<i>Recommendations:</i> The plan includes a uniquely formatted review of utilities and facilities which addresses current and future services with next steps identified. This section should be more directly linked to the Capital Budget & Program. There is an opportunity to further discuss water and sewer capacity in this section as it relates to housing and land use goals. The plan addresses recreational opportunities but could add additional detail on outdoor noncommercial activities.	

<b>Natural &amp; Historic Resources</b>	<i>Pages: 51-63, 66</i>
<i>Required Plan Element(s):</i> Policies on rare and irreplaceable natural, scenic and historic resources	<i>Relevant State Planning Goals:</i> Goal 5: Identify, protect and preserve natural and historic features; Goal 6: Maintain and improve quality of natural resources; Goal 10: Provide for efficient use of natural and earth resources
<i>Recommendations:</i> The plan includes references to historic features, archeological areas and scenic views. Natural areas are addressed throughout the natural resources section. If there is an intent to protect specific scenic resources under Act 250/Section 248 they must be clearly identified in the plan. There could be a stronger connection between natural resources and the land use planning section. The plan contains language establishing municipal policies for the appropriate extraction of earth resources and how extraction sites should be restored.	

<b>Education &amp; Childcare</b>	<i>Pages: 34-36</i>
<i>Required Plan Element(s):</i> Educational facilities plan	<i>Relevant State Planning Goals:</i> Goal 3: Access to educational and vocational opportunities; Goal 12: Ensure availability of childcare
<i>Recommendations:</i> The plan meets requirement for educational facilities. There is an opportunity to elaborate on any facility/capacity needs. The plan includes data on childcare but could be strengthened with specific policies or information on how childcare can be supported in the community.	

<b>Implementation</b>	<i>Pages: 7-15</i>
<i>Required Plan Element(s):</i> Implementation Plan	<i>Relevant State Planning Goals:</i> N/A
<i>Recommendations:</i> The implementation table is well laid out with information on responsible party and timeline. Consider reducing number of actions by reviewing for likeliness of completion and public support.	

<b>Compatibility with Adjacent Municipalities and Region</b>	<i>Pages: 79-81</i>
<i>Required Plan Element(s):</i> Statement of compatibility with adjacent municipalities and the region	<i>Relevant State Planning Goals:</i> N/A
<i>Recommendations:</i> The section will need to be updated to reflect new Regional Plan and updates to relevant municipal plans.	

<b>Energy</b>	<i>Pages: 49-50, Appendix 1</i>
<i>Required Plan Element(s):</i> Energy plan	<i>Relevant State Planning Goals:</i> Goal 7: Encourage energy efficiency and development of renewable energy
<i>Recommendations:</i> Meets standards for energy element. There are new requirements for the Town to maintain its enhanced energy plan determination including addressing equity.	

<b>Housing</b>	<i>Pages: 39-43, 74-78</i>
<i>Required Plan Element(s):</i> Housing element that includes the housing targets and data on seasonal, year-round and affordable housing;	<i>Relevant State Planning Goals:</i> Goal 11: Ensure availability of safe and affordable housing
<i>Recommendations:</i> The plan includes a comprehensive discussion of affordable housing needs. The plan is missing data on seasonal housing units. The plan will need to incorporate the housing targets for 2030 and 2050 as developed by NRPC. The connection between housing needs and the future land use planning could be strengthened further.	

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<b>Economy</b>	<i>Pages: 19-21</i>
<i>Required Plan Element(s):</i> Economic development plan describing present conditions and desired economic development	<i>Relevant State Planning Goals:</i> Goal 2: Provide a strong and diverse economy
<i>Recommendations:</i> The plan describes the current economic conditions as well as infrastructure needed, and challenges needed to support future development. Some additional information on the desired forms of development and a stronger connection to land use planning could be beneficial.	

<b>Flood Resilience</b>	<i>Pages: 63-66</i>
<i>Required Plan Element(s):</i> Flood resilience plan	<i>Relevant State Planning Goals:</i> Goal 14: Encourage flood resilient communities
<i>Recommendations:</i> The flood resilience plan meets the standard by adopting the local hazard mitigation plan by reference. The newest version of the LHMP should be reviewed for any updates that would be relevant to the Town Plan.	

<b>Environmental Justice</b>	<i>Pages:</i> Not currently in plan
<i>Required Plan Element(s):</i> N/A	<i>Relevant State Planning Goals:</i> Goal 15: To equitably distribute environmental benefits and burdens
<i>Recommendations:</i> This is a new state planning goal which requires the plan to consider potential disproportionate impacts of its planning. Aspects of the plan which could be considered under this lens include housing, land use and disaster resilience planning.	