



RUTLAND REGIONAL PLANNING COMMISSION

RRPC BOARD OF COMMISSIONERS

TUESDAY, NOVEMBER 19, 2024, 7:00 PM

MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy | Call: 1-802-440-1368, ID: 641 278 173#

In-Person: 16 Evelyn Street, Second Floor, Rutland, VT 05701

MEETING AGENDA

- 7:00 CALL TO ORDER & INTRODUCTIONS
- 7:02 APPROVAL OF NOVEMBER 19TH AGENDA [Page 1]
- 7:03 APPROVAL OF OCTOBER 22ND MINUTES [Page 2]
- 7:04 OPEN TO PUBLIC
- 7:05 SEPTEMBER 2024 FINANCIAL REPORT [Page 6]
- 7:10 EXECUTIVE DIRECTORS REPORT [Page 8]
- 7:15 REGIONAL PLAN REPORT [Page 9]
- 7:20 REGIONAL PLAN PURPOSE, ELEMENTS, REQUIREMENTS, AND UPDATED TIMELINE [Page 10]
- 8:20 EXECUTIVE FINANCE COMMITTEE REPORT
- 8:25 REGIONAL COMMITTEE REPORT
- 8:30 TRANSPORTATION ADVISORY COMMITTEE REPORT
- 8:32 REGIONAL PARTNERS
- 8:35 EX-OFFICIO MEMBERS
- 8:37 COMMISSIONER ROUNDTABLE
- 8:50 ADJOURN

Questions? Need special accommodation?
Contact: Devon Neary, devon@rutlandrpc.org, (802) 775-0871.



RUTLAND REGIONAL PLANNING COMMISSION

RRPC BOARD OF COMMISSIONERS

TUESDAY, OCTOBER 22, 2024, 7:00 PM

MEETING DETAILS

Virtual: [Teams Meeting](#), ID: 224 634 587 902, Pass: dBEdSy | Call: 1-802-440-1368, ID: 641 278 173#
In-Person: 16 Evelyn Street, Second Floor, Rutland, VT 05701

MEETING ATTENDANCE

(x = in person) (v = virtual)

TOWN	NAME	
Benson	Cheryl Murray	V
Brandon	Jack Schneider	X
Castleton	Liz Mackay (alt)	
Chittenden		
Clarendon	Brownson Spencer	X
Danby	Andrea Stoddard (alt)	X
Fair Haven	Jason Coupal	
Hubbardton	Robert Gibbs	X
Ira	Bob Kirbach	V
Killington	Will Austin	V
Mendon	Larry Courcelle	X
Middletown Springs	Steven Harrington	
Mount Holly	Jessica Metcalfe	V
Mount Tabor		
Pawlet	John Sabotka	V
Pittsford	Donna Wilson	V
Poultney	Sarah Pelkey	X
Proctor	Richard Horner	X

TOWN	NAME	
Rutland City	Michael Doenges	X
Rutland Town	David Rosenblum	X
Shrewsbury	Laura Black	
Sudbury	Barbara Somson	V
Tinmouth	Michael Faller (alt)	X
Wallingford	Erika Berner	X
Wells	Heather Thomas (alt)	V
West Haven	Rod Ethier	
West Rutland	Leona Minard	X
ACI-Natural Resources	Hilary Solomon	V
Ex-Officio- CEDRR	Lyle Jepson	V
Ex-Officio- CEDRR	Cooper Babbit	
Ex-Officio- TAC		
Ex-Officio- RRWIB		

Guests: NA

Staff: Devon Neary, Karen Hill, Ethan Pepin, Greg McKee, Jeremy Gildrien, Logan Solomon, Maggie O'Brien, Barbara Pulling, and Nic Stark



RUTLAND REGIONAL PLANNING COMMISSION

MEETING MINUTES

1. CALL TO ORDER & INTRODUCTIONS
Meeting called to order by Chair Berner at 7:04 pm. Introductions were made.
2. APPROVAL OF OCTOBER 22nd AGENDA
Motion to approve the October 22nd agenda by Gibbs. Second by Rosenblum.
Approved by voice vote.
3. APPROVAL OF SEPTEMBER 17th MINUTES
Motion to approve the September 17th minutes by Horner. Second by Rosenblum.
Approved by voice vote.
4. OPEN TO PUBLIC
None present.
5. EXECUTIVE DIRECTOR'S REPORT
Economic and Workforce Development Planner, Greg Poelker, has decided to step away from the RRPC and has given two weeks' notice. October 25th will be the last day. Please help us thank Greg for all his great work at the RRPC!

The RRPC has hired a new Senior Planner from Florida, Karina Edwards. Updates will be shared with the Board once her start date is established.

The RRPC is in full audit season mode. As a result, no financials for October. Mary Kay and Karen have been working hard to get the materials to the auditor by the end of the month. The RRPC board will need to vote to accept the audit results at the December 9th board meeting/holiday party.

FY26 membership dues memos were sent to the towns on 10/11. All Commissioners were cc'd on that email notification. Please help spread the word and let Devon know if he needs to speak directly with a town selectboard.

RRPC received two grants to establish Neighborhood Development Areas in the Towns of Brandon and Fair Haven.

The RRPC is teaming up with CEDRR to solicit economic and community development projects that will transform the region's economy! The top 10 projects will advance to the Priority Project List which will be used by federal, state, and regional entities to understand and fund needs in the Region. Please submit your project ideas or inquiries by November 15th to Cooper Babbitt: cooper@rutlandeconomy.com.



RUTLAND REGIONAL PLANNING COMMISSION

The RRPC reported the office relocation came in under budget by \$7170.30 largely due to reduced invoices from the movers and landlord. A request was made to allow the RRPC to utilize an additional \$3500 to outfit the medium conference room with a conference table and bookshelves. **Motion by Doenges to approve the reallocation of \$3500 from the move fund for a conference room table and bookshelves. Second by Schneider. Approved by voice vote.**

6. REGIONAL PLAN REPORT

Task 2 Rev 2 review process is complete. The Regional Plan Committee completed their review of the first full draft of all 10 subject chapters. Neary thanked the committee for all their hard work and support, spending dozens of hours reading and reviewing each chapter.

Phase 2 engagement continues the robust marketing campaign that includes newsletters, email blasts, front porch forum, flyers, radio, and PEGTV. Staff have completed presentations to all 27 towns, held 3 pop-up events, and the first feedback session. The session was lightly attended but included substantive feedback. The next feedback session will be on October 30th at 6PM online or in-person. Neary asked the Commissioners to help spread the word. Lastly, the Phase 2 survey is still live and has received nearly 200 responses.

7. REGIONAL PLAN DRAFT POLICY FEEDBACK SESSION

RRPC staff conducted a RRPC Board of Commissioners feedback session on the 2026 Regional Plan draft policies. Commissioners provided feedback on each of the 10 chapters that will help inform the next full draft of the chapter. Please see recording for more details on specific feedback provided.

8. REGIONAL COMMITTEE REPORT

Committee Chair Minard provided the Regional Committee report. The committee reviewed three Section 248 applications; 45-Day advance submission of Silver Silo Solar, LLC for a 500kW group net-metered solar array in North Clarendon, Vermont; 45-Day advance submission of Novus Brandon Solar LLC for a 150kW group net-metered solar array in Brandon, Vermont; and 45-day-advance submission of Boardman Storage, LLC for a 5 MW battery storage facility in W. Rutland, Vermont. Tom Garden from Silver Silo Solar was present at the Committee meeting and requested a preferred site letter. Alex Bravakis from Novus Brandon Solar also was present and requested a preferred site letter. No action was taken regarding the battery storage due to a lack of consideration in the 2018 Rutland Regional Plan. **Motion by the Spencer to approve letters designated a preferred site status for Novus Brandon Solar and Silver Silo Solar. Second by Doenges. Approved by voice vote.**



RUTLAND REGIONAL PLANNING COMMISSION

9. EXECUTIVE/FINANCE COMMITTEE REPORT

Neary provided the Executive Finance Committee report of October 15th. No action taken and for informational purposes only.

10. REGIONAL PARTNERS

No report.

11. EX-OFFICIO MEMBERS

Lyle Jepson of CEDRR invited members of the board to their annual meeting at the Paramount Theatre on October 23, 2024.

12. COMMISSIONER ROUNDTABLE

No roundtable.

13. ADJOURN

Motion to adjourn by Rosenblum. Second by Minard. Adjourned at 9:17 PM.

Respectively submitted by Karen Hill

Rutland Regional Planning Commission
Budget vs. Actuals: FY25 P&L
September 2024

	September Actual	July 2024- September 2024 Actual	Annual Budget	% of Budget
Income				
402 Local Income		0.00	27,000.00	0.00%
403 State Income	161,356.79	322,713.58	593,664.00	54.36%
403.5 VT Dept. of Environmental Cons.		4,497.76	375,254.00	1.20%
404 Vt. Department of Public Safety	11,013.21	12,360.73	134,741.00	9.17%
404B VT Dept. of Buildings and Gen. Services	20,256.09	20,256.09	48,911.00	41.41%
405 VTrans	25,743.43	76,091.20	276,530.00	27.52%
407 A U.S. Department of Energy		0.00	17,316.00	0.00%
408 Environmental Protection Agency	35,251.56	41,095.45	201,100.00	20.44%
419 Local Planning Assistance	23,336.82	35,886.05	126,669.00	28.33%
420 Special Projects	9,130.85	11,585.54	214,692.00	5.40%
421 Miscellaneous Income		1.90	0.00	
430 Interest Income	357.45	1,138.24	2,000.00	56.91%
554 A Fund Balance Reserve		0.00	18,000.00	0.00%
Total Income	\$ 286,446.20	\$ 525,626.54	\$ 2,035,877.00	25.82%
Gross Profit	\$ 286,446.20	\$ 525,626.54	\$ 2,035,877.00	25.82%
Expenses				
500 Salary	61,447.53	172,997.37	769,482.00	22.48%
Total 501 Fringe	\$ 30,357.63	\$ 83,422.72	\$ 326,852.00	25.52%
522 Contracted Services	45,214.27	61,544.77	680,306.00	9.05%
523 Audit/Accounting		0.00	23,750.00	0.00%
524.2 Conferences & Trainings-All Exp.	1,620.25	3,047.83	12,218.00	24.95%
524.3 Trav/Reg/Mileage (Reg Bus)	1,065.58	1,707.09	11,667.00	14.63%
525 Meeting Expense	575.88	626.71	11,649.00	5.38%
530 Postage/Shipping	0.00	101.53	2,400.00	4.23%
531 Printing/Copying/Ads	447.47	906.51	12,730.00	7.12%
535 Marketing and Sponsorship	666.68	916.68	4,850.00	18.90%
537 Town and Organizational Support		0.00	2,000.00	0.00%
540 Supplies	682.03	1,369.22	8,574.00	15.97%
541 Service Contracts		1,517.66	10,500.00	14.45%
545 Subscriptions-Publicat-Software	2,370.27	8,818.71	31,741.00	27.78%
546 Legal Fees		0.00	5,000.00	0.00%
547 Memberships	1,130.00	2,710.00	10,103.00	26.82%
550 Rent & Office Improvements	4,689.95	20,729.39	64,240.00	32.27%
550.1 Office Cleaning	800.00	800.00	4,680.00	17.09%
551 Telephone/Communication Serv.	699.20	2,740.94	11,220.00	24.43%
552 Electricity	538.42	1,498.51	6,500.00	23.05%
Total 560 Insurance	\$ 170.00	\$ 340.00	\$ 9,250.00	3.68%
565 Equipment Purchase	3,369.42	5,082.63	12,840.00	39.58%
Total Expenses	\$ 155,844.58	\$ 370,878.27	\$ 2,032,552.00	18.25%
Net Operating Income	\$ 130,601.62	\$ 154,748.27	\$ 3,325.00	
Other Expenses				
586 Restricted Exp. Creek Path	39,776.00	39,776.00	0.00	
Total Other Expenses	\$ 39,776.00	\$ 39,776.00	\$ 0.00	
Net Other Income	-\$ 39,776.00	-\$ 39,776.00	\$ 0.00	
Net Income	\$ 90,825.62	\$ 114,972.27	\$ 3,325.00	

Rutland Regional Planning Commission
Balance Sheet
As of September 30, 2024

	Total
ASSETS	
Current Assets	
Bank Accounts	
101 HFCU Checking	225,947.36
101-1 Key Bank Checking	325,193.58
101-1.1 Key Bank Checking - CWSP - F	302,435.58
101-2 Bank of Bennington	74,970.00
101-3 Credit Union of Vermont	84,951.01
101-3.5 Credit Union of VT Savings	25.15
104 Savings - HFCU	89.54
Total Bank Accounts	\$ 1,013,612.22
Accounts Receivable	
120 Accounts Receivable	387,138.44
121 Due from CWSP to Operating	-0.61
Total Accounts Receivable	\$ 387,137.83
Other Current Assets	
130 Prepaid Insurance	3,288.50
Uncategorized Asset	0.02
Total Other Current Assets	\$ 3,288.52
Total Current Assets	\$ 1,404,038.57
Fixed Assets	
150 Maps & Equipment	22,758.56
151 Accum. Depr. Maps & Equip.	-15,267.49
160 Leasehold Improvements	58,266.74
161 Accum. Depr. - Lease Imp.	-8,779.52
163 Website Development	9,965.00
Total Fixed Assets	\$ 66,943.29
Other Assets	
140 Prepaid Expenses	137.70
142 Deferred Pension Outflow	146,461.77
170 Right-of-Use Asset	68,578.76
175 ROU - Accumulated Amortization	-2,543.61
Total Other Assets	\$ 212,634.62
TOTAL ASSETS	\$ 1,683,616.48
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200 Accounts Payable	52,569.37
201 Due to Operating from CWSP	-0.61
Total Accounts Payable	\$ 52,568.76
Other Current Liabilities	
214 Health Insurance	2,210.58
215 Retirement DC	-0.02
219 Deferred Grant Income	483,695.94
220 Vision Plan	-4.20
225 Net Pension Liability	327,027.00
230 Acc. Annual Leave	29,005.20
239 Accrued Expenses	996.00
240 Accrued Comp Leave	1,661.16
241 Deferred Pension Inflow	2,028.00
245 Current Portion of Lease Liability	31,543.00
260 Note Payable - Creek Path	10,000.00
Total Other Current Liabilities	\$ 888,162.66
Total Current Liabilities	\$ 940,731.42
Long-Term Liabilities	
250 Lease Liability	66,035.15
255 Lease Liability - CONTRA	-31,543.00
Total Long-Term Liabilities	\$ 34,492.15
Total Liabilities	\$ 975,223.57
Equity	
3900 Fund Balance	508,004.09
392 Res. Fd. Bl. - Creek Path	85,416.55
Net Income	114,972.27
Total Equity	\$ 708,392.91
TOTAL LIABILITIES AND EQUITY	\$ 1,683,616.48



RUTLAND REGIONAL PLANNING COMMISSION

EXECUTIVE DIRECTORS REPORT

TUESDAY, NOVEMBER 19, 2024

1. The RRPC has hired a new Senior Planner, Karimah Edwards, and she will be starting on November 18th. Karimah will be taking over the DOL WORC6 grant as well as helping with town planning, public engagement, and the regional plan.
2. The RRPC submitted all audit materials and completed the virtual audit. The RRPC will expect audit results in time for the board meeting/holiday party on December 9th.
3. Several new grant opportunities have been recently announced:
 - a. Better Roads Grant Program – category B, C, and D applications due 12/27/24. Contact Ethan Pepin for assistance.
 - b. Transportation Alternatives Program – planning and construction applications due 12/31/24. Contact Ethan Pepin for assistance.
 - c. Municipal Highway & Stormwater Mitigation Program – transportation stormwater project applications due 12/31/24. Contact Ethan Pepin for assistance.
 - d. Recreational Trails Program – pre-application due 12/6/24.
 - e. Land and Water Conservation Fund – pre-application due 12/13/24.
 - f. FEMA Swift Current Program – elevation and floodproofing project applications due mid-January, 2025.
 - g. Municipal Planning Grants – expecting announcement SOON!
4. MERP awards have been announced. Congratulations to the towns of Benson, Brandon, Chittenden, Fair Haven, Middletown Springs, Mt. Tabor, Pawlet, Poultney (Town and Village), and West Haven. Jeremy will be working with your towns to ensure grant agreements are returned by 12/16/24.
5. Future Land Use Map Update - Starting in January 2025, the RRPC will begin updating its Regional Future Land Use Map as part of the 2026 Rutland Regional Plan and in alignment with Act 181. This process will involve collaborating with towns throughout the region to apply new standards and identify key areas for growth, ensuring the map supports future business and housing development. This map will also be needed to determine how to achieve the regional housing target as part of the HOME Act.



RUTLAND REGIONAL PLANNING COMMISSION

REGIONAL PLAN STATUS REPORT

TUESDAY, NOVEMBER 19, 2024

DRAFTING PROCESS

- Task 3 Rev 1 kicks off early on November 18th.
- The staff has made key changes to the drafting and adoption schedule.

REVIEW PROCESS

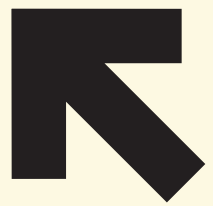
- Regional Plan Committee has reviewed all 10 chapter drafts – thank you to all the hard work of the committee.

ENGAGEMENT STRATEGY

- Marketing launch is in the final stages with updates to newsletter, email blasts, front porch forum, press releases, town newsletters, flyers, radio, PEGTV, and more.
- Staff completed presentations to all 27 town selectboards.
- Staff have held 4 pop-up events throughout the Region.
- RRPC hosted its second public feedback session with a better turnout on October 30th. There was a great discussion and support from the attendants.
- Phase 2 Public Survey is open through the rest of the month and current received about 255 responses.

PLAN LAYOUT/GRAPHIC DESIGN

- The graphic design consultant is working on the first draft in full layout form.
- GIS Planner is completing the first draft off all (100+) graphic elements of the plan.



THE REGIONAL PLAN

RRPC BOARD OF COMMISSIONERS ●

11/19/24 ●

Agenda

PURPOSE: § 4347a

1

DUTIES: § 4345

2

GOALS: § 4302

3

ELEMENTS: § 4348a

4

UPDATED TIMELINE

5

A decorative graphic on the left side of the slide. It features a thick green line that starts from the left edge, curves downwards, then turns right to become a horizontal line. A thick blue line starts from the bottom edge, curves upwards, then turns left to become a horizontal line that overlaps the green line. A thick red line starts from the top edge, curves downwards, then turns left to become a horizontal line. A solid orange circle is positioned to the left of the green line's first curve. Two small black dots are placed on the green line: one on the downward curve and one on the horizontal segment. The text 'purpose of the regional plan' is centered in the white space to the right of these lines.

purpose of the regional plan



1

PURPOSE: § 4347a

A regional plan shall be made with the general purpose of *guiding and accomplishing a coordinated, efficient, and economic development of the region* which will, in accordance with the present and future needs and resources, best promote the health, safety, order, convenience, prosperity, and welfare of the inhabitants as well as efficiency and economy in the process of development. This general purpose includes recommending a distribution of population and of the uses of the land for urbanization, trade, industry, habitation, recreation, agriculture, forestry, and other uses as will tend to:



PURPOSE: § 4347a

- (1) create conditions favorable to transportation, health, safety, civic activities, and educational and cultural opportunities;
- (2) reduce the wastes of financial, energy, and human resources which result from either excessive congestion or excessive scattering of population;
- (3) promote an efficient and economic utilization of drainage, energy, sanitary, and other facilities and resources;
- (4) promote the conservation of the supply of food, water, energy, and minerals;
- (5) promote the production of food and fiber resources and the reasonable use of mineral, water, and renewable energy resources; and
- (6) promote the development of housing suitable to the needs of the region and its communities.

duties of regional planning commissions



2

DUTIES: § 4345

(1) *Promote the mutual cooperation of its municipalities* and assist and advise municipalities, compacts, and authorities within the region to facilitate economic development programs for the appropriate development, improvement, protection, and preservation of the region's physical and human resources

(5) Prepare a regional plan and amendments that are ***consistent with the goals established in section 4302*** of this title, and compatible with approved municipal and adjoining regional plans. When preparing a regional plan, the regional planning commission shall:



DUTIES: § 4345

(A) develop and carry out a process that will encourage and enable widespread citizen involvement;

(B) develop a regional data base that is compatible with, useful to, and shared with the geographic information system established under 3 V.S.A. § 20;

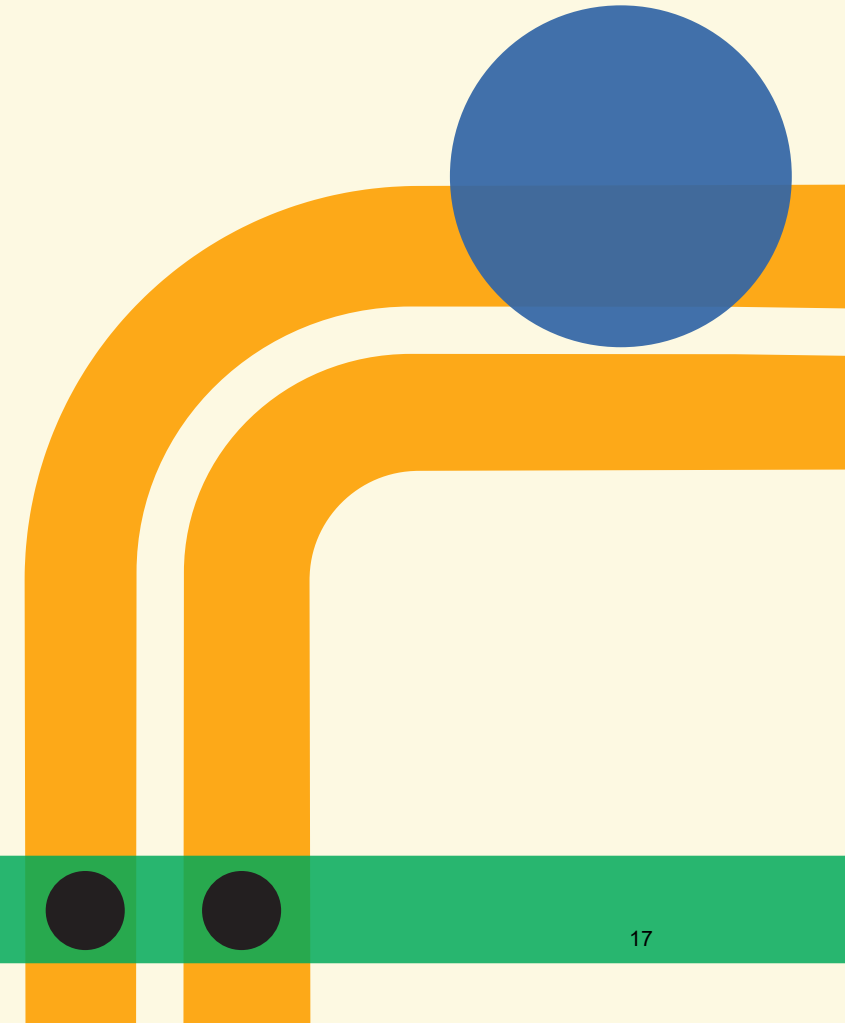
(C) conduct capacity studies;

(D) identify areas of regional significance. Such areas may be, but are not limited to, historic sites, earth resources, rare and irreplaceable natural areas, recreation areas and scenic areas;

(E) use a land evaluation and site assessment system, that shall at a minimum use the criteria established by the Secretary of Agriculture, Food and Markets under 6 V.S.A. § 8, to identify viable agricultural lands;

(F) consider the probable social and economic benefits and consequences of the proposed plan; and

(G) prepare a report explaining how the regional plan is consistent with the goals established in section 4302 of this title.



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state planning goals



GOALS: § 4302

- (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.



GOALS: § 4302

(1) 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 areas related to community centers, and strip development along highways should be discouraged.

(B) Economic growth should be encouraged in locally designated growth areas, employed to revitalize existing village and urban centers, or both, and should be encouraged in growth centers designated under chapter 76A of this title.

(C) Public investments, including the 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.



3

GOALS: § 4302

(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.

(3) To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

(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.

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



GOALS: § 4302

(5) 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;
- (D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.

(6) To maintain and improve the quality of air, water, wildlife, forests, and other 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.



GOALS: § 4302

(7) To make efficient use of energy, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.

(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.



GOALS: § 4302

(8) 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.



GOALS: § 4302

(9) To encourage and strengthen agricultural and forest industries.

(A) Strategies to protect long-term viability of agricultural and forestlands 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.

(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.



GOALS: § 4302

(11) 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.

(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 be 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, elders, or persons who have a disability should be allowed.



GOALS: § 4302

(12) 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.

(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.



GOALS: § 4302

(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.

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elements of a regional plan



4

ELEMENTS: § 4348a

Consistent

A regional plan shall be consistent with the goals established in section 4302 of this title and shall include the following:

Policies

A statement of basic policies of the region to guide the future growth and development of land and of public services and facilities, and to protect the environment.

Land Use

A land use element, which shall consist of a map and statement of present and prospective land uses, that:

Areas

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, open spaces, areas reserved for flood plain, and areas identified by the State, regional planning commissions, or municipalities that require special consideration...

Designations

Indicates those areas within the region that are likely candidates for designation



4

ELEMENTS: § 4348a

Impact

Indicates locations proposed for developments with a potential for regional impact, as determined by the regional planning commission, including flood control projects, surface water supply projects, industrial parks, office parks, shopping centers and shopping malls, airports, tourist attractions, recreational facilities, private schools, public or private colleges...

Land Uses

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.

Agriculture

Indicates those areas that have the potential to sustain agriculture and recommendations for maintaining them which may include transfer of development rights, acquisition of development rights, or farmer assistance programs.

Forest Blocks

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....



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ELEMENTS: § 4348a

Energy

An energy element, which may include an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources...

Transportation

A transportation element, which may consist of a statement of present and prospective transportation and circulation facilities, and a map showing existing and proposed highways, including limited access highways, and streets by type and character of improvement, and where pertinent, anticipated points of congestion, parking facilities...

Utility & Facility

A utility and facility element, consisting of a map and statement of present and prospective local and regional community facilities and public utilities, whether publicly or privately owned, showing existing and proposed educational, recreational and other public sites, buildings and facilities, including public schools....

Natural Resources

A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources; and protection and improvement of the quality of waters of the State to be used in the development and furtherance of the applicable basin plans established by the Secretary of Natural Resources...

Housing

A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation.



4

ELEMENTS: § 4348a

Economic Development

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.

Flood Resilience

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...

Implementation

A program for the implementation of the regional plan's objectives, including a recommended investment strategy for regional facilities and services based on a capacity study of the elements in this section.

Relationships

A statement indicating how the regional plan relates to development trends, needs, and plans and regional plans for adjacent municipalities and regions.

A decorative graphic on a light yellow background. It features a green line that starts from the left, curves down, and then continues horizontally. A blue line starts from the bottom, curves up, and then continues horizontally, overlapping the green line. A red line starts from the top right and curves down. An orange circle is positioned on the left side. Two black dots are placed on the green line: one at the top curve and one at the bottom curve.

updated timeline



5

UPDATED TIMELINE



Provide full draft to the board of commissioners for review.

Hold board of commissioners meeting focusing on feedback on full draft.*

Incorporate comments from board of commissioners and continue second draft.

Continue drafting.

Continue drafting.



5

UPDATED TIMELINE



Present second full draft to the board of commissioners and final round of public engagement.*

Complete final drafting and professional editing.

Presentation to the board of commissioners for adoption vote.*

Submit final draft to LURB and state agencies for 60-day review.

LURB/agency review and edits based on comments.



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UPDATED TIMELINE

**DEC
19**

**JAN
20**

**FEB
17**

**MAR
2**

**APR
21**

Final draft released for first public hearing (30-day notice).

Hold first public hearing(s) followed by potential revisions based on hearing.*

Presentation of any changes to the board of commissioners.*

Final draft released for second public hearing (30-day notice).

Second public hearing and plan adoption.*