WHEREAS, Chittenden County Regional Planning Commission (CCRPC) has developed a Regional Plan; CCRPC held duly warned public hearings; and

WHEREAS, CCRPC has made appropriate modifications, changes and additions and approved same for inclusion in this proposed Regional Plan; and

WHEREAS, CCRPC has approved plans from some of its member municipalities; and

WHEREAS, CCRPC finds that the adjoining regional planning commissions (Northwest Regional Planning Commission, Central Vermont Regional Planning Commission, Lamoille County Planning Commission and Addison County Regional Planning Commission) have adopted plans under Act 200 of the Acts of the 1987 Adjourned Session; and further, CCRPC finds that its Regional Plan is compatible with adjoining regional planning commissions' plans; and

WHEREAS, CCRPC finds that the state agencies' interim plans as developed pursuant to Executive Order 68 issued in November 1988 are general plans, "planning how to plan," but lack detailed land use information; CCRPC's Regional Plan is not incompatible with these interim state plans or state agencies' plans; and

WHEREAS, CCRPC finds that its Regional Plan is consistent with, or making substantial progress toward attainment of the planning goals under Title 24 V.S.A., Chapter 117; and

WHEREAS, CCRPC finds that its Regional Plan contains the elements of a regional plan under 24 V.S.A., Section 4348a; and

WHEREAS, CCRPC finds that it is desirable to review its Regional Plan on an annual basis to the year 2001 and herewith agrees to do so.

NOW, THEREFORE, BE IT RESOLVED BY CCRPC that it adopts the Regional Plan for Chittenden County dated September 9, 1996 containing the following:

Preface
Introduction
Governing Principle
Regional Plan Vision Statement
Policy and Goal Statements
Resource Use
Future Land Use Matrix
Defining Substantial Regional Impact
Maps
Implementation
Glossary
Index (reserved)
Appendices (reserved)

and;

FURTHER, that the CCRPC Chair, on or before October 15, 1996, will appoint a committee of not less than five Commissioners who represent municipalities to review requests for changes received to October 10, 1996 on Draft 5 Regional Plan and report recommendations to CCRPC by December 10, 1996; and

FURTHER, that CCRPC, as necessary, will expedite the process for Regional Plan update as allowed by Title 24 V.S.A.; and

FURTHER, CCRPC incorporates as part of this Regional Plan this Resolution.

Dated this 10th day of October, 1996 at Essex Junction, Vermont.

JAMES TIFFANY, CHAIR

Bolton Burlington Charlotte Colchester Essex Junction Essex Town
St. George Hinesburg Huntington Jericho Milton Richmond
Shelburne So. Burlington Underhill Westford Williston Winooski
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APPENDICES - Will be considered at a later date for addition to this Plan.
PREFACE

The Chittenden County Regional Planning Commission (CCRPC) provides a useful forum in which the region's citizens' desires are expressed and considered. The CCRPC also bears formal responsibility, by state statute, to guide the transformation of citizen desire into reality through a regional plan. The transformation starts with a vision of the future, with the plan then guiding us to attainment of that vision.

Such a plan formalizes the expression of intent, explores alternatives, and becomes the occasion of debate and harmonization of interests. The plan, therefore, provides a framework for the interactive process of democracy.

The planning process neither is designed nor expected to be comfortable; it demands the expression of divergent views and requires a measure of statesmanship in formulation of its product. To be effective it must stretch imagination and encourage forthrightness; it must challenge assumptions and it must consider available resources. It must serve the common good.

The promise of such a challenging, essential process inspires the CCRPC to commit itself to the production and publication of this plan for the future of our region. This plan, though a major responsibility of the CCRPC, is not its sole function. Regional planning commissions, among other things, promote mutual cooperation among towns, regions and the state; provide technical assistance to municipalities; review municipal planning efforts; and participate in Act 250 and Section 248 state hearings.

Our purpose is to decide what is wanted for the future; select and define the issues that have potential to influence that future; apply our best thinking to explore and address those issues; and agree how we are all going to use our collective resources to achieve these long range objectives.
INTRODUCTION

Purpose

This plan is adopted by the Chittenden County Regional Planning Commission (CCRPC), and is intended as a policy guide for growth and development in the region over the next 20 years, with revisions, amendments and updating considered annually but no later than every five years.

The plan serves this function by articulating a vision for the region's future, charting a path to achieve the vision, providing a means of balancing competing interests in effectuating the plan, suggesting realistic implementation measures, and serving as a reference document.

This document is meant to be a plan and shall not be construed as a bylaw.

Organization

The plan is organized to facilitate ease of use by the people of the region. The main body of the plan includes those elements required by state statute and those decided on by the commission that are useful for the people of the Region. It is succinct and portable, with supporting documentation included in the appendices.


Utilization

The plan is intended for use by regional planning commissions, local governments, private and public developers, utilities, state and federal officials, and interested citizens. Many of the goals and policies are illustrated by maps to assist the determination of how regional goals relate to the needs of the region. The CCRPC will pro-actively seek consistency between contemplated projects, plans, and this plan.

The CCRPC asserts that proper use of this plan in guiding future growth and development will enhance the qualities that make Chittenden County such a unique and special place.
GOVERNING PRINCIPLE

The Regional Plan recognizes the necessity of protecting the Region's most valuable social, environmental, cultural and aesthetic characteristics; yet providing for the essential needs of the changing population-goods and services, employment and shelter, health and safety. The inextricable links between population demands, infrastructure capacities and resource quality is also recognized.

This Plan's primary objective is to provide guidance for development and growth:

TO RATIFY AND ASSURE THE TRADITIONAL AND EXISTING SETTLEMENT PATTERNS. TO HELP SECURE THE CHARACTER OF THE REGION'S NATURAL AND BUILT ENVIRONMENT, THERE SHOULD BE A CLEAR AND PRONOUNCED DELINEATION BETWEEN TOWN AND COUNTRYSIDE THROUGH APPROPRIATE AND SUPPORTIVE LAND USES AND DESIGNATED GROWTH CENTERS.

This primary objective can best be accomplished through a planning process that is "bottoms up" with decisions made at the lowest level commensurate with their impacts. The Regional Planning Commission uniquely is qualified to participate in this planning process since it is appointed locally yet represents regional, as well as local, viewpoints.

We recommend exceptions to the Plan's primary objective be made only when it can be demonstrated that the greater public good is served by the exception.

GROWTH CENTERS

Designating growth centers is the chief means by which the Regional Plan's governing principle will be realized. Growth centers are areas within communities providing for a concentration of housing, commercial services, employment opportunities and government uses, and served by basic infrastructure. In addition, all growth centers should:

1) have identifiable boundaries,
2) allow mixed uses,
3) have higher densities than surrounding areas,
4) support development through provision of basic infrastructure, and
5) consider the current and historic pattern of development concentrations.

This Plan identifies three types of growth centers for the Chittenden County region, (1) Regional, (2) Sub-Regional and (3) Local. Regional growth centers are areas offering services and uses for the entire Region and beyond. Sub-Regional growth centers are those whose
functions primarily serve an area composed of adjoining communities. Local growth centers provide the necessary services and conveniences for the larger municipality. These descriptions are refined in the growth center matrix offered below. It describes the existing features of each growth center type.

<table>
<thead>
<tr>
<th>Features</th>
<th>Growth Center Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Regional</td>
</tr>
<tr>
<td><strong>Infrastructure:</strong></td>
<td></td>
</tr>
<tr>
<td>Sewer</td>
<td>Yes</td>
</tr>
<tr>
<td>Water:</td>
<td></td>
</tr>
<tr>
<td>Surface</td>
<td>Yes</td>
</tr>
<tr>
<td>Ground</td>
<td>No</td>
</tr>
<tr>
<td>All Utilities Underground</td>
<td>Optional</td>
</tr>
<tr>
<td><strong>Services:</strong></td>
<td></td>
</tr>
<tr>
<td>Police:</td>
<td></td>
</tr>
<tr>
<td>Municipal</td>
<td>Yes</td>
</tr>
<tr>
<td>State</td>
<td>No</td>
</tr>
<tr>
<td>Fire Protection:</td>
<td></td>
</tr>
<tr>
<td>Paid</td>
<td>Yes</td>
</tr>
<tr>
<td>Volunteer</td>
<td>No</td>
</tr>
<tr>
<td>Post Office</td>
<td>Yes</td>
</tr>
<tr>
<td>Library</td>
<td>Yes</td>
</tr>
<tr>
<td>Public Transportation</td>
<td>Yes</td>
</tr>
<tr>
<td>Hospital</td>
<td>Yes</td>
</tr>
<tr>
<td>Municipal Offices</td>
<td>Yes</td>
</tr>
<tr>
<td>Schools:</td>
<td></td>
</tr>
<tr>
<td>K-6</td>
<td>Yes</td>
</tr>
<tr>
<td>7-12</td>
<td>Yes</td>
</tr>
<tr>
<td>Cultural Facilities</td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Government:</strong></td>
<td></td>
</tr>
<tr>
<td>Mayor</td>
<td>Yes</td>
</tr>
<tr>
<td>Manager</td>
<td>Optional</td>
</tr>
<tr>
<td>Trustees</td>
<td>No</td>
</tr>
<tr>
<td>Selectboard</td>
<td>No</td>
</tr>
<tr>
<td>Administrator</td>
<td>No</td>
</tr>
<tr>
<td>Planning Commission</td>
<td>Yes</td>
</tr>
<tr>
<td>Planner</td>
<td>Yes</td>
</tr>
<tr>
<td>Municipal Plan</td>
<td>Yes</td>
</tr>
<tr>
<td>Capital Budget &amp; Program</td>
<td>Yes</td>
</tr>
</tbody>
</table>
### Existing Growth Center Matrix

<table>
<thead>
<tr>
<th>Features</th>
<th>Growth Center Type</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Regional</td>
</tr>
<tr>
<td><strong>Regulations:</strong></td>
<td></td>
</tr>
<tr>
<td>Zoning Ordinance</td>
<td>Yes</td>
</tr>
<tr>
<td>Subdivision Regulations</td>
<td>Yes</td>
</tr>
<tr>
<td>Road Standards</td>
<td>Yes</td>
</tr>
<tr>
<td>Recreation Standards</td>
<td>Optional</td>
</tr>
<tr>
<td>Building Code</td>
<td>Optional</td>
</tr>
<tr>
<td><strong>Uses:</strong></td>
<td></td>
</tr>
<tr>
<td>Office:</td>
<td></td>
</tr>
<tr>
<td>Single</td>
<td>No</td>
</tr>
<tr>
<td>Multiple (Building)</td>
<td>Yes</td>
</tr>
<tr>
<td>Manufacturing Industry</td>
<td>Yes</td>
</tr>
<tr>
<td>Wholesale/Retail</td>
<td>No</td>
</tr>
<tr>
<td>Residential:</td>
<td></td>
</tr>
<tr>
<td>SF, Det. 1-5 units/acre</td>
<td>No</td>
</tr>
<tr>
<td>2 Fam. 6-10 units/acre</td>
<td>No</td>
</tr>
<tr>
<td>Twinhs. 6-8 units/acre</td>
<td>No</td>
</tr>
<tr>
<td>Grdn. Apt. 10-18 units/ac.</td>
<td>Yes</td>
</tr>
<tr>
<td>Mid-Rise 25-30 units/ac.</td>
<td>Yes</td>
</tr>
<tr>
<td>High-Rise 40-70 units/ac.</td>
<td>Yes</td>
</tr>
<tr>
<td>Mixed Use Development*</td>
<td>Yes</td>
</tr>
<tr>
<td>State and Federal Offices</td>
<td>Yes</td>
</tr>
<tr>
<td>Civic Center</td>
<td>Yes</td>
</tr>
<tr>
<td>Convention Center</td>
<td>Yes</td>
</tr>
<tr>
<td>Agriculture</td>
<td>No</td>
</tr>
<tr>
<td>Forestry</td>
<td>No</td>
</tr>
<tr>
<td>Recreation</td>
<td>Yes</td>
</tr>
<tr>
<td>Earth Resource Extraction</td>
<td>Yes</td>
</tr>
<tr>
<td>Regional Shopping Ctr.</td>
<td>Yes</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>Yes</td>
</tr>
<tr>
<td>Convenience Shopping</td>
<td>Yes</td>
</tr>
<tr>
<td>Job Center (1,000+ Jobs)</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Note: Yes = Existing feature or progress being made to implement this feature within this growth center type.

Optional = Not compulsory

* Refer to the glossary for the definition of "mixed use development."

The Existing Growth Center Matrix primarily identifies those features already existing within growth center types.
REGIONAL PLAN VISION STATEMENT

The CCRPC goal is to provide a liveable community based on three interacting components: a healthy environment, economic vitality and social well-being—a sense of place. A healthy environment means clean air, water, soil, and a diversity of species and habitats maintained through practices that ensure sustainability over the long term. Economic vitality means a competitive, diverse and adaptable economic environment which requires support, investment and maintenance to insure the long term integrity of key employment areas. Social well-being means enhancing accessibility, community identity and opportunities for participation. A liveable community will grow and prosper. Guiding growth requires that long term environmental, social and economic factors be balanced in the decision-making process. A balance among these three components is crucial to liveability. Achieving this balance requires that the long term environmental, social and economic implications of development be considered in the decision-making process.

Our liveability will improve when these three elements of our goal and objectives are fully achieved:

• continual improvement of the quality of our air, water, and soil;
• valuable natural resources are conserved, not wasted;
• residents can find appropriate affordable accommodations close to employment, commercial and retail opportunities;
• people can travel efficiently throughout the region using convenient and energy efficient means;
• the regional structure supports a sense of pride, security, belonging and identity for the residents of Chittenden County;
• diverse and viable employment opportunities are available to our labor force;
• an extensive interconnected system of well-defined and accessible parks, recreational areas and public open spaces exists to help meet the leisure needs of the region’s population and support the liveable community goal for the community;
• the region is a destination for tourist and business people; and
• all residents enjoy equitable access to services available in Chittenden County.

To achieve the CCRPC goal for a liveable region, this plan has the following purposes:

• to provide a framework for planning a better quality of life within Chittenden County; and
• to present long range planning policies to guide the pattern of growth across the region.

This vision is based on the assumption that population growth shall continue along the projections listed below and that growth centers will be implemented through both municipal and the Regional Plans.
<table>
<thead>
<tr>
<th>Year</th>
<th>1990</th>
<th>1995 Estimate</th>
<th>2000</th>
<th>2010</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>131,761</td>
<td>140,000-144,000</td>
<td>150,000-154,000</td>
<td>168,000-171,000</td>
</tr>
</tbody>
</table>

POLICY & GOAL STATEMENTS

This section divides the Regional Plan Policies into four subheadings: A) Growth Centers, B) Primary support structures, (including economic development, transportation, housing and energy), C) Secondary support structures, (including utilities and facilities and solid waste disposal), and D) the Environment, (including recreation and natural resource amenities).

Each of these policy categories overlaps the others, working together to provide for a future that will sustain a high quality of life. Each is not equal however. The division is also an attempt to build a policy and goal hierarchy on which to build future development decisions. Implementation of growth centers is the chief aim of this Plan. Providing the support services and protecting environmental quality is important.

GROWTH CENTERS

<table>
<thead>
<tr>
<th>PRIMARY SUPPORT SERVICES</th>
<th>SECONDARY SUPPORT SERVICES</th>
<th>THE ENVIRONMENT</th>
</tr>
</thead>
</table>

In order to guide future growth and development of the Region's land, and to...

* promote growth and development of public services and facilities,
* promote prosperity, public health and safety,
* enable the mitigation of the property tax burden on open lands,
* encourage appropriate civic and architectural design,
* facilitate the growth of neighborhoods, villages, towns and cities,
* encourage the development of a rich cultural environment and foster the arts,
* encourage efficient transportation alternatives,
* promote efficient use, and reasonably priced availability, of water, energy and other resources,
* provide the economic climate for the generation of capital and creation of meaningful employment opportunities,
* promote housing to satisfy the Region's need, and
* encourage waste reduction,

The Chittenden County Regional Planning Commission adopts the following policies and related goals:
A. GROWTH CENTERS

Policy 1. Designation through Regional and Municipal Plans of GROWTH CENTERS as areas within the Region that provide for a concentration and mixture of residential units, commercial services, employment opportunities, cultural amenities and government uses, with appropriate civic and architectural design and served by basic infrastructure.

Goals: To...
(A) distribute 75% of the Region's future population growth to growth centers as follows, 20% of that growth to the Regional growth center, 60% to sub-regional growth centers, and 20% to local growth centers. These are intended as planning targets for the Region as a whole; they are not intended to be applied town by town.

Policy 2. Public and private CAPITAL INVESTMENT decisions shall respect growth center designations and assist in their orderly rate of growth.

Goals: To...
(A) allocate federal, state and local, public and private, capital primarily toward the development and support of designated growth centers.
(B) undertake capital planning and programming as a means of anticipating and guiding future development.

Policy 3. The use of technologies (including septic system technology) to enhance or expand LAND CAPABILITY for development shall be encouraged, provided they are not detrimental to the environment and assist in growth center implementation.

Goals: To...
(A) research and identify new technologies that can enhance land capability for development.

B. PRIMARY SUPPORT STRUCTURES

Policy 4. To promote ECONOMIC DEVELOPMENT by encouraging enterprises that produce a diversity of goods and services, create primary capital, provide quality, high paying employment opportunities and ensure stability for the regional economy. To encourage value-added products in order to maximize reinvestment within the Region. Continued growth and support for the service industry and expansion of the manufacturing sector will sustain the Region's ability to generate wealth and are therefore encouraged.

Goals: To...
(A) direct and enhance incentives and opportunities for appropriate economic development within designated growth centers.
(B) encourage state and local regulatory activities to become as efficient, fair and timely as
(C) where economically feasible, enhance and expand land based production of the economy (agriculture, forestry, recreation) through careful management, and to utilize the value-added potential of the Region's agricultural and forest products.

(D) diversify the Region's economic base, making it less dependent on the economic health of any single sector.

(E) provide an education system that realizes the maximum potential of each of the Region's residents and specifically inventory and assess the need for additional vocational education centers in the region.

(F) provide necessary infrastructure at a pace to adequately accommodate future economic development.

(G) encourage increased funding for VEDA.

(H) expand home occupation opportunities.

(I) retraining for existing and new job opportunities.

**Policy 5.** The regional TRANSPORTATION system should establish the framework and guidelines for decision makers to use when selecting projects, programs, and facilities that meet different and sometimes conflicting objectives. This framework should include measures to ensure that limited financial resources are used in the most cost-effective manner.

**Goals:** To . . .

(A) ensure a high level of local, regional, state, and citizen interaction and cooperation in project development, financing, design, and implementation, and to work with state and federal entities to ensure balanced financing of all transportation modes.

(B) promote public involvement in all phases of transportation planning and development. Reach out to those traditionally excluded from transportation decision making (elderly, disabled, low income, etc.).

(C) minimize the cost in time and money for transporting people and goods in the region.

(D) secure and efficiently utilize financial resources for the maintenance and modernization of existing facilities and for system expansion to include alternative modes.

**Policy 6.** The regional TRANSPORTATION system should ensure the mobility of people and goods by implementing systematic maintenance programs, and transit capacity improvements. Congestion management programs should be used to increase highway capacity for single-occupancy vehicles only when no better alternative can be found.

**Goals:** To . . .

(A) relieve existing congestion and prevent future congestion; manage access to roadside development and coordinate signals in major corridors; preserve and maintain the functional integrity of streets and major roads.

(B) preserve and maintain existing transportation facilities and corridors and, where practical, meet transportation needs by using existing transportation facilities more efficiently.
(C) ensure the safety and security of transportation system uses.
(D) continue to analyze transportation needs of a corridor and/or area basis using the multimodal approach to integrate the components of the transportation system efficiently.

Policy 7. The regional TRANSPORTATION system should use investment in transportation infrastructure to improve the economic and environmental sustainability of the region by supporting existing and planned growth centers (dense mixed-use developments).

Goals: To...
(A) create and support a balanced, integrated, safe, accessible, cost-effective, and energy-efficient transportation system that serves the economic, social, and environmental needs of the Region.
(B) use transportation routes, facilities, and investments to facilitate the orderly development of growth centers, recreational and cultural sites, and provide for convenient transfers of people and goods between transportation modes.
(C) support the relationship between transportation systems and economic vitality, foster private sector participation in the provision, financing, and planning of the transportation system.
(D) integrate public transportation considerations in land use planning and permitting processes such that housing, retail, institutional, commercial, and industrial development are located along public transit routes (transportation corridors) and within growth centers.
(E) minimize water, soil, noise, air pollution and other negative effects of transportation on our environment.

Policy 8. The regional TRANSPORTATION system should decrease automobile and truck dependency by offering sustainable transportation alternatives.

Goals: To...
(A) establish a regional, multi-purpose greenway system of bicycle and pedestrian paths and open space.
(B) integrate transportation services into the community fabric in a way that is cost-effective and is sensitive to and enhances a community's local character.
(C) encourage higher utilization of the Region's rail corridors.
(D) make existing and future services physically accessible to the elderly and disabled.
(E) use transportation enhancement activities to preserve and improve the natural and built environments, thereby making communities and the region more healthy and attractive.

Policy 9. Decent HOUSING is essential for the Region's residents. The quantity, type and cost of new housing shall correspond to the Region's needs, and its location shall be in accordance with other land use policies of this plan. Affordable housing allocation to the Region's municipalities shall take into consideration each municipality's current housing stock.

Goals: To...
(A) assure every municipality contributes in some way toward meeting the Region's housing needs.
(B) guarantee affordable housing units remain affordable for as long as possible.
(C) ensure affordable housing (or any one type of affordable housing, e.g., elderly) not be concentrated within one neighborhood or community.
(D) make a priority the housing for special needs populations.
(E) encourage the cooperation and involvement of the private sector, public housing and nonprofit organizations in the development and management of affordable housing.
(F) recognize affordable housing as a regional problem and that whenever possible, regional solutions should be promoted.
(G) encourage residential development that is compatible with existing architecture, community character and other land use concerns.
(H) provide accessibility between affordable housing and employment opportunities.
(I) encourage local efforts to waive impact fees for affordable housing.

Policy 10. ENERGY resources, from a variety of sources, has helped sustain our quality of life by enabling the employment, living and mobility opportunities we enjoy. Encouraging the efficient use of energy will ensure adequate energy supply for continued prosperity.

Goals: To . . .
(A) encourage efficient energy use by all consumers.
(B) ensure that an adequate supply of reasonably priced energy, from all sources, is available to meet the Region's future needs and maximize that proportion of energy supply generated from a diversity of instate sources, or sources over which Vermont has long term control.
(C) minimize environmental degradation associated with energy supply and use.
(D) support the development of high, but cost effective, energy efficiency standards for construction to ensure that new energy using facilities are efficient.
(E) encourage awareness of the finite nature of non-renewable resources and encourage alternate fuels research and development.
(F) encourage and support the use of BOCA-MEC code standards for residential and commercial building construction for the long term conservation of energy resources.
(G) research, identify, and disseminate information about energy and new technologies and encourage energy efficiency programs.

C. SECONDARY SUPPORT STRUCTURES

Policy 11. PUBLIC SERVICES AND FACILITIES shall complement and support the orderly development of growth centers.

Goals: To . . .
(A) prepare a regional capital investment plan, identifying the cost, timing, location and most cost-effective financing mechanisms of planned regional facilities, and explore regional
approaches to the timely and efficient expansion of all utilities and facilities.

(B) adopt municipal official maps in order to preserve rights-of-way identified for future facilities including: streets, drainage, parks, schools and other public facilities.

(C) ensure the continuation and expansion of the Region's cultural and institutional facilities without imposing undue burdens on the public facilities and tax base of host communities.

(D) research, identify, and disseminate information about new technologies that can assist in the more efficient and effective provision of the Region's utility and facility services.

(E) foster a working public/private partnership in planning for and resolving utility and facility issues.

(F) encourage a high level of maintenance of existing facilities, including timely rehabilitation or replacement.

(G) encourage public investments, including the construction or expansion of infrastructure, to support development in designated growth centers and try to avoid disturbing designated agricultural or conservation areas.

(H) encourage multiple uses of public rights-of-way including the interstate highway.

(I) encourage limited tap in policy for utility connections between growth centers.

(J) encourage contributions in lieu of taxes to host communities containing state lands.

(K) establish public/private partnerships to develop and implement energy conservation programs, municipal facilities and services, as well as commercial, residential, and industrial buildings.

Policy 12. Reducing the amount of SOLID WASTE generated and promoting environmentally acceptable and economical means of waste management are integral to protecting the environment while accommodating growth.

Goals: To...

(A) encourage cooperation with the Chittenden Solid Waste District (CSWD) in resolving solid waste issues.

(B) develop a mutually agreed upon solid waste plan for the region with the CSWD and other involved parties.

(C) encourage state identification of markets for recyclables.

(D) improve the convenience and cost of all waste disposal.

(E) encourage and implement a surcharge on appliances and tires to facilitate recycling efforts.

D. THE ENVIRONMENT

Policy 13. Growth in the Region should be managed to maintain or improve the QUALITY OF AIR, WATER, LAND RESOURCES AND WILDLIFE.

Goals: To...

(A) protect the health and stability of the natural environment, recognizing it is an integrated system of interacting land, water, air resources and flora and fauna.
(B) protect the quality of our lakes, ponds, CCRPC mapped wetlands, streams, rivers and groundwater resources. Such mapping should include elevation, acreage, etc. for use in planning, thus preventing an abuse of this finite resource.

(C) protect air quality from further degradation caused by sources from within the Region to the most practicable extent possible, and encourage changes necessary to improve air quality arriving from outside the Region.

(D) incorporate in all plans and bylaws as far as possible the principles of environmental conservation embodied in Act 250 when reviewing all land development proposals.

(E) address the restoration and preservation of sites altered by extraction of earth resources in all applicable plans.

(F) encourage renewable resource development.

(G) make an accurate accounting of those natural resources that are consumed as a result of human activities once every two years.

Policy 14. RECREATION opportunities, and the public's access to them, should be enhanced and protected for all the Region's residents and visitors.Judicious application of the Public Trust Doctrine, balancing public uses with limited restrictions, will be sought.

Goals: To...

(A) plan and manage our natural resources and recreation amenities to maintain and enhance year round outdoor recreation opportunities for all people no matter their economic or physical circumstances.

(B) establish a region-wide system of open space corridors (greenways) for multiple uses, including natural resource protection and recreation.

(C) identify, provide and protect public access to noncommercial outdoor recreation opportunities.

(D) provide a delineation between town and countryside, assisting in growth center implementation by conserving major portions of the countryside as open space.

(E) provide recreation and open space within developed urban areas.

Policy 15. Preservation of the Region's AGRICULTURAL AND FOREST RESOURCES, for their economic and aesthetic value, is a matter of public good.

Goals: To...

(A) preserve the long term viability for farm and forest use of agricultural and forest lands by limiting alternate uses on those lands to low gross density uses.

(B) promote agricultural diversification.

(C) employ the Land Evaluation and Site Assessment (LESA) programs in determining important agriculture and forestry lands.

(D) develop strategies to encourage viable agricultural and forest industries.

(E) plan the construction, expansion or provision of public facilities and services so as not to reduce the resource value of important and economically viable adjoining agricultural or
forestry lands.
(F) retain parcels of agricultural and forestry lands that are viable in terms of size, quality and location.
(G) preserve the aesthetic qualities of the forested and agricultural landscape.
(H) investigate a range of financial and legislative strategies to preserve open lands for agriculture and forestry, including, but not limited to: Municipal transfer of development rights programs, land trusts, tax relief programs, purchase of land or development rights, preservation easements and legal covenants.

Policy 16. Areas of regional significance shall be identified by the CCRPC. HISTORIC SITES, EARTH RESOURCES, AQUIFERS, RARE AND IRREPLACEABLE NATURAL AREAS, RECREATION AREAS, AND SCENIC AREAS so identified will have conservation programs recommended for their protection and use.

Goals: To...
(A) identify the Region's historic sites, earth resources, aquifers, rare and irreplaceable natural areas, recreation areas and scenic areas, and determine which areas are regionally significant.
(B) recommend strategies for the conservation and protection of historic sites, earth resources, aquifers, natural areas, recreation and scenic areas.

Policy 17. Preservation of the Region's NATURAL EARTH RESOURCES, for their economic development value, for essential construction in the Region, is a matter of public good.

Goals: To...
(A) maintain a current inventory of available earth resources.
(B) preserve the long term availability of natural sand and gravel deposits by limiting alternate uses of these areas prior to resource extraction.
(C) encourage recovery of earth resources during redevelopment of areas where resources were rendered previously inaccessible by development.
(D) employ the LESA programs in determining important natural earth resource areas.
(E) plan the use of land, whether public or private, to protect earth resources. Where earth resources are adversely impacted, mitigation may be required to insure a similar earth resource of the same quality and quantity is available.
(F) investigate a range of financial and legislative strategies to preserve available earth resources deposits for future extraction, including, but not limited to: municipal transfer of development rights, land trusts, tax relief programs, purchase of land or development rights, preservation easements and legal covenants.
RESIDENTIAL USE

This section describes how resources will be used in order to attain the Regional Plan goals and carry out its policies. The resources discussed are: Energy, transportation, utilities and facilities, housing, land, and water.

Energy

The availability of energy in its various forms has helped shape our technological society. To sustain economic development, assure mobility opportunities and provide residential choices, a continued energy supply that is diverse, reliable, affordable, and environmentally acceptable is essential.

The first step in a strategy designed to assure continued supply is conservation. Reducing the rate of increase in the demand for energy through conservation programs will lessen the likelihood of the Region becoming dependent on outside suppliers. Demand-side management of electricity users is one step in the conservation direction. The Region's electric utilities have programs to reduce electrical use by consumers. These programs will be applied vigorously to all users, industrial, residential, institutional and commercial.

Conserving energy resources can be assisted by growth center implementation. Concentrating people, jobs and services to smaller geographic areas should allow easier movement by foot or bicycle, reduce automobile use, and increase mass transit feasibility. Growth centers encourage efficient use of all resources and makes the provision of essential services less expensive.

Cogeneration facilities can also help with the long term conservation picture. Utilizing the heat by-product from electrical generation can reduce the future demand for heating energy supplies from other sources. Research and development of biomass district energy technologies are economically and environmentally beneficial to the region. Public and private partnerships should be established to further these technologies.

Along with conservation measures, assuring future continued energy supply will also be a necessary strategic step in maintaining the Region's quality of life. Some of our energy sources are quite distant from Vermont; natural gas and hydropower from Canada and petroleum from the Middle East. To avoid being too dependent on foreign or out-of-state energy supplies, instate generation or out-of-state generation sources over which Vermont has long term control are the most attractive options in assuring that continued supply. However, given the political climate and environmental sentiment, expanding or even maintaining instate generation may not be entirely practicable. Encouraging supplies produced from renewable sources in Vermont and gaining as much control over outside supplies are two goals in satisfying our future energy needs. Renewable energy sources also should be fully explored for economic and environmental benefits.
feasibility. These include solar, wind and biomass.

In providing for the Region's future energy needs, the environmental quality of the Region must also be considered. While some environmental degradation may occur as a result of generating, distributing or using energy, that environmental degradation should be kept to a minimum.

Transportation

The Region's transportation resources include not only the road and rail network, airport, public transit and ferry service, but also the finances to operate, maintain and improve them. The financial players include the federal government, state, MPO/RPO and local officials and the private sector. The finite financial resources available constrain maintenance and improvement programs, posing a challenge to planning an integrated and efficient transportation system.

To implement growth centers the transportation system should be designed to facilitate relative ease of movement both within, and between, those centers. Increased population densities within these growth centers should lead to further traffic congestion in the absence of transportation alternatives. Therefore, alternatives should be planned for before an effective growth center policy can be implemented.

Transportation alternatives should include bicycle/pedestrian lanes along existing roads, pedestrian and recreation paths (Refer to the Chittenden Greenways Project in the Recreation Appendix); expanded public transit (growth center densities will make this more viable); and instituting traffic management measures such as ridesharing, variable work hours, coordinated signalization, local traffic management ordinances and public/private partnership programs aimed at reducing peak hour traffic volumes. Such transportation system management (TSM) techniques emphasize coordinating and efficiently managing the existing system. They are relatively low cost, squeezing more productivity from existing facilities, rather than creating new ones.

In addition to providing transportation alternatives, maintenance and improvements to the existing system should also be required. These include: Construction of the Circumferential Highway, the Champlain Parkway (Southern Connector), interchange improvements at exits 12, 13 to I-89, and 14; the widening of Rt. 7 from South Burlington to the LaPlatte River; rebuild Kennedy Dr. from Rt. 115 to Dorset St.; rebuild Williston Rd. from I-89 to Airport Drive; and future study for future interchanges at Rt. 116 (So. Burlington) and Lake Rd./Rt. 7 (Milton); implementing Burlington International Airport's proposed master plan to accommodate future on-site growth; maintaining rail lines and corridors for expanded use, including passenger and freight; replacing bridges identified as structurally deficient or functionally obsolete; and integrating municipal recreation/bicycle paths.
The Region's transportation and proposed transportation improvements are shown on the maps following this section. A more comprehensive list of proposed transportation improvements, taken from the MPO/RPO Transportation Improvement Program is included in the appendix.

**Utilities and Facilities**

An integrated and efficient system of facilities, utilities and services is necessary to ensure that the quality of life in Chittenden County remains high. Clean water should be available for drinking and industry, waste and sewage should be properly disposed of; roads should be maintained; and where necessary, new ones constructed. Reliable low cost power should also be available for residential, commercial and industrial uses. Some of these functions are local while others are regional in nature. All of them shall function with respect to the growth center concept on which this plan is predicated.

Municipalities will plan for facilities and utilities, particularly because State agency plans that affect land use must conform to local plans in that respect.

**Sewage Disposal**

When a sewage treatment facility reaches an actual 75% capacity the municipalities that it services should convene and draft plans for the future use of the facility. These plans will address how the expansion or modification of the facility will fit into the concept of locally designated growth centers and regional growth centers. Plans for the expansion of these facilities will be included in local and regional capital budgets and programs as should plans for all capital facilities. Existing systems are shown on the corresponding map, Existing Sewage Systems following this section. It was noted that 61% of CCRPC's Citizen Survey respondents felt that inadequate sewer and water services were a "somewhat" to "very serious" problem.

The assimilative capacity of the Winooski, LaPlatte and Lamoille Rivers should be maintained and treatment facilities shall not be planned or operated which will not comply with this policy, therefore ensuring the environmental health of the river.

Towns and cities will also develop allocation policies as a means of distributing remaining capacity, especially since State agency plans that affect land use will conform to local plans in that respect. In this way, the growth center concept can be implemented by ensuring a variety of uses in the designated area, including housing, commerce and industry.

Sewer line extensions should be planned to accommodate the regional and the appropriate sub-regional and local growth centers. When it is necessary that sewer and water lines extend from one growth center to another a policy of "no new or limited tap-ins"should be encouraged. (See page 5 lines 23-24.)
Water Supplies

The region is served by two major water systems, the Champlain Water District and the Water Division of the Burlington Department of Public Works. These two systems now supply water to Burlington, Colchester, Essex, Essex Junction, Jericho Village, Milton, Shelburne, South Burlington, Williston and Winooski. Currently plans are pending for the Champlain Water District to expand its service area. The source for both systems is Lake Champlain. Water system coverage is illustrated on the Existing Water Systems map following this section.

There are a number of public water supplies (10 or more hookups) serving customers at the local level. The source for most of these is individual deep wells. The wellhead protection areas and watershed areas are shown on the Existing Water Systems map.

As with planning for sewer system expansion, planning for expansion of water systems should correspond to regional, sub-regional and local growth centers. Expansion should not occur outside these areas unless the public good clearly is served. Only limited tap-ins should be allowed on those water lines that extend from one growth center to another. Clean water is vital to the quality of life in the Region and efforts should be implemented to maintain or improve water quality. This means improving the water quality of Lake Champlain, and, on the local level, making careful, informed decisions about land use in designated wellhead protection areas (these are areas designated by the Vermont Department of Health to protect water quality of public water supplies). Lake Champlain is also a cornerstone of our region's economy. It is one of the largest lakes in the United States and is recognized by the United Nations as an International Biosphere Reserve. Clean water in Lake Champlain is critical to recreational activities such as swimming, boating and fishing. It is especially critical for drinking water use. The Lake serves as a drinking water source for as many as 110,000 people in Chittenden County alone. Its aesthetic beauty and clean water are essential to maintain if we reasonably expect it to continue to draw business and tourists to our Region. We all own the Lake. We are all responsible for the Lake, its waters, and its health. Only a healthy lake will support a healthy citizenry and a vibrant economy.

Earth Resources

Earth resource needs in the Region are met primarily from pits and quarries owned and operated by the private industrial sector. Several municipalities maintain pits to meet their own highway construction and maintenance needs.

The Region should seek to maintain future earth resource supplies by following prudent guidelines for development that might restrict access to, or destroy, such resources. Redevelopment policies should give due consideration to the recovery of earth resources that have been covered over by earlier development.
Power

The Region should seek a variety of clean and low cost energy sources. This should ensure that in the event one source becomes too expensive or unavailable, others will be available to fill the gap.

One step in this direction is the development of cogeneration plants, which are usually smaller than conventional power plants and can be designed to run on clean fuel, such as natural gas.

Coal burning facilities to produce commercial energy are not encouraged because of the environmental cost, including air pollution and acid rain, which must be endured by the region's residents. Preferred sources of energy are hydroelectric power, done in such a way that the environmental impacts are minimized, natural gas which is relatively inexpensive and clean burning, wood fired facilities, such as Burlington's MacNeil Generating Station, and nuclear, though this latter method should be phased out unless associated safety concerns are conclusively resolved. The current electric power grid is shown on the Electrical Systems map. Natural gas coverage is shown on the Natural Gas map. Both maps follow this section.

Public and private partnerships should be established to expand the use of locally produced energy, including solar technology, wind power, and biomass district energy technologies.

The utility companies serving growth centers shall be consulted to ensure that energy needs can meet the projected demand, involving them in the planning process.

Efficiency programs, including insulation standards for buildings, energy saving fixtures and appliances, should be developed and implemented at the local level to reduce power consumption.

See the Energy section earlier for related discussion.

Rights-Of-Way

Existing rights-of-way corridors, including the Interstate Highway and railroad corridors, should be designated for utility placement if environmental factors allow. Municipalities may implement the official map, in which future easements for utilities and facilities are designated.

Solid Waste

Solid waste management is a regional issue, but it is also an important local issue. In fact, we all are responsible personally for proper solid waste management. The Chittenden Solid
Waste District is a regional organization that is actively seeking to solve the solid waste problem, from siting a regional landfill to implementing source reduction and recycling programs. In addition, there are many privately owned entities and facilities (e.g., haulers, material recovery facilities and landowners of proposed sites) and other public agencies, including the CCRPC and the Vermont Division of Solid Waste, who are striving to address the issue of solid waste management. Ninety-five percent of the respondents to the CCRPC Citizen Survey felt that the solid waste disposal problem was "somewhat" to "very serious." Therefore, facilitating public/private partnerships between all parties involved in resolving solid waste issues is paramount.

Currently, 16 Chittenden County municipalities are members of the district.

Many communities, in conjunction with the district, have implemented local and regional recycling programs to reduce the volume of the waste stream. For instance, the district sponsors hazardous household waste collection days where these products can be dropped off and disposed of properly.

A major element in solving the solid waste dilemma is education. The more people know about what causes the problem, the better they will be able to work to solve it.

Recreational Areas

The Winooski Valley Park District is the only regional agency working to acquire and manage lands for recreation and conservation within its member towns.

A regional greenway planning project has been completed in an attempt to integrate the municipalities' recreation path/greenway efforts. This document, the Chittenden Greenway Project, is provided in the Recreation Appendix.

The Region's other recreation resources are mapped on the Recreation map following this section. The complete list of recreation sites in the Region is included in the appendix.

Community Facilities

Community facilities include municipal offices, fire departments, police departments, public libraries, hospitals, military installations, sanitary landfills, colleges, universities, public schools, auditoriums, theaters and museums. These are all illustrated on the Community Facilities map. A list and description of hospitals, libraries, schools, colleges and universities appear in the appendix.

The University of Vermont has a 50-year plan for expansion. It is important to the vitality of the regional center that the University and all its existing and proposed attendant functions
remain centrally located, essentially in its present location.

One facility that is not yet available in this Region is a civic center capable of holding large and varied functions. A regional facility such as this should be developed in an appropriately suited area of the county. Studies done as far back as 1974 have indicated the need for this facility.

Superior and Probate Courts are located at 175 Main Street in Burlington. District Court is 39 Pearl Street in Burlington.

Superior Court will need courtrooms, additional parking spaces, a media-room, library space, judge's chambers and other space. Probate Court does not require additional space at this time.

These court facilities should remain where they now are located and expand on-site. Specifically, Superior Court should add a new building next to the existing one, one that is historically and architecturally compatible with the existing structure. District Court should put additional parking underground, beneath the present structure and consider adding floors to the building or expand to a contiguous parcel.

State Owned Facilities

The following are existing state owned facilities:

Burlington:
- 39 Pearl Street-District court and Office
- 59 Pearl Street-Dept. of Employment and Training
- 60 Main Street-Department of Health
- 108 Cherry Street-Department of Health
- 195 Colchester Ave.-Dept. of Health Laboratory
- 1193 North Ave.-Human Services and Motor Vehicles
- Agency of Transportation-3 buildings near waterfront

South Burlington:
- Chittenden County Correctional facility

Colchester (Fort Ethan Allen)
- #1705 Storage
- #1710 Storage
- State Highway Garage Complex-15 structures

Essex
Housing

Housing is more than simply shelter. Housing also consists of accessibility, a sense of neighborhood, community services and the surrounding physical environment. When planning for new or rehabilitating old housing, general location, municipal services and the neighborhood should be considered.

The Region's residential development should maintain a variety of choices in urban, suburban and rural settings to accommodate expected growth, while protecting the quality of the natural environment. Designating growth centers can allow us to plan for, construct additional, and rehabilitate existing housing without adverse environmental and visual impacts on the Region's open space resource.

This Plan targets the Region's designated growth centers for 75% of the future, region-wide, population growth. Such a concentration of residential development, when facilitated by the timely provision of adequate infrastructure, intends to improve residents' accessibility to necessary services, employment opportunities and cultural amenities.

Affordable Housing

A decent home in a suitable living environment is a basic need of all Vermont citizens. No one should be excluded from a suitable living environment due to race, color, religion, national origin, sex, age, physical or mental disability, residency and/or income. The Region has affordable housing units. However, currently the Region has an insufficient supply of affordable housing. The need for affordable housing continues to grow and to surpass the available supply. The CCRPC shall promote safe and affordable housing for all of the residents of the Region.

Taxpayers have supported affordable housing for decades in this Country on the basis that this is in the best interest of the general public. It also has been considered a matter of equity, since single family home ownership long has been subsidized through income tax deductions for mortgage interest and property tax payments.

It is important to recognize the relationship between an adequate supply of safe and affordable housing and the continued economic vitality of the Region. Area employers find it
difficult to attract and retain a qualified labor force because the cost of housing is greater in the
Region than in most other areas of the country. However, economics is not the only reason for
the need to address affordable housing. The CCRPC legally is required to address this issue.

The lack of affordable housing in this Region has been identified and established by a
number of different sources. Most important of these sources is the CCRPC's own "1990
Housing Report." Page 45 of the report states as follows: "In spite of the increase in the supply
of housing for low and moderate income households, the number has not kept pace with the
growth in the number of such households." At page 47, the report states as follows: "In the
Urban Center and the Inner Ring compared with the 1980 figures on available dwellings . . . a
shortfall of about 1,000 units was evident."

Also, over 50% of CCRPC's planning survey respondents indicated affordable housing
was a serious problem in the Region that needed to be addressed. Fifty-four percent (54%)
thought affordable housing was a serious problem. Fifty-six percent (56%) believed that the
development of affordable housing should be encouraged. (See CCRPC's 1990 Housing Report
at page 62.)

The 1990 Chittenden County United Way Needs Assessment Study, consisting of general
population and community leaders surveys revealed the need for affordable housing. Both
surveys indicated the problem to be quite large. Affordable housing was the highest perceived
problem in both surveys. (See United Way of Chittenden County, Report of the Planning
Committee, "What Lies Ahead; Looking Toward the 90's," January 1991.)

The State of Vermont concurs with the national housing goal that renters and
homeowners should not expend more than 30% of their gross income upon housing costs. For
rental housing the national standard is to spend no more than 30% of a household's income on
rent and utilities. Utilities include fuel for heat, hot water and cooking; electricity for lights; water
and sewer charges; and trash removal if not provided by the owner. For home ownership, the
national standard is to spend no more than 30% of a household's income on principal, interest,
taxes and insurance.

For purposes of this plan, housing is affordable when households with incomes below the
county median, pay no more than 30% of their income on housing costs. The state determined
the county median income for the Burlington MSA to be $47,300, for Chittenden County to be
$48,900, and the non-metro portion of Chittenden County to be $36,300. Anyone with
household income at or below this level shall be qualified to apply for assistance to rent or
purchase affordable housing under any of the local programs developed and adopted as part of the
Region's planning process. The state's county median income figure referred to above shall be
changed annually in accordance with each year's determination of county income by the state.

It is in the Region's best interest to promote municipal policies that keep housing
affordable for as long as possible. It also is in the Region's best interest to encourage municipal policies that promote an income mix for its housing. In the absence of such a policy, development of the Region's unmet safe and affordable housing needs would result in the type of housing projects that the Region wishes to avoid: large projects with high concentrations of the most needy populations. Decades of building these projects have taught that concentrating very low income residents in one building or project is unsatisfactory not just to the residents, but to their neighbors and to the economic and social health of the whole community.

**Land**

Through the CCRPC's public participation program, (public forums, regional surveys, etc.), an issue consistently identified as one of the Region's most valuable assets and a key contributor to the quality of life, is the natural environment. Modifying the land use pattern to both accommodates projected growth and protects that natural environment becomes, then, this Plan's primary challenge. Growth centers, properly planned for, will answer that challenge.

The Lower Winooski River Basin Alternative Future's Project provided an opportunity for citizens to develop their own thoughts on how the lower Winooski river basin might look if certain types of development patterns were encouraged. The five major river characteristics looked at were: water quality, regulations of river flow by hydroelectric facilities, vegetated corridors along the river bank, public access, and fisheries habitat. Participants in the project developed a fourth scenario that included the following vision: growth centers are necessary to channel new development and relieve pressure to develop rural areas. Mixed uses are encouraged in these growth centers while at the same time protection agricultural lands and critical wildlife habitat. The principal focus of conservation efforts is along the Winooski River basin's watercourse with a vegetated buffer along the river and its tributaries. Management of a healthy fish habitat throughout the basin is maintained, while existing impoundments are conditioned to ensure that minimum stream flow is sustained. This vision is depicted best in the illustration maintained at the Winooski Valley Park District.

The intensity, type and location of the Region's future land use development are depicted on the Future Land Use map and the following description and matrix. The future land use plan has taken into consideration, 1) the existing land use base, (see the Generalized Existing Land Use Map following this section), 2) projected population growth, 3) existing and future infrastructure capacities, 4) the natural resource base, and 5) the growth center concept as its cornerstone.

Growth centers have been described in other sections of this Plan, under the Governing Principle, in the Policies & Goals section and in the future land use matrix below. These areas should be recognized as those targeted for the great majority of future development in the Region. To accommodate this future development, the densities within them should be increased. The public should understand that these areas will be altered, to some degree, by this intensity of development. They also should be made aware of the positive benefits of establishing growth
centers: Improved accessibility to services, increased energy conservation and conserved natural resources, to name a few.

Each of the Future Land Use map categories is described below.

**FUTURE LAND USE MAP DESCRIPTION**

*A. Regional Growth Center*

The purpose of the Regional Growth Center is to provide for regional shopping centers, employment centers, higher education facilities, health centers, financial centers, government centers, cultural centers, high density housing, civic and convention centers, recreation opportunities and the necessary infrastructure to serve these functions. The Regional Growth Center will not only serve the needs of the Region, but other state residents and visitors.

*B. Sub-Regional Growth Center*

The purpose of these centers is to provide for housing, shopping centers, employment opportunities, municipal offices, public education facilities, recreation opportunities and the necessary infrastructure to support these functions.

Note that the Colchester sub-regional growth center site includes Camp Johnson. While there are no immediate plans for terminating the present use of this facility, its key location justifies planning for future uses of the site.

*C. Local Growth Centers*

These will provide housing, convenience shopping, employment opportunities, municipal offices, recreation opportunities and public education facilities fully supported by appropriate infrastructure.

*D. Urban Mixed Use*

These areas are primarily residential and adjacent to growth centers, but may also include shopping centers, industrial/commercial uses, public education facilities, health care facilities, public offices and recreation opportunities. Moderate development should occur in these areas in order to channel the majority of the Region's future growth to the growth centers. Development that does occur must be served adequately by that area's infrastructure and consistent with the land's capability for development. Planned unit developments (PUD) and planned residential developments (PRD) are strongly encouraged.
E. Rural Mixed Use

These areas are mostly rural residential with some convenience shopping, education facilities and municipal offices included. Minimal further development should occur in these areas in order to channel the majority of the Region's future growth to the growth centers. Development that does occur must consider the land's ability to support that development, assimilate waste and supply water.

F. Industrial/Commercial Area

These areas consist of those industrial, office and commercial areas not located within growth centers. While further development within these areas can continue, the majority of future industrial and commercial growth should be directed to the designated growth centers. Further development in these areas must have adequate infrastructure support and consider the land's capability for development.

G. Agricultural Area

This area includes the Region's most valuable farmlands and scattered residential development. It should be designated for agricultural uses as much as possible. Future residential development within this area should be relatively low density. The land's capability for development must also be determined prior to allowing development.

H. Forest/Mountain Area

This area consists of the Region's higher elevation lands, steep slopes, large forested tracts and is interspersed with residential areas. Some agricultural uses also exist here. Development here should be limited to forestry, agriculture, recreation and related uses. Limited low density residential development can take place where adequate sub-surface capacity to absorb waste, and a water source, is available.

I. Major Open Spaces

These areas include significant concentrations of undeveloped land, nearly all in public ownership. These publicly owned areas should be kept free of all development with the exception of low intensity recreational uses. Those few areas that are archeologically significant and/or environmentally noteworthy, and in private ownership, should be considered for public purchase or, prior to development, have environmental impacts mitigated.

J. Regional Solid Waste

Regional solid waste facilities should be located in industrial areas or local area planned
for regional solid waste facilities.

K. Resort and Fair & Exposition Areas

Areas of existing or future all-season, master-planned, outdoor recreation facilities. Areas of existing or future master planned fairground and exposition facilities.

L. Shoreland Area

This area includes all lands between the mean water mark of any lake, pond or impoundment exceeding 20 acres, and a line between 500 and 1,000 feet from the water mark line. It also includes land lying within 100 feet from the top of the established bank of major streams. Protective considerations of the aesthetic and environmental quality and character of the shoreland area, and potential flood hazards should be addressed in all municipal bylaws, specifically to prevent erosion, maintain water quality, and enhanced wildlife habitat.

M. Special Conservation Areas

These are largely undeveloped public lands, many of which also fall within the major open space category above. Any plan to sell or change the use of any of these lands should involve a careful study of the public costs and benefits. Below is the list of these areas.

1. Sandbar State Park
2. Sandbar Waterfowl Management Area
3. Bombardier Property
4. Milton Pond Area
5. Martell Lot
6. UVM Proctor Maple Research Farm
7. Underhill State Park
8. Mt. Mansfield State Park
9. Ethan Allen Firing Range
10. UVM Research Forest
11. Jericho Town Farm
12. Sixty-eight Acres
13. Mathieu Town Forest
14. Indian Brook Reservoir
15. State Tree Nursery, Rt. 2A
16. State Tree Nursery, Pearl St.
17. Mallets Bay State Park
18. Colchester Bog
19. Airport Park
20. Sunny Hollow Park
21. Winooski Valley Park District:
   a. Delta Park
   b. Heineberg Wetlands
   c. McCrea Farm
   d. Donohue Sea Caves
   e. Salmon Hole
   f. Millyard Canoe Launch
   g. Winooski Natural Area
   h. Valley Ridge
   i. Essex Overlook
   j. Muddy Brook
   k. Ethan Allen Homestead
   l. Old Mill Park
   m. Woodside Park
22. Fort Ethan Allen Parade Grounds
23. Ethan Allen Park
24. Intervale Parcels
25. Leddy Park
26. Oakledge Park and Mobil Beach
27. UVM Green
28. Centennial Woods and adjacent UVM parcels
29. East Woods
30. UVM Dairy Farm and Research Center
31. Maple Research Lab and UVM Poultry Farm
32. UVM Horticultural Research Center
33. Red Rocks Park
34. Talcott Woodlot
35. Camels Hump State Park
36. Camels Hump State Forest
37. Robbins Mtn. Wildlife Management Area
38. Allen Hill
39. H. Lawrence Achilles Natural Area
40. LaPlatte Nature Park
41. McCabes Brook Conservation Areas
42. Hinesburg Municipal Forest
43. Fred Johnson Wildlife Management Area (2 parcels)
44. Pease Mtn.
45. Mount Philo State Park
46. Thompsons Point
47. Old Baldwin Farm
48. Mud Pond
49. Town Farm Bay and Thorpe Brook
As was mentioned earlier, the public has consistently identified the Region's natural environment as a valuable asset. There are aspects of the natural environment not included in the above land use discussion that nonetheless require mention here. These include, rare plant and animal sites, deer wintering areas, bear habitat, wetlands, natural areas, aquifer protection areas, forest lands and scenic resources. When land is proposed for development each of these, along with the land use designation, should be taken into account prior to commencement of development.

*Natural Heritage Sites (rare plants and animals)*

The Natural Heritage program at the Vermont Agency of Natural Resources maintains a computerized biological inventory of the state's rare plant and animal habitat.

*Deer Wintering Areas*

The Wildlife Division of the Vermont Department of Fish and Wildlife inventories deer wintering habitat, revising its maps regularly. The most recently designated areas are mapped on CCRPC's Natural Features map.

*Potential Bear Habitat*

The Wildlife Division also publishes a small scale, state map of potential bear production habitat and seasonal habitat.

*Wetlands*

The value of these lands includes their ability to recharge groundwater, regulate and filter surface water flow, store water, mitigate flooding and provide fish and wildlife habitat. These lands are identified on the Wetlands map following.

*Natural Areas*

The Natural Features map also identifies special areas of ecological and educational importance. These include fragile areas designated by the Vermont Department of Forest, Parks and Recreation, and unique biological or geological areas identified in the *Vermont Land Capability Plan* of 1972.
Aquifer Protection Areas

Aquifer protection areas, surface water source watersheds and wellhead protection areas are delineated on the Existing Water Systems map. These areas encompass the recharge, collection, transmission and storage areas for community water supplies.

Forest Lands

The broad forest/mountain area of the Future Land Use map represents a generalized view. There are numerous areas of productive forest lands located throughout the Region and identified on the CCRPC's Forest Lands map included.

Scenic Resources

The high scenic quality of many of the Region's landscapes provides us with a valuable resource. This resource should be protected through the identification of scenic resources in municipal plans. Programs to provide this protection include purchase of lands, easements or development rights, designating scenic roads, zoning and subdivision regulations, and development review processes.

Historic Sites

Each of the Region's municipalities has a wealth of historic structures and many have established historic districts. Many of these are listed on the Vermont State Historic Register or the National Register of Historic Places. The Historic Sites maps and accompanying lists in the Reference Maps section of this Plan's appendix identify and locate these cultural resources. Preservation strategies to protect these resources include design review districts, municipal zoning, nominations to historic registers and preservation planning. Each municipality will decide which appropriate techniques to employ in preserving these features of our cultural heritage.

In addition to the above mentioned aspects of the natural environment, there are cultural remnants of our past that also should be taken into consideration when land use developments are proposed. River Related Archeological Resources, mapped in the appendix, is one such cultural feature.

On the following page is the Future Land Use Matrix, relating land use designations to their features and purposes. This matrix differs from the Existing Growth Center Matrix on pages 6 & 7 in that all Future Land Use designations are included and deal with their features and purposes. The Growth Center Matrix primarily identifies those features already existing within the growth center types.

The future land use plan and map represent a means of accommodating the Region's
anticipated growth, efficiently utilizing public services and facilities while maintaining the existing
delineations between town and countryside. This Plan will help sustain economic growth and
maintain environmental integrity. It is a blueprint for building a quality future in the Chittenden Region.
## EXISTING LAND USE MATRIX

<table>
<thead>
<tr>
<th>AREA DESIGNATION</th>
<th>WATER SERVICE</th>
<th>SEWER SERVICE</th>
<th>PAID FIRE PROTECTION</th>
<th>PAID POLICE PROTECTION</th>
<th>PUBLIC TRANSPORTATION</th>
<th>MUNICIPAL PLAN</th>
<th>ZONING REGULATIONS</th>
<th>SUBDIVISION PROGRAM</th>
<th>CAPITAL BUDGET &amp; PROGRAM</th>
<th>BUILDING CODES</th>
<th>VOL FIRE PROTECTION</th>
<th>PARK STANDARDS</th>
<th>HIGHWAY STANDARDS</th>
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<td>Yes</td>
<td>Low gross density (1 unit/acre) with clustering to allow smaller lots and compact layouts</td>
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<td>Protect environmental and aesthetic quality and reduce flood hazards</td>
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<td>Yes</td>
<td>Conservation of areas of public investment</td>
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**FUTURE LAND USE MATRIX**

**AREA DESIGNATION**: Regional Growth Center, Sub-regional Growth Center, Local Growth Center, Urban Mixed Use, Rural Mixed Use, Industrial/Commercial, Agricultural Area, Forest/Mountain Area, Major Open Space, Resort/Inn & Expo. Area, Shoreside Area, Special Conservation Area.
DEFINING SUBSTANTIAL REGIONAL IMPACT

In addition to identifying locations for proposed developments with substantial regional impact, this Plan also provides threshold levels to define what constitutes "substantial regional impact." The purpose in defining these substantial regional impact criteria is to determine the applicability of the Regional Plan in state regulatory proceedings, primarily Act 250 and Section 248.

If a development proposal meets any of the listed criteria, the District Environmental Commission (DEC) or Public Service Board, would consider the Regional Plan in their deliberations. In Act 250, for instance, if the proposed development met any of the substantial regional impact criteria, the Regional Plan would be considered under Act 250's criteria 10, "... conformance with any duly adopted local or regional plan ...". Similarly, were any of the criteria met by a proposed utility development, the Regional Plan would be consulted in the Section 248 review.

The substantial regional impact criteria will be relevant in these two state regulatory arenas. They will be used solely to determine whether or not the Regional Plan is applicable in these proceedings. NOTE: A PROPOSED DEVELOPMENT MUST ALREADY BE IN ACT 250 OR SECTION 248 REGULATORY REVIEW BEFORE THESE CRITERIA ARE APPLIED AND SUBSTANTIAL REGIONAL IMPACT DETERMINED. THESE CRITERIA HAVE NO BEARING OUTSIDE STATE REGULATORY PROCEEDINGS.

Note that substantial regional impacts can have positive, as well as negative, results. The Regional Plan guides appropriate development, to appropriate areas, at desired densities, in order to implement growth centers. For development proposals compatible with the Plan, this document will add credibility and valuable support in the regulatory arena.

This Plan proposes the following quantitative thresholds as a means to determine substantial regional impact. A proposed development meeting one or more of the following will be deemed to have substantial regional impact:

**QUANTITATIVE THRESHOLDS**

*Airports*

Construction of (1) a new commercial airport, (2) a new airport with paved runways, (3) a new paved runway, or (4) a new passenger terminal facility.

Expansion of an existing paved runway or terminal facility by more than 25%.
Note: Projects for safety, repair or maintenance, not potentially increasing the existing aircraft activity, are excluded.

**Hospitals/Extended Care Facilities**

Any proposed hospital or extended care facility with a design capacity of over 50 beds.
Hospital or extended care facility expansion with a design capacity of over 25 beds.

**Electrical Generation/Transmission**

Any proposed generating facility/transmission or expansion requiring Public Service Board approval under 30 VSA Chapter 5.

**Natural Gas Transmission**

The construction or extension of transmission lines requiring Public Service Board approval under 30 VSA Chapter 5.

**Industrial Parks**

Any proposed new industrial park.

**Industry**

Any proposed industrial use exceeding the following thresholds within the stated land use categories:

- Regional Growth Center: 100,000 sq. ft. or 100 employees
- Sub-regional Growth Center: 75,000 sq. ft. or 75 employees
- Local Growth Center: 50,000 sq. ft. or 50 employees
- Urban Mixed Use: 50,000 sq. ft. or 50 employees
- Industrial/Commercial: 100,000 sq. ft. or 100 employees

**Earth Resource Extraction**

Any proposed extraction operation that annually generates an average of 60 or more truck trip ends per weekday.

**Office Development**

Any proposed office building exceeding the following thresholds within the stated land use categories:
Regional Growth Center 100,000 sq. ft. or 100 employees
Sub-regional Growth Center 75,000 sq. ft. or 75 employees
Local Growth Center 50,000 sq. ft. or 50 employees
Urban Mixed Use 50,000 sq. ft. or 50 employees
Industrial/Commercial 100,000 sq. ft. or 100 employees

Hotel/Motel Development

Any proposed lodging facility exceeding the following thresholds within the stated land use categories:

Regional Growth Center 150 or more rooms
Sub-regional Growth Center 100 or more rooms

Retail, Wholesale and Service Development

Any proposed retail, wholesale or service business establishment, or group of such establishments, which exceeds the following thresholds within the stated land use categories:

Regional Growth Center 100,000 sq. ft. or 100 employees
Sub-regional Growth Center 75,000 sq. ft. or 75 employees
Local Growth Center 50,000 sq. ft. or 50 employees
Urban Mixed Use 50,000 sq. ft. or 50 employees
Industrial/Commercial 100,000 sq. ft. or 100 employees

Water Transmission

The construction or extension of transmission lines over 2,500 feet in length and 12 inches or greater in diameter, outside a growth center, except on sites with private water transmission systems not involving sales to the public.

Sewer Transmission

The construction or extension of transmission lines over 2,500 feet in length and 25 inches in diameter, outside a growth center, except on sites with private sewer transmission systems not involving sales to the public.

Educational Facilities

The construction or expansion of any regional (multi-municipal) educational facility.
Residential Development

Any residential development, within a designated growth center, where the number of proposed units is; greater than 1% of the municipality's 1990 US Census of total housing units, for municipalities with over 10,000 units (Burlington); greater than 2% of the municipality's 1990 U.S. Census of total housing units, for municipalities with between 1,800 and 10,000 units (Colchester, Essex, Essex Junction, Milton, Shelburne, South Burlington, Williston and Winooski); greater than 3% of the municipality's 1990 U.S. Census of total housing units, for municipalities with fewer than 1,800 units (Bolton, Charlotte, Hinesburg, Huntington, Jericho, Richmond, St. George, Underhill, and Westford).

The growth center thresholds, by municipality, for a single development proposal, are listed below. These thresholds also include cumulative development by a single developer or its successors in title for said tract of land.

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<tr>
<th>Municipality</th>
<th>Number of Growth Center Housing Units Resulting in Regional Impact</th>
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<tbody>
<tr>
<td>Bolton</td>
<td>17</td>
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<tr>
<td>Burlington</td>
<td>155</td>
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<tr>
<td>Charlotte</td>
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<td>Colchester</td>
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<td>Essex</td>
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<tr>
<td>Essex Junction</td>
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<td>Hinesburg</td>
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<tr>
<td>Huntington</td>
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</tr>
<tr>
<td>Jericho</td>
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<tr>
<td>Milton</td>
<td>61</td>
</tr>
<tr>
<td>Richmond</td>
<td>42</td>
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<tr>
<td>St. George</td>
<td>9</td>
</tr>
<tr>
<td>Shelburne</td>
<td>48</td>
</tr>
<tr>
<td>South Burlington</td>
<td>109</td>
</tr>
<tr>
<td>Underhill</td>
<td>31</td>
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<td>Westford</td>
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<tr>
<td>Williston</td>
<td>38</td>
</tr>
<tr>
<td>Winooski</td>
<td>59</td>
</tr>
</tbody>
</table>

Non-Growth Center Development

ANY industrial, office, hotel/motel, retail, wholesale, service, or residential development, outside the Regional Plan's designated growth centers, industrial/commercial land or Urban Mixed Use, requiring an Act 250 permit.
Solid Waste Management

Construction of a regional landfill, expansion of an existing landfill, or any building, land, facility, or land development associated and otherwise described as an integral component of a planned or existing regional landfill.

Any development proposal that would result in increasing the volume of solid waste entering a regional landfill by 5% or more.

New solid waste facilities and/or uses.

Cultural and Recreation Facilities

Any proposed commercial sports, entertainment, recreation, or other cultural facility, including, but not limited to, sports arenas, stadiums, race tracks, amusement parks, ski areas, golf courses, museums, marinas or civic or convention centers.

Road Impacts

Any development proposal that reduces the Level of Service one letter grade and adds 5 seconds or more delay at intersections within the project's impact area.

Any development proposal that requires the extension or expansion of a major regional route or state highway.

DEFINITIONS:

Industrial Park - A tract of land planned, developed and operated as an integrated facility for a number of individual industrial uses, with special attention to circulation, parking, utility needs, aesthetics, and compatibility.
1996 REGIONAL PLAN
PRIMARY AGRICULTURAL SOILS
CHITTENDEN COUNTY, VERMONT

Legend:
- Primary agricultural soils
- Not surveyed

Sources:

0 2 4 6 miles

CCPAC
G/5
12/403-1996

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1996 REGIONAL PLAN

SOIL SEPTIC SUITABILITY
CHITTENDEN COUNTY, VERMONT

Legend:

Soils suitable for on-site single-family residential septic disposal systems (conventional or mound)

Not surveyed

Source:
Legend:

- Existing sewer service area
- Proposed sewer service area
- Municipal sewage treatment plant
Legend:

- Municipal or Champlain Water District service area
- Delineated source protection area for private water system
- 3000-foot radius source protection area around well or wellfield for private water system
- Surface water source protection area - watershed or 3000-foot radius around intake

Champlain Water District distribution line

Sources:

- Municipal Water Service Areas - 250-foot buffer of 1:5000 orthophoto-base water line data, expanded to include contiguous areas based upon topographic data, land use, and other source area maps. Private Water System Source Protection Areas - Created on 1:24000 USGS topographic quadrangles. Protection areas delineated by VT Dept. of Health using Federal Safe Water Drinking Act guidelines. A protection area is defined as the surface and subsurface area surrounding a well or wellfield through which contaminants are likely to move to reach the well or wellfield. Champlain Water District Lines - 1:5000 orthophoto.
Legend:
- Natural gas service area
- Vermont Gas Systems transmission line
Legend:
- Electric transmission line
- Substation
- Hydroelectric generation facility
- Wood-fired generation facility

1996 REGIONAL PLAN
ELECTRIC SYSTEMS
CHITTENDEN COUNTY, VERMONT

Sources:

53
Legend:
- Existing CCTA fixed route service area
- Proposed CCTA service area
- Proposed express bus route
- Proposed passenger rail route

Sources:
Chittenden County Transportation Authority (CCTA) Existing Service Area - Areas within 0.25 miles of fixed routes.
CCTA Proposed Service Area - Areas within 0.5 miles of proposed routes. Proposed CCTA Fixed and Express Bus Routes, and Proposed Passenger Rail Routes - 1:5000 orthophoto.

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1996 REGIONAL PLAN
FUTURE LAND USE PLANNING MAP
CHITTENDEN COUNTY, VERMONT

Planning Areas:

- Regional Growth Center
- Sub-Regional Growth Center
- Local Growth Center
- Urban Mixed Use
- Rural Mixed Use
- Industrial/Commercial
- Agricultural
- Forest/Mountain
- Major Open Spaces
- Resort and Fair & Exposition
- Public Use/Military Reservation

Shoreland: All land between the mean water mark of any lake, pond, or impoundment exceeding 20 acres, and a line between 300 and 1000 feet from the water mark. Also includes land within 100 feet from the top of the established banks of major streams.

Sources:
Planning Area boundaries use a variety of sources including 1:2000 aerial orthophotos and municipal and county parcel boundaries, 1:24000 topographic quadrangles, and wetlands data. Questions of exact location can be answered through direct consultation of source GIS data.

Date: 09-SEP-1995

0 2 4 6 miles
IMPLEMENTATION

I. INTRODUCTION

The purpose of this section is to provide guidelines from which the vision, policies and goals of the Regional Plan can be implemented. Implementation strategies will include the following eight components: 1) municipal planning, 2) the development community, 3) state agency plans, 4) state regulatory proceedings (Act 250, Section 248), 5) state legislative and policy-making processes, 6) creation and support of regional entities, 7) creation and support of regional programs, and 8) public education and participation in planning.

II. MUNICIPAL PLANNING

There are a variety of ways in which the Regional Plan may be implemented through local planning actions. This section will outline those methods available at the municipal level through their planning processes.

24 VSA Chapter 117--Vermont Municipal and Regional Planning and Development Act

Vermont's Municipal and Regional Planning and Development Act, outlines the programs and regulatory devices available to municipalities and regional planning commissions. Listed below are some of the plan requirements and implementation measures directly available to municipalities.

Planning Goals

Municipal plans should be consistent with the goals outlined in Title 24, Section 4302. Consistent, as it is used in the Act, means that "substantial progress is being attained" in addressing a specific goal. Most communities already have planning programs in place that satisfy some, or all, of the goals. The CCRPC's "Implementation Guidelines" publication lists methods to assist in achieving goal consistency and can be used in developing municipal plans.

Not all of the goals will be relevant to each community in the Region. If a planning body determines that a particular goal is not relevant or attainable, the plan shall identify the goal and describe the situation, explain why the goal is not relevant and attainable, and indicate what measures should be taken to mitigate any adverse effects of not making substantial progress toward that goal.

All goals should be addressed in local and regional plans. Implementation of the goals can be accomplished partially through bylaws adopted in each community. Bylaws are the methods employed to regulate land development as directed by the plan. Bylaws include zoning ordinances, subdivision regulations, shoreland bylaws and flood hazard area bylaws. Other
important land use methods to assist with attaining consistency with the planning goals are addressed below.

**Official Map (24 VSA Section 4422)**

A municipality may adopt and amend an official map showing the location and widths of the existing and proposed rights-of-way of all streets or drainage systems and the location of all existing and proposed parks, schools and other public facilities. In planning facilities and infrastructure improvements, use of the official map will facilitate the construction of those improvements when needed.

**Capital Budget and Program**

A capital budget shall list and describe the capital projects to be undertaken during the coming fiscal year, the estimated cost thereof, and the proposed method of financing. A capital program is a plan of capital projects to be undertaken during each of the following five years, the estimated cost thereof and the proposed method of financing.

24 VSA Section 4426 describes capital projects as the following:

1) Any physical betterment or improvement including furnishings, machinery, apparatus or equipment for such physical betterment or improvement when first constructed or acquired; or

2) Any preliminary studies and surveys relating to any physical betterment or improvement; or

3) Land or rights in land; or

4) The combination of paragraphs 1), 2) and (3) of this subsection.

The capital budget and program will indicate the order of priority of each capital project, and state for each project a description and the estimated cost, the proposed method of financing and the effect upon the operating costs of the municipality.

The purposes of the capital budget and program are to:

1) Allow for growth and development that is consistent with the community's ability to provide services; and

2) Anticipate significant capital costs and plan accordingly; and

3) Improve municipal fiscal practices; and

4) Serve as the basis for the development and implementation of an impact fee system; and

5) Help stabilize the tax rate.

After the capital budget and program is adopted, it may be reviewed and updated yearly.
by the planning commission. Changed conditions, such as capital needs that are filled and those
that arise, and fluctuations in the grand list should be considered.

Municipalities may, after July 1, 1992, apply development impact fees to offset the cost of
capital projects, if a capital budget and program has been duly adopted.

**Impact Fees**

In many Vermont communities, the rate of residential, commercial and industrial
development has outstripped the ability of the community to finance the improvements and
services necessary to reasonably support that development.

In light of this, the Vermont Legislature has enacted legislation enabling communities to
apply impact fees to new development to cover associated municipal capital costs. The procedure
for implementing impact fees is outlined in 24 VSA Chapter 131.

All communities planning to apply impact fees should adopt and implement a capital
budget and program. This will enable the municipality to base its future capital expenditures on
historical rates of growth, to indicate the locations of proposed capital projects and to stabilize the
tax rate by projecting costly projects before they occur. In addition, a community with a
comprehensive budget and program is less likely to be subject to legal complications when impact
fees are applied which are based on the information contained in the capital budget and program.

A helpful guide in developing Capital Budgets and Programs and an Impact Fee Ordinance
is the publication titled "The Tax Base and the Tax Bill" by the Vermont League of Cities &
Towns and the Vermont Natural Resources Council.

Two areas of regional planning commission involvement in municipal planning efforts can
also assist in regional plan implementation. One of the CCRPC's statutory functions is to consult
with the member municipalities to determine each community's needs and provide the necessary
technical assistance, if requested, to fulfill those needs. The technical assistance might be
preparing a capital budget or drafting a municipal plan. Regional planning staff awareness of both
the regional plan as well as the statutory goals, should provide the municipality with assistance
that reflects compatibility with the regional plan and consistency with the goals.

Another statutory function pertinent to implementation is the municipal plan approval
process. Until January 1, 1996, a town may request approval of its municipal plan by the
CCRPC. Approval consists of finding that the submitted plan is 1) consistent with the statutory
goals, compatible with 2) the Regional Plan and 3) other approved municipal plans in the Region,
and 4) contains the required elements. These approval criteria should help assure the Regional
Plan's implementation through municipal planning.
III. THE DEVELOPMENT COMMUNITY

While municipal bylaws regulate what land uses will be permitted where, it is the
developers, public and private, through their plan conforming project, who actually implement the
plan. The physical changes on the landscape brought about by development is the tangible
evidence of plan implementation.

The CCRPC is available to advise developers in their project proposals by supplying
information that could aid in location decisions, site evaluation and plan conformance. The
CCRPC actively encourages the development community to pro-actively consult with this office
concerning development proposals. This "Developers Advisory Service" function should detect
and correct any potentially nonconforming development proposals.

IV. STATE AGENCY PLANS

State agencies with programs that affect land use must now have plans consistent with the
statutory goals and compatible with approved local plans and the Regional Plan. State agency
planning must also be coordinated with both regions and their municipalities. These three aspects,
consistency, compatibility, and coordination, should facilitate both Regional Plan and municipal
plan implementation through state agency plans.

V. STATE REGULATORY PROCEEDINGS

In addition to Regional Plan implementation through municipal plans, state regulations in
Act 250 and 30 VSA Section 248 also provide a vehicle to assist in plan implementation.

Act 250

Act 250, Vermont's Land Use and Development Law (10 VSA Chapter 151), became
effective June 1, 1970. It established a statewide system under which land subdivisions and
developments of residential, commercial, industrial and public facilities must receive a permit
issued by the state before construction may begin.

The CCRPC is a statutory party to all Act 250 cases that occur in the Region. The
CCRPC has historically participated in this process and will continue to do so. The CCRPC
provides relevant information and serves to interpret the content of the Regional Plan when
necessary.

The participation of the CCRPC becomes particularly important when projects of
"significant regional impact" are being heard. Refer to 24 VSA Section 4348(h). Where the
Regional Plan and the local plan may conflict in this situation, the Regional Plan is considered in
the Act 250 process.
A project of significant regional impact generally is described as one that, when
completed, has the potential of producing an impact that will reach beyond the host community.
In the past regional impact has been decided case by case by the District Environmental
Commission with the assistance of the CCRPC. However, this responsibility is now on the
shoulders of regional planning commissions. See the Defining Substantial Regional Impact
section.

Section 248

The CCRPC is a statutory party in 30 VSA Section 248 proceedings, in which the Public
Service Board reviews proposed electrical generation and transmission facilities, and new gas and
electric purchases, investments and facilities. Under this statute, the Public Service Board is
required to find that proposed projects will not interfere with the orderly development of the
Region, are needed to meet present and future demand and will not have undue adverse effects on
aesthetics, historic sites, air and water purity, the natural environment, and the public health and
safety. Because it is the function of the Regional Plan to guide the orderly growth and
development of the Chittenden Region, it becomes a primary consulted document in these
proceedings. This is another example of how the Regional Plan can affect physical changes in the
landscape.

19 VSA Chapter 11 Section 1111

19 VSA Chapter 11 governs the protection of highways, and Section 1111 the permitted
use of the right-of-way. In granting a permit for any use of the highway right-of-way, the
granting authority (Transportation Board, Agency of Transportation or legislative body of the
municipality) may condition uses per local ordinances. Local ordinances, based on common
planning goals, can assist in implementation of Regional Plan policies related to transportation,
utilities & facilities and growth centers. Municipalities should seek Section 1111 action in
conditioning uses of their highway rights-of-way.

VI. STATE LEGISLATIVE & POLICY MAKING PROCESSES

There are a number of the Regional Plan's goals that will require changes in state law or
agency policy in order to best facilitate implementation. For instance, some economic
development goals could be more effectively implemented by appropriate changes in Vermont
Economic Development Authority (VEDA) policy. Similarly, changes in Vermont Agency of
Transportation (VAOT) policy may be suggested to help implement transportation goals. In
some cases, changes to existing law, or new legislative proposals, may be necessary to fully
implement the Plan. When and where state law or policy changes are identified as avenues that
could assist in Plan implementation, CCRPC staff will work to inform and educate the appropriate
parties on the value of those changes.
The CCRPC shall work with the Vermont Legislature for the adoption of a percentage of
the motor fuel tax to be returned directly to the Region's local communities for their use to
maintain their transportation systems. This work shall include drafting and distributing proposed
legislation and organizing and lobbying for local and statewide support for the legislation.

VII. CREATION AND SUPPORT OF REGIONAL ENTITIES

A. Existing Entities

This section presents groups, agencies and organizations that have been formed to address
issues of regional concern and importance. At the present time, these groups, for the most part,
work independently of each other. Each was formed to address regional problems with regional
solutions: The Champlain Water District to supply wholesale water economically; Chittenden
County Transportation Authority to preserve regional mass transit; Winooski Valley Park District
to preserve and manage open spaces; Chittenden County Circumferential Highway District to
administer a federal grant for highway construction; Tri-Town Sewer District to economically
address sewage disposal; Chittenden County Metropolitan Planning Organization and Chittenden
County Rural Planning Organization to maintain local government eligibility for federal
transportation funding; Chittenden Solid Waste District to comply with state law and enable
communities to efficiently address solid waste management solutions; Greater Burlington
Industrial Corporation to assist in the Region's economic development; and Lake Champlain
Regional Chamber of Commerce to promote the Lake Champlain Region. These organizations
briefly are described below.

Many now realize that the pooling of resources available to multi-municipal organizations
can more economically and efficiently serve residents throughout the Region. The Regional Plan
promotes regional solutions to the Region's problems. These regional organizations, through their
efforts, thus help implement a number of goals and policies of the Regional Plan. The CCRPC
shall develop methods to gauge the success and/or failure of these regional entities in providing
their respective services.

1. Champlain Water District

Much of the developed portion of the Region is served by the Champlain Water District.
Recent growth as well as anticipated future growth indicates that it may be necessary to expand
the existing system to serve the increased demand.

The CCRPC should work with the Champlain Water District and the communities that
will be affected by increased service to complete a study that will address the issues related to
service area expansion. It should also consider when such expansion should occur, where it will
be located and how it can be most effectively financed.
Continued cooperation with Burlington's Water Department will also work to efficiently service more of the Region's residents over the longer term. This cooperation is strongly encouraged to derive mutual economic benefits for both systems.

As a regional utility, the CWD can assist implementation by planning under the Regional Plan's policies and goals concerning growth centers and utilities and facilities.

2. Chittenden County Transportation Authority

The CCTA is a regional transportation authority responsible for public transportation in 5 Chittenden County communities. The CCRPC works closely with the CCTA by providing data, analysis of operational methods, conducting ridership surveys and needs assessments and assisting in the preparation of grant applications.

CCTA can assist in implementing goals related to transportation and growth centers. The CCRPC shall work closely with CCTA, the region's major employers, and local, state and federal governments to maximize public use of CCTA. This means communication, information, education and advocacy to encourage, organize, facilitate and develop incentives for the use of CCTA.

3. Winooski Valley Park District

The WVPD is a nonprofit organization, chartered in 1972, dedicated to the conservation and preservation of land, for passive recreation and education purposes. The District's goals are to acquire and manage open space, wildlife habitat, farmland and natural areas and to help plan for the protection of the lands and waters of the Winooski River Valley. Over 800 acres are currently under protection by the District.

The CCRPC will continue to work with the District to help it meet its goals by distributing information about the District to interested communities and by cooperating with the District where appropriate. The CCRPC will work with the WVPD on a proposed regional open space inventory and how to effectively finance conservation.

Some Regional Plan goals related to recreation and natural resources conservation can be implemented with the assistance of the WVPD.

4. Chittenden County Circumferential Highway District

Transportation studies done in the 1960s and 70s identified the need for a new highway in the Region. The Chittenden County Circumferential Highway District was formed to coordinate the design, and plan and coordinate the construction of the Circumferential Highway. This project is expected to ease current traffic congestion in the Region by providing more efficient
and effective transportation for the Region's travelers.

The CCRPC will continue to work closely with the CCCHD for the purpose of coordinating the extensive planning effort that is necessary for the successful implementation of the project and to determine the effect of the project regionally.

The CCCHD aids in implementing part of the transportation element of the Regional Plan.

5. Tri-Town Sewer District

The Tri-Town Sewer District serves the Village of Essex Junction, the Town of Essex and the Town of Williston. Each community owns a portion of the treatment facility. The facility is operated by the Village of Essex Junction and all operation costs are shared on the basis of the flow treated.

The facility has a design capacity of 2.75 million gallons per day and is currently operating at an average of 1.15 million gallons per day. The CCRPC will maintain communication with the District for the purpose of assessing the land use implications of alteration or expansion of the District.

The sewer district is an example of a multi-municipal public service the Regional Plan encourages.

6. Chittenden County Metropolitan and Rural Planning Organizations

Increased use of the Region's transportation system necessitates that long range planning be done to identify, design and fund timely improvements. By doing this, costs can be anticipated and projects can be scheduled in concert with future development projects.

The CCMPO and CCRPO have developed Transportation Improvement Programs (TIPs) which identify and schedule specific improvements to the major highway system and the urbanized portion of the Region. These programs are updated annually and should continue to serve as the basis for transportation system improvements where it is applicable. The MPOs TIP, when carried out, implements much of the transportation element of the Regional Plan within the Federal Aid Urban Area.

The CCRPC will work with communities using the regional transportation modeling program to forecast traffic. The CCRPC will assist communities in the development of impact fees to help finance road improvements.
7. Chittenden Solid Waste District

In an effort to address the Region's mounting waste (solid, hazardous and sludge) management problems, the Chittenden Solid Waste District was formed in March 1987. A majority of the communities in the County have joined the District and are actively seeking solutions to problems caused by shrinking landfill space, increases in the waste stream and improper disposal techniques.

The CCRPC will continue to work with the District to develop and implement solutions in area waste management. The primary goals of this effort are to reduce the waste stream, encourage increased recycling and to locate a site for a regional landfill. Also, new technologies are being monitored as to potential applications in the Region.

The Regional Plan policy on solid waste will be implemented through solid waste district and CCRPC activity. The CCRPC shall work in cooperation with the District, local governments, media, all schools within the Region, the Region's employers and regional civic organizations to maximize education of the public to how best reduce the solid waste stream through recycling. The CCRPC also shall work with local municipalities to encourage and develop an action plan for the enactment and implementation of local mandatory recycling ordinances.

The CSWD has proposed or brought on-line a number of regional solid waste facilities, including a site in Williston proposed for a 20 year regional landfill.

8. Chittenden Regional Data Center

The Regional Data Center has been established at the Regional Planning Commission's office and serves as a clearinghouse of municipal and regional digital data for Chittenden County. Information includes data on housing, transportation, utilities, facilities, land use, tax parcels, natural resources, demographics and the economy. This center for regional data is capable of efficiently and expeditiously analyzing data for updating, and making more effective, local and Regional Plans.

9. Greater Burlington Industrial Corporation (GBIC)

GBIC is a private, nonprofit, economic development corporation that serves as a catalyst for industrial and economic growth in Chittenden County. Its primary goal is to create jobs that will strengthen the Region's economy, thus improving the quality of life for the Region's residents.

Since its founding in 1954, GBIC has been at the hub of economic activity in Chittenden County, helping local businesses with their concerns, and working to attract new business investment to the Region.
10. Lake Champlain Regional Chamber of Commerce

The mission of the Lake Champlain Regional Chamber of Commerce is to promote and support a healthy and economic environment that makes the Lake Champlain Region and Vermont the ideal place to live, work, and do business.

VIII. CREATION AND SUPPORT OF REGIONAL PROGRAMS

A. Existing Programs

1. Agricultural LESA

Regional and local plans must identify agricultural lands using the Land Evaluation and Site Assessment procedure. The identification of these lands is the first step in the process of ensuring that they will continue to be used for agricultural purposes, thus enhancing the character of the Region and helping to support the agricultural economy.

The CCRPC will continue to work with communities to share the results of the regional LESA project and to discuss available planning techniques, such as transferable development rights, cluster housing, land trusts, etc., which can be used to preserve viable farmland.

2. Forestry LESA

Though still under development, the Chittenden County FLESA should be completed and applied to the identification of valued forest tracts in the Region. Protection of valuable forest land is a Regional Plan goal. Implementation of this planning tool can assist in the process of properly identifying the important forest parcels.

3. Lake Champlain Management Conference

The CCRPC shall be responsible to work with the Lake Champlain Management Conference, all levels of government and educational institutions, developers, other agencies and/or person to study, understand and identify the causes of the deterioration of the waters of Lake Champlain. The CCRPC shall proceed to do further work with these groups to develop and implement a common strategy and action plan to reduce phosphorus inputs and any other inputs that cause the lake water to deteriorate. The Lake Champlain Basin Program's pollution prevention plan and the 1990 Farm Bill should be used as guidelines for pollution prevention in the Region.

B. Proposed Programs
1. Regional Recreation Study

The recreation needs of the County fall into two categories: local facilities provided by individual communities, and regional needs. While the CCRPC is available to assist local communities in local recreation planning it is also important that regional recreation efforts are initiated.

Regional recreation needs currently are satisfied by State operated facilities and those operated by the Winooski Valley Park District. The CCRPC should designate a committee composed of local recreation officials, the WVPD and the State of Vermont to examine recreation needs and develop a plan for satisfying those needs. The CCRPC will also work closely with the WVPD's comprehensive planning process in attempting to identify regional recreation needs.

2. Regional Visual Character and Open Space Study

The CCRPC should undertake a comprehensive regional open space study, using local inventories where available, for the purpose of identifying significant parcels of open land and proposing ways they can be preserved. Development pressure threatens this resource, which is integral to the character of the Region and the State. The CCRPC will work closely with the WVPD on this project.

3. Natural Resources Inventory

As proposed under this Plan's Policy 13, Goal G, the CCRPC will undertake an accounting of the Region's natural resources, including earth resources, and their use, as a basis of information.

4. Elderly Needs Study

The elderly segment of the population has been growing at a rate at least as great as that of the entire population. If current trends continue, this Region will be home to a substantial number of persons over age 65 by the year 2000.

It is important that the needs of these citizens are anticipated and that accommodations for them are made available. To do this, it is recommended that the CCRPC establish a special committee to study the needs of the Region's present and anticipated elderly population.

5. Regional Facilities and Services Investment Strategy

Many of the stated goals and objectives in the Regional Plan are based on the assumption of a coordinated and comprehensive regional facilities and services investment strategy. For this reason, it is necessary that a regional capital planning study be undertaken and implemented.
The first step in devising a regional investment strategy is capacity analyses of each identified regional facility and service in Chittenden County. The purpose of the study is to identify and schedule capital improvements in the regional infrastructure system. The Facilities and Utilities inventory and analysis, included in the Regional Plan Appendix is the first phase of a comprehensive regional capital planning study, in that it identifies and discusses regional facilities and utilities. As part of the first phase, significant growth shapers are identified. These include water and sewer systems, transportation, utilities, solid waste, public safety and schools. In addition, functional areas would be identified. These would include: parks and recreation and affordable housing.

These data will be gathered by the CCRPC, although it is expected that by utilizing capital budgets and programs developed on the local level, much of the data will be readily available.

Information presently available in the Facilities and Utilities Appendix of the Regional Plan will be analyzed and updated where necessary.

The analysis phase of this study will include the application of national, state and local standards to the provision of facilities and services and the identification of existing and anticipated deficiencies.

When existing and anticipated levels of service are fully determined, an investment strategy for financing the necessary regional capital improvements will be developed, consisting of traditional and innovative financing programs.

In addition, as a useful tool for economic development, the CCRPC should analyze the Region’s strengths and weaknesses by major business sector (two digit SIC levels). This would provide a base for carefully targeted economic development planning.

Implementation of the regional capital planning study will be achieved on the state, regional and local levels and will involve both public and private sector entities.

6. Regional Emergency Communications Center with Enhanced "9-1-1" Capability and Other Regional Efforts Ensuring Public Safety

Continue to support the efforts of the Vision 2000 Communications Planning Group to develop a regional emergency communications center involving:

1) the consolidation of all Chittenden County law enforcement, fire, EMS and emergency public works dispatch operations,
2) the creation of a records retention program, and
3) the establishment of an enhanced 9-1-1 public safety answering point to serve all of Chittenden County, which meets all applicable standards established by the Vermont
Enhanced 9-1-1 Board.

The growing impact and concern regarding crime and public safety require measures to mitigate its consequences. Regional, cooperative efforts, such as the Chittenden Unit for Special Investigations are important programs for the region. It is important to pursue such efforts since public safety issues, especially criminal, often disregard individual municipal boundaries. Effecting the delivery of public safety services (i.e., law enforcement, fire, and rescue) to acknowledge and eliminate these issues is important.

7. Earth Resource LESA

Regional and local plans should identify likely earth resource deposits and/or land forms using a Land Evaluation and Site Assessment procedure. The identification of these resource supply areas is the first step in the process of assuring that there will be a supply to meet the critical future needs of the Region.

8. Chittenden County Regional Planning Commission

The CCRPC has identified the growth center concept as the Regional Plan's central theme. The CCRPC has a significant responsibility to be proactive in implementing this theme. The CCRPC shall work continuously with local and state government, private developers, media, local schools, local colleges and UVM to create aesthetic, fiscal and social incentives and the educational tools and mechanisms to change the Region's pattern of disperse development to one of concentrated development within growth centers. This means that the CCRPC shall make every reasonable effort, through communication, information, education and advocation, to assist municipalities in the development of local plans and bylaws that implement the growth center concept.

IX. PUBLIC EDUCATION AND PARTICIPATION IN PLANNING

Informing/educating the public on what is regional planning and the legitimacy of our work could go a long way toward assisting implementation of the Regional Plan.

Reaching out to the public, inviting their participation in the planning process, will aid the planning education process. CCRPC has employed a number of methods to encourage public participation in planning, and in informing the public of regional planning activity. The CCRPC will continue using these to further public education and encourage involvement. Methods include:

- Newsletters and informational mailings;
- Public forums;
- Opinion surveys and questionnaires;
Media announcements; and
Speaking to civic groups and other organizations.

Making the effort throughout the planning process to keep the public informed will improve planning quality, build consensus and ultimately ease plan implementation.

Chittenden Regional Council

An organization that could potentially help the public understand and appreciate the importance of regional approaches to problem solving, including planning, is a Regional Council. The purpose of regional councils is to bring together an area's government officials to discuss, study and adopt cooperative programs to meet common needs. Through communication, planning, policy-making, coordination and technical assistance, the council serves the local governments and the citizens of the Region by dealing with issues and needs that cross municipal boundaries. A regional council's primary purpose then is to achieve local government cooperation in dealing with common problems that a single governmental unit cannot adequately handle alone, such as addressing affordable housing needs from a larger perspective, devising a land preservation program that recognizes the Region's land use patterns and other programs designed to accomplish equitable resolutions of the Region's land use problems.

A Chittenden Regional Council could be reactivated as a forum for discussing and resolving regional issues and taking responsibility for coordinating Regional organizations with the municipalities. The original Council was established in the late 1970's as a vehicle for encouraging intermunicipal discussion and cooperation on a wide range of issues. It became obvious that this gathering of local elected officials on a periodic basis had merit in communications between communities, and demonstrated potential merit in terms of problem solving on an intermunicipal basis. The Council was made up of the chief elected official of each municipality in the Region, or a designee thereof. The intent of the Council was to deal with those proposals, projects, improvements, programs, expenditures and plans that they--and through them, their constituents--deemed to be of regional significance for the orderly growth and economic development of the Region.

In recent years, representatives from the Region's eighteen communities have continued to meet to discuss specific regional issues (solid waste management, transportation and other public services). While special districts may be effective in providing individual services regionally, the Regional Council could serve as a vehicle for coordinating activities by special districts and local governments, and for promoting efficiency through cooperation and joint efforts. The CCRPC's link to a Chittenden Regional Council should be in providing the planning and policy-recommendation functions.

The Chittenden Regional Council could be reactivated to continue to serve the function for which it initially was created. The current development pressures in the Region are creating
problems that should be addressed through a regional forum such as the Council, if they are to be addressed successfully at all.

We suggest that the Chittenden Regional Council be a Vermont solution that incorporates the best from other types of arrangements in providing a structure that enables local elected officials to coordinate an intermunicipal approach to area-wide problems without creating a new level of government.

Affordable Housing

Housing in the Region should meet the needs of the Region's social and economic groups, particularly for those citizens of low and moderate income. It is the duty of the CCRPC to promote housing development suitable to those in need of safe and affordable housing and to assist each community in the Region to ensure it meets its responsibility to ensure the availability of a fair share of safe and affordable housing for Vermonters within the Region, and by assisting each community to develop a program in its comprehensive plan to meet its fair share of the Region's low and moderate income housing needs.

This Plan's chapter 3, "Policy and Goal Statements, A: Growth Centers" states that it is the Plan's policy to use its regional and municipal plans to designate growth centers as areas within the Region to accommodate 90% of the Region's future population growth. The allocation rates of this growth by growth center type are: 20% to the Regional Growth Center, 60% to the Sub-regional Growth Centers and 20% to Local Growth Centers. Note that these are region-wide targets, not goals for individual municipalities.

The CCRPC shall assist the Region's communities with these centers by implementing guideline to develop a recommended program to be included in each community's comprehensive plan and land use bylaws for the implementation of a plan to construct a proportionate share of the Region's low and moderate income persons' housing needs, which proportionate share may be the same as the proportionate allocation of the Region's future growth to designated growth centers. In other words, communities within the Regional Growth Center may develop programs to accommodate an equal share of 20% of the Region's unmet low and moderate income persons' housing needs. Those communities with Sub-Regional Growth Centers may develop programs to accommodate an equal share of 60% of the Region's unmet low and moderate income persons' housing needs and the remaining communities in the Region may develop programs to accommodate an equal share of the remaining 20% of the Region's unmet low and moderate income persons' housing needs.

Thus, the Region's communities should develop programs to accommodate the Region's low and moderate income housing needs for 1,000 units apportioned among growth centers as follows:
Regional Growth Center                      20% or 200 units
Sub-regional Growth Centers                60% or 600 units
Local Growth Centers                      20% or 200 units

Depending upon the circumstances within each of the Region's communities, the program
for implementing the Region's safe and affordable housing needs may include, but not be limited
to, the following: the municipality or its designated agent can acquire land and construct
affordable housing for rent and/or for sale; provided that, if said housing ever is sold in the future,
the municipality or its designated agent shall remain co-owner and condition the resale of the
property only to persons with low or moderate income; the municipality can subsidize ownership
opportunities with guarantee mortgage loans, thereby reducing interest, and/or by eliminating the
need for down payments; the municipality can work to enact planning, zoning and subdivision
bylaws that enable it to work with private developers to allow a greater number of units per acre
provided a certain percentage of the units are affordable, and provided that resale controls are
established to make certain that the affordable units can only be sold to other low and moderate
income citizens. There are many other programs that the CCRPC can work to develop to assist
the communities meet affordable housing goals.

X. PROJECTS OF REGIONAL AND STATEWIDE IMPORTANCE

Full implementation of this plan requires action. With the understanding that many locally
sited projects will impact both the regional and statewide economy, the CCRPC shall support the
development and the construction of projects deemed to have regional and statewide importance
by the CCRPC, on a case by case basis. The future depends on our ability to see new possibilities.
In particular, the CCRPC shall work with local, regional, and state entities to:

1) explore innovative funding mechanisms necessary for such projects, and
2) promote a better understanding at all levels of government of the impacts of
development on the health of our state economy.

The CCRPC believes that proactive efforts are necessary in these areas to improve the
quality of life and economic future of our region and state.

A. Examples of Projects of Regional Importance:

♦ Economic Development: The conservation or relocation of two corporate headquarters in
  Chittenden County within the next five years, with at least 200 full-time employees each.
♦ Transportation: Projects consistent with the duly adopted Transportation Improvement
  Program.
♦ Utilities and Facilities: Those capital projects and services necessary to implement growth
  centers should be completed.
♦ Natural Resources: Projects to improve the quality of the region's air, water, and land
resources (e.g., support Lake Champlain Basin Program, LESAs, expansion of wastewater treatment facilities, supporting appropriate efforts of air quality monitoring that do not infringe upon regional and statewide economic development projects).

• Housing: Develop and implement an affordable housing compact.

• Other: Assess the need for and implementation of a regional council or other regional governance mechanism.

• Other: Establish a program to fund farmers retirement income so a farmer may retire with an appropriate source of income without having to sell his/her farm for development purposes to obtain that life investment tied to the farm, thus, the core operating farms in the region would not be lost to development.

B. Examples of Projects of Statewide Importance:

• Access to new industrial park for 200-2,000 manufacturing jobs (Milton)

• Multi-purpose center with hockey facility at Champlain Valley Exposition (Essex Junction)

• Convention/civic center (Burlington)

• Downtown growth center parking (Burlington)

• Intermodal transportation terminal (Burlington)

• Upgrade Flynn Theater properties (Burlington)

• Local share--completion of Circumferential Highway from Rt. 127 to I-89 (Colchester, Essex, Essex Junction, and Williston).
GLOSSARY

Act 200
The 1988 amendments to 24 VSA Chapter 117; the Vermont Municipal and Regional Planning and Development Act.

Act 250
Vermont Land Use and Development Law; the state environmental review process conducted by a District Environmental Commission (DEC) to consider a proposed development's impact using 10 established criteria.

Adjacent
Lying near or close to, as distinguished from adjoining.

Adjoining
Touching, as distinguished from adjacent.

Affordable Housing
Housing is affordable when households with incomes below county median pay no more than 30% of their income on housing costs. Housing costs for renters are: rent and utilities (including heat, hot water, trash, and electric). Housing costs for homeowners are principal, interest, property taxes, and property insurance. (This definition shall change as the state's definition changes.)

Agriculture/Farming
1) The cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural and orchard crops; or 2) the raising, feeding or management of livestock, poultry, equines, fish or bees; or 3) the operation of greenhouses; or 4) the production of maple syrup; or 5) the on-site storage, preparation and sale of agricultural products principally produced on the farm; or 6) the on-site production of fuel or power from agricultural products or wastes produced on the farm.

Appropriate
Suitable for a particular person, condition, occasion or place.

Assure
To make certain and put beyond doubt.

Bylaw
Zoning regulations, subdivision regulations, shoreland and flood hazard bylaws, an official map and a capital budget and program adopted under the authority of 24 VSA Chapter 117 Section 4401.
Capacity Study
Inventory of available natural and human-made resources, based on detailed data collection, which identifies the capacities and limits of those resources to absorb land development. Also, a study of where the Region stands high and low in its economic and social performance relative to other regions and areas.

Capital Budget
A list and description of the capital projects to be undertaken in the coming fiscal year, their estimated costs, and methods of financing.

Capital Program
Plan of capital projects proposed during the five years following the Capital Budget, including costs and methods of finance.

Capital Project
1) Any physical betterment or improvement, 2) preliminary studies for such an improvement, 3) land or rights in land, or 4) any combination of the above three.

Chittenden County
The County of Chittenden is formed of the Towns of Bolton, Charlotte, Colchester, Essex, Essex Junction, Hinesburg, Huntingdon, Jericho, Milton, Richmond, St. George, Shelburne, Underhill, Westford, Williston, the Cities of Burlington, South Burlington, and Winooski, Avery's (Buels) Gore and so much of Lake Champlain as lies in this state west of the towns and cities in the county adjoining the lake and not included within the limits of the county of Grand Isle. The City of Burlington is the shire town.

Circumferential Highway
Proposed limited access highway between State Route 127 in the Town of Colchester and Interstate Route 89 in the Town of Williston.

Civic Center
A building or complex of buildings that has four categories of audience support events: cultural, exposition, sports, and civic.

Cluster Development
A development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features; sometimes referred to as planned residential development (PRD) or planned unit development (PUD).

Cogeneration
The production of electricity and heat, generally in the form of steam or hot water, from a
facility.

Compatible With
Refer to "Standard of Review."

Conference Center
A facility used for conferences and seminars, with accommodations for sleeping, food preparation and eating, recreation, entertainment, resource facilities, and meeting rooms.

Consistent With the Goals
Refer to "Standard of Review."

Construction
The process of determining the sense, real meaning, or proper explanation of terms or sections in this regional plan.

Contiguous
In close proximity; near, though not in contact.

Convenience Shopping
Purchasing in locations ranging from the traditional Vermont general store through facilities providing for the sale of convenience goods (food, drugs, and sundries) and personal services (laundry, dry cleaning, barbering, shoe repairing, etc.).

Size--Gross Leasable Area Average 50,000 sq. ft.
Range--30,000 sq. ft. to 100,000 sq. ft.
Site--Four to ten acres.
Trade Area--Population 5,000 to 40,000 within six-minute driving time.

Convention Center
A building or portion thereof designed to accommodate 300 or more people in assembly.

Council of Regional Commissions
A council consisting of a representative from each regional planning commission, three state agency or department heads appointed by the governor, and two members representing the public appointed by the governor; general duties include providing impartial mediation between and among municipalities and regional planning commissions and reviewing regional plans.

Cultural Facilities
Establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society and include museums, art galleries, and botanical and zoological gardens of a natural, historic, educational, or cultural interest.
Development Densities
The number of families, individuals, dwelling units, or housing structures per unit of land.

DU
Dwelling unit.

Efficient
Acting or producing effectively with a minimum of waste, expense, or unnecessary effort.

Endangered Species
A species listed on the state endangered species list under 10 VSA Chapter 123 Section 5401 or determined to be an "endangered species" under the federal Endangered Species Act; the term generally refers to species whose continued existence as a viable component of the state's wild fauna or flora is in jeopardy.

Ensure
To make sure or certain.

Fair and Exposition
Uses including land, buildings and ancillary support services to produce year-round events focused on agricultural, homemaker, commercial exhibits, midway attractions, entertainment, and educational activities to entertain and educate the public. Events include fairs, trade and consumer shows, agricultural shows, festivals, craft shows, large entertainment events and other similar activities. Typically, such facility(ies) are non profit enterprises focusing on meeting the public needs through the activities it promotes. In addition, these activities promote Vermont as a destination and generate revenue for business and government.

Forestry and Secondary Soils
Soils that are not primary agricultural soils but have reasonable potential for commercial forestry or commercial agriculture, that have not been developed.

Fragile Area
An area of land or water that has unusual or significant flora, fauna, geological or similar features of scientific, ecological or educational interests.

Garden Apartment Dwelling
A multifamily dwelling, generally not higher than two and one-half stories or longer than 200 feet, generally accessed from a common hall, sometimes one on top of another (10-18 units/acre).

Greenbelt
An open area that may be cultivated or maintained in a natural state surrounding development
or used as a buffer between land uses or to mark the edge of an urban or developed area.

*Growth Center*

An area within a community providing for a concentration of housing, commercial services, employment opportunities and government uses, and served by basic infrastructure.

*Habitat*

The physical and biological environment in which a particular species of plant or animal lives.

*Hazardous Waste*

As defined in 10 VSA Section 6602(4), as may be amended from time to time.

*High-rise Dwelling*

An apartment building of eight or more stories (40-70 units/acre).

*Historic Site*

Any site, structure, district or archaeological landmark that officially has been included in, or is eligible for inclusion in, the National Register of Historic Places and/or the state register of historic places or which is established by testimony of the Vermont Advisory Council on Historic Preservation as being historically significant.

*Home Occupation*

Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit.

*Impact Fees*

Fees levied as a condition of issuance of a local permit that will benefit the users of the development or to compensate the municipality for any expenses incurred as a result of construction.

*Important Streams*

The following are considered in important streams in the Chittenden Region: Stone Bridge Brook, Malletts Creek, Seymour River, Brewster River, Lee River, Indian Brook, Mill Brook, Allen Brook, Joiner Brook, Pond Brook (Hinesburg), Muddy Brook, McCabes Brook, Patrick Brook.

*Industrial Use*

The industrial (see *industry*) purpose or activity for which land, buildings, facilities or other form of land development are designed, arranged, or intended for which land, buildings, facilities or other form of land development are occupied or maintained.
Industry
Those fields of economic activity including agriculture, forestry, fishing, hunting, and trapping; mining, construction, manufacturing; transportation; communication, electric, gas, and sanitary services (including the disposal, reuse, recycling and management of solid waste and hazardous waste and any of its associated facilities); and wholesale trade. Industrial uses (see industrial use) need to meet the performance standards, bulk controls, and other requirements established in local bylaws and as determined by the District Environmental Commission in Act 250 proceedings.

Inner Ring
The Region's suburban municipalities: Shelburne, St. George, part of South Burlington, Williston, Essex, Essex Junction, Colchester, Milton and part of Winooski.

Jug Handle
Name for the characteristic design of the turn access to and from such streets as Main Street, Spear Street, East Avenue, and East Terrace.

Lakes and Ponds >= 20 Acres
The following are lakes and ponds greater than or equal to 20 acres in size in the Chittenden Region: Lake Champlain, Arrowhead Mountain Lake, Colchester Pond, Indian Brook Reservoir, Shelburne Pond, Lake Iroquois, Gillett Pond, Lower Pond (Sunset Lake), Richmond Pond, Milton Pond, Halfmoon Pond, Westford Pond, Beaver Pond (Westford), Long Pond (Milton), and Round Pond (Milton).

Land Evaluation Site Assessment (LESa)
A process for identifying regional important lands using a rating system. Typically, LESA is used to identify important agricultural, forest or, possibly, earth resources.

Major Streams
The following are considered major streams in the Chittenden Region: Lamoille River, Winooski River, Browns River, LaPlatte River, Lewis Creek, and Huntington River.

Mid-rise Dwelling
An apartment building containing from three to seven stories (25-30 units/acre).

Mixed Use Development
The development of a tract of land, building, or structure with three or more different uses such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form and in conformance with a coherent plan.

Municipality
A town, a city, or an incorporated village or an unorganized town or gore.
**Necessary Wildlife Habitat**

Concentrated habitat that is identifiable and is demonstrated as being decisive to the survival of a species of wildlife at any period in its life including breeding and migratory periods.

**Outer Ring**

Those towns around the periphery of the Region: Buels Gore, Charlotte, Hinesburg, Huntington, Richmond, Bolton, Jericho, Underhill, and Westford.

**Plat**

(1) A map representing a tract of land, showing the boundaries and location of individual properties and streets; (2) A map of a subdivision or site plan.

**Pollution Abatement**

The method of reducing the degree and intensity of pollution.

**Primary Agricultural Soils**

Soils that have a potential for growing food and forage crops, are sufficiently well-drained, are well supplied with plant nutrients or highly responsive to the use of fertilizer, and have few limitations for cultivation.

**Regional Core**

The region's urban center including Burlington, and parts of Winooski and South Burlington.

**Regional Plan**

Planning document developed to guide and accomplish a coordinated, efficient and economic development of the region; such plan shall include but need not be limited to the following: 1) a statement of basic policies, 2) a land use element, 3) an energy element, 4) a transportation element, 5) a utility and facility element, 6) a statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources, 7) a program for the implementation of the regional plan's objectives, 8) a statement indicating how the regional plan relates to development trends, needs and plans and regional plans for adjacent municipalities and regions, 9) a housing element that identifies the need for housing for all economic groups in the region and communities.

**Regional Shopping Center**

A group of commercial establishments clustered in a contiguous area, usually built around one or more full line department stores; provides general merchandise, apparel, furniture and home furnishings in full depth and variety.

- **Size**—Gross Leasable Area Average 400,000 sq. ft.
- **Range**—300,000 sq. ft. (1/3 to 1/2 GLA is devoted to department stores) to 1,000,000 sq. ft.
- **Site**—Thirty plus acres
Trade Area--150,000 to 400,000 people

Renewable Energy Resources
Energy available for collection or conversion from direct sunlight, wind, running water, organically derived fuels including wood, agricultural sources, waste materials, waste heat, and geothermal sources.

Scenic Resources
Those visually pleasing landscapes including mountains, farms, ridge lines and shorelines, and the locations providing scenic vistas of those landscapes.

Section 248
Vermont law regarding the Public Service Board, including its duties and role and the rules of electricity and natural gas supply and transmission.

Shall
As used in this regional plan, this word means imperative or mandatory.

Shopping Center
Locations at which one can purchase convenience goods and personal services, plus facilities for the sale of soft lines (wearing apparel - men's women's and children's) and hard lines (hardware and appliances) and more depth of merchandise available - variety sizes, styles, colors and prices.
Size--Gross Leasable Area Average 150,000 sq. ft.
Range--100,000 to 300,000 sq. ft.
Site--Ten to thirty acres.
Trade Area--Population 40,000 to 150,000 people.

Should
Key word identifying that a requirement is encouraged but not mandated. The terms *may* and *will* carry the same interpretation as *should.*

Single Family Dwelling
A building containing one dwelling unit.

Single Office Use
A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment.

Solid Waste
As defined in 10 VSA Section 6602(2), as may be amended from time to time.
Special Needs Populations
Those persons requiring specific housing modifications or arrangements including the
physically and mentally disabled, the homeless, those adjusting to society after being released
from prison, single parent head-of-household, and sometimes the elderly.

Standard of Review
Consistent with the goals requires substantial progress toward attainment of the goals
established in 24 VSA Section 4302, unless a planning body determines that a particular goal is
not relevant or attainable. If such a determination is made, the planning body shall identify the
goal in the plan and describe the situation, explain why the goal is not relevant or attainable,
and indicate what measures should be taken to mitigate any adverse effects of not making
substantial progress toward that goal. The determination of relevance or attainability shall be
subject to review as part of a consistency determination under 24 VSA Chapter 117.

For one plan to be compatible with another, the plan in question, as implemented, will not
significantly reduce the desired effect of the implementation of the other plan. If a plan, as
implemented, will significantly reduce the desired effect of the other plan, the plan may be
considered compatible if it includes the following: (A) a statement that identifies the ways it
will significantly reduce the desired effect of the other plan; (B) an explanation of why any
incompatible portion of the plan in question is essential to the desired effect of the plan as a
whole; (C) an explanation of why, with respect to any incompatible portion of the plan in
question, there is no reasonable alternative way to achieve the desired effect of the plan; and
(D) an explanation of how any incompatible portion of the plan in question has been structured
to mitigate its detrimental effects on the implementation of the other plan.

Threatened Species
A species listed on the state threatened species list under 10 VSA Chapter 123 Section 5401 or
determined to be a "threatened species" under the federal Endangered Species Act.

Townhouse Dwelling
A one-family dwelling in a row of at least three such units in which each unit has its own front
and rear access to the outside, no unit is located over another unit, and each unit is separated
from any other unit by one or more common fire resistant walls (6-8 units/acre).

Traditional
Of, pertaining to or in accord with tradition. Tradition is a set of customs and usages viewed
as a coherent body of precedents influencing the present.

Transfer of Development Rights (TDR)
The removal of the right to develop or build, expressed in dwelling units per acre, from land in
one district to land in another district where such transfer is permitted; a relatively new land
development control tool used to preserve open space and farmland.
**Two Family Dwelling**
A structure on a single lot containing two dwelling units, each of which is entirely separated from the other by a dividing wall.

**Value-added Products**
Products whose value increases with subsequent processing.

**Vermont Economic Development Authority (VEDA)**
The state board responsible for granting low interest loans for industrial and agricultural facilities.

**Vertical Development**
Development through increased building heights, allowing growth to occur without the need for new lands, thus increasing density; a measure of vertical development is FAR (Floor Area Ratio) – the gross floor area of all buildings on a lot divided by the lot area.

**Wetland**
Areas inundated by surface or groundwater with a frequency sufficient to support vegetation or aquatic life that depends on saturated or seasonally saturated soil conditions for growth and reproduction (e.g., marshes, swamps, sloughs, river and lake overflows, and bogs; but excluding such areas as grow food or crops in connection with farming activities).

**Wildlife**
Any member of a nondomesticated species of the animal kingdom, whether reared in captivity or not, including without limitation, any mammal, fish, bird, amphibian, reptile, mollusk, crustacean, arthropod or other invertebrate, and including any part, product, egg, offspring, dead body, or part of the dead body of any such wildlife.

**Wild Plant**
Any member of a species of the plant kingdom that is growing naturally without benefit of human cultivation.