



# Technical Review of Draft Town Plan

Review Conducted for:  
Bristol Planning Commission

by  
Smart Growth Vermont

October 2007

# Technical Review of Bristol Town Plan

## Overview

Per our agreement with the Town, we have reviewed the draft Bristol Town Plan dated July 11, 2007, and are pleased to offer the following Technical Review for your consideration. This review is intended to provide the Planning Commission with information that will strengthen and clarify your Town Plan, ensuring it provides the guidance and vision for the future of Bristol.

We have reviewed the draft plan using several considerations. These include:

- A. Format & General Plan Considerations;
- B. Consistency with Vermont Municipal Plan Requirements (Attachment A) and the Vermont Planning & Development Goals (Attachment B);
- C. Consistency with Smart Growth Principles (Attachment C); and
- D. Initial Guidance for an Implementation Chapter/Action Plan.

Our understanding is that the Planning Commission will consider our comments and recommendations and make whatever changes to the plan that it determines to be appropriate. After a revised draft is complete, we will, in collaboration with the Commission, develop a detailed Implementation/Action Plan that sets forth actions and programs that municipal officials and other entities can take to implement the plan. That Action Plan will be incorporated into the final draft of the plan to be presented to Bristol residents and landowners.

## A. General Considerations and Format

The draft plan is clearly the result of a significant effort on the part of several individuals, who have addressed a wide range of topics in a thoughtful and comprehensive manner. We understand that this is a draft document and thus, it is premature to focus on the final format and presentation as it is likely to change before being presented to the community for public consideration. There are, however, a few changes that could improve the document before you seek public input. These include:

- Develop a Consistent Outline: The final draft of the plan could be more reader-friendly by developing a consistent outline format (e.g., manner of organizing main topics/headers, secondary topics/subheadings). While using a numbered outline is not necessary in a narrative document such as a municipal plan, it does make referring to different sections easier. In addition, the draft that we reviewed did not include the data graphs, but a combination of well-designed graphs and relevant photographs can also make the final draft more reader-friendly. (See Box 1)
- Use a Defined Chapter Format: The various chapters are organized differently, despite most chapters containing the same combination of (a) resource information and data, (b) background information and analysis, (c) identification of needs and priorities, and (d) policy statements and recommendations. Some of the chapters are organized around topic areas, while others intersperse inventory data, priority identification and policies/recommendations. A defined chapter structure that organizes information in a consistent manner would help orient readers.

### BOX 1: Organizing Municipal Plan Elements

The Town of Northfield, adopted a plan that uses a simple structure to present background information on a topic by topic basis. The narrative under a particular sub-heading briefly identifies an issue, describes current conditions, and sets forth a need or priority (e.g., establish a commuter parking area). The policy statements and work items (e.g., conduct further study, lobby VTrans for action) are contained at the end of the chapter. The following is an outline of that Plan's transportation element.

#### Chapter 6. Transportation

- 6.1 Overview
- 6.2 Travel Patterns
- 6.3 Roads & Highways
  - State Highways
  - Municipal Roads
  - Covered Bridges
  - Road Maintenance
  - Access Management
  - Traffic Management & Traffic Calming
- 6.4 Parking
  - Downtown Parking
  - Residential Neighborhoods
  - Commuter Parking
- 6.5 Pedestrian & Bicycle Circulation
- 6.6 Transit & Public Transportation
  - Local Transit
  - Regional Transit
  - Intra-Regional Bus Service
  - Rail Service
  - Air Transport
- 6.7 Goals, Policies & Tasks

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- Define Policy Statements and Ensure Consistency: There is a lack of consistency between chapters – and within some chapters – regarding the policy statements. Such terms as goals, tasks, policies, recommendations, programs, actions and objectives are used interchangeably. The result is a document that is confusing and likely to make future interpretation difficult. We suggest that the Commission first define these terms and then organize the policy statements into a hierarchy of broad goal statements, supporting community policies or objectives, and specific strategies or tasks that will help support the policies and achieve the broad goals (see Box 2). Each should be structured according to its function. For example, generally, it is not a goal to “encourage” an action – rather goals should explain desired conditions or outcomes. In contrast, a policy or objective should not involve a specific task or action, but rather a position intended to guide the actions of a variety of entities. Finally, a task or strategy should involve a specific action on the part of some individual or entity (e.g., planning commission).
- Provide Supporting Information: An important purpose of the municipal plan – and the process of developing that plan – is to identify community needs based upon an inventory of resources, facility capacity, etc. and an identification of current conditions (see Attachment A). In some instances, draft plan chapters contain policies and recommendations without any supporting background information or statement of need or priority. Inclusion of supporting materials would strengthen the plan, and provide consistency and guidance for developing and prioritizing implementation of the plan.

### BOX 2: Defining Goals, Policies and Tasks

**When reviewing this chapter, it is important for the reader to understand the distinction between goals, policies and implementation tasks. For the purpose of the Stowe Town Plan:**

**Goals** express the long range community vision relative to one or more category of topics. They should be considered aspirational statements for the community.

**Policies** are statements of the town’s intent, or position, with regard to specific issues or topics. In certain settings, such as during Act 250 proceedings, policy statements shall serve as the basis for determining a project’s conformance with the Stowe Town Plan. While other sections of the plan, including goal statements, provide useful context for understanding policies, it is the policies alone that serve as the final statement regarding the town’s position.

**Implementation Tasks** are specific actions to be taken by an identified entity to support one or more policy and achieve the community’s long term goals. Priorities for implementing the tasks are identified as ongoing, short term (to be completed within one year of plan adoption), mid-term (1-5 years of adoption) and long term (5+ years from adoption). The groups and/or individuals responsible for each task are also identified.

**- Stowe Town Plan**

## **B. Consistency with Vermont Municipal Plan Requirements & the Vermont Planning & Development Goals**

Vermont municipalities are not required to adopt a municipal plan. Without a plan, however, they are not authorized to exercise other governmental powers, such as adopting or amending zoning bylaws. If a municipality chooses to adopt a plan, they are required to include all plan elements set forth in Chapter 117 §4382. Further, in order to achieve regional planning commission confirmation of the municipal planning process, the local plan must be deemed to be “consistent with the goals established in §4302” (see Attachment B).

It is the responsibility of the applicable regional planning commission to determine whether a municipal plan meets the statutory standards described above. We have found that regional commissions have been relatively forgiving in their evaluation of plans and the related goals and policies, although the rigor of review varies from region to region. Ultimately, our review is limited in that the Addison County Regional Planning Commission will make any determinations based upon their approach to this process. We have, however, identified some areas in which we believe the plan may require additional information to ensure compliance. With regard to the required elements:

- The draft plan lacks a clear “*statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources,*” as well as related background information regarding the location and condition of such features and resources in the community.
- While the draft plan does include a utility and facility element, it arguably does not include a “*statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and services with indications of priority of need, costs and methods of financing.*” A list of existing municipal facilities is included, although no (or very limited) information is given regarding current capacity, existing or anticipated deficiencies, cost estimates and finance challenges. Other communities have found additional information to be an effective way of informing the public about the condition of existing facilities, identified needs and funding options, and priorities. In addition, such information can serve as the basis for capital facilities budgeting and planning.

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Chapter 117 § 4302(f) does make provision for a municipality to find that a specific goal is “not relevant or attainable.” Based on the scope of this review, and likelihood that the plan is generally consistent with all goals, this provision of statute is not considered relevant.

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- There is no “*statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region developed under this title.*” This is important if the community plans to seek regional confirmation of the Town’s planning process because the regional planning commission must determine that the plan is “is compatible with approved plans of other municipalities in the region” (§4350).
- While the draft plan includes a land use element which addresses some issues in some detail (e.g., earth resource extraction), it does not include a “*statement of present and prospective land uses, indicating those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting forth the present and prospective location, amount, intensity and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.*” In practice, the level of detail in Vermont municipal plans has varied greatly from town to town. Most communities, however, include a narrative that addresses the purpose and general characteristics (existing and desired) of land use districts, as well as general development goals of the community.
- Recent changes to Chapter 117 require municipal bylaws to conform to the Town Plan. Conformance with the plan is defined (§4303) as meaning “*a proposed implementation tool, including a bylaw or bylaw amendment that is in accord with the municipal plan in effect at the time of adoption, when the bylaw or bylaw amendment includes all the following:*
  - (A) *Makes progress toward attaining, or at least does not interfere with, the goals and policies contained in the municipal plan.*
  - (B) *Provides for proposed future land uses, densities, and intensities of development contained in the municipal plan.*
  - (C) *Carries out, as applicable, any specific proposals for community facilities, or other proposed actions contained in the municipal plan.*
- There is no recommended program for the implementation of the development plan **[It is noted that the Planning Commission is awaiting our review before completing the implementation element/action plan – see below].**

Regarding the state planning and development goals, we generally believe that communities should draft planning goals and policies to meet local needs, and that those goals and policies will typically be consistent with the state planning and development goals. In this case, we opted to review the plan against our smart growth principles with the understanding that such an evaluation would identify potential issues relative to state goals. That said, the comment above regarding the lack of information regarding natural resources is also relevant to several state goals that relate to natural resource

## C. Consistency with Smart Growth Principles

As we have discussed with the Planning Commission, we believe that the Panning Commission has made an effort to plan for growth in a manner that supports and strengthens Bristol's existing, historic character. Because the town retains so much of its traditional development pattern, policies that call for maintaining that pattern are inherently smart growth policies. In reviewing the plan, however, we have found that the policy statements in certain chapters support smart growth principles to a much greater degree than others.

To provide the Commission with direction on consistency with our Smart Growth Principles, we have provided a list of the ten principles with a brief evaluation of the how draft policy statements relate to those principles and recommendations for achieving greater consistency.

### 1. Plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

Several goals, policies and recommendations of the draft plan support this smart growth principle, which is also one of the key state planning and development goals. It is noteworthy that the concept of maintaining the historic village and associated downtown as the core of commercial and residential activity is integrated throughout the plan, including the energy, housing and economic development chapters. However, the plan lacks a clear future land use plan and associated vision for the community that discusses the community's existing and desired settlement patterns, and how future development is to be managed to address this important goal (although discussion of a downtown development district is included in the land use section). In addition, while several policy statements address the importance of supporting the downtown and compact development near the downtown, there is little discussion regarding the development pressures and associated policies in the rural areas of Town. Finally, a policy statement is included in the Land Use Chapter calling for consideration of subdivision regulations and site plan review, but little information is provided to explain the land use issue or concerns that warrant such regulations.

**Recommendation:** Strengthen the Land Use Chapter by expanding subsection B. Land Use and Zoning Districts to set out a guiding vision for how future development should be accommodated, and the role that various land use districts will serve in achieving that vision. This should be accompanied by associated policy statements (see Attachment D - Waitsfield Town Plan Goals, Policies & Strategies), and should provide additional rationale for the possible adoption of subdivision regulations.

**2. Promote the health and vitality of Vermont communities through economic and residential growth that is targeted to compact, mixed use centers, including resort centers, at a scale convenient and accessible for pedestrians and appropriate for the community.**

As stated above, the goal of supporting commercial and residential development in and around the downtown and historic village is integrated into several chapters, most significantly the housing, energy and economic development chapters. In fact, maintaining downtown vitality is among the strongest themes in the Plan.

**Recommendation:** Given the relative importance of the downtown in the draft plan, additional background information on the current economic climate for downtown businesses, and challenges that those businesses are facing, would be useful to support relevant policy statements. In addition, the draft plan includes several references to the need for an office/industrial park “in designated development areas.” The Commission has discussed specific parcels/locations, all of which are located in close proximity to the village. Additional guidance on the desired location and characteristics (e.g., size, potential uses) of such a park would help with designating such an area once the plan is adopted.

**3. Enable choice in the mode of transportation available and insure that transportation options are integrated and consistent with land use objectives.**

Several plan policy statements refer to pedestrian friendly development patterns, or the energy efficiencies of compact development. The transportation chapter, however, makes only minimal reference to bicycle and pedestrian facilities or transit services, and provides no information regarding existing pedestrian facilities, needed improvements or possible expansion (with the exception of a recommendation to “(r)evue the need for additional sidewalks in the downtown area, specifically on those streets that feed student pedestrians to and from school facilities.” Further, how the transportation network serves existing and planned land use patterns is not addressed.

**Recommendation:** Revise the transportation chapter to include additional background information on current travel patterns (e.g., commuter information would provide useful information, including the percentage of Bristol residents working in the community), existing conditions and future needs for bicycle and pedestrian facilities, and include specific policy statements with regard to bicycle and pedestrian facilities and transit service to the community.

### **4. Protect and preserve environmental quality and important natural and historic features of Vermont, including natural areas, water resources, air quality, scenic resources, and historic sites and districts.**

The plan includes clear support for the protection of historic and scenic resources. However, no inventory or description of the features that comprise Bristol's scenic landscape is included, and no information or policies are included regarding natural areas and air and water quality (except with regard to earth resource extraction).

**Recommendation:** Revise the Land Use Chapter – or develop a new chapter on Natural Resources and Open Space – to address natural areas (e.g., wildlife habitat, wetlands) and air and water quality.

### **5. Provide the public with access to formal and informal open spaces, including parks, playgrounds, public greens, water bodies, forests and mountains.**

The Utilities and Facilities chapter provides an inventory of municipal facilities, which presumably includes existing park land, Village green, etc. No information is provided regarding the adequacy of these facilities, whether one or more facility needs to be upgraded or expanded, or existing uses and management practices or challenges. Specifically with regard to this principle, no information is given regarding the extent to which parks and open space serve as a recreation resource or contributing feature to the Town's character.

**Recommendation:** Include, under the Facilities and Utilities chapter, additional information regarding the availability of recreation facilities, parks and open space.

### **6. Encourage and strengthen agricultural and forest enterprises and minimize conflicts of development with these businesses.**

The plan includes clear support for the economic viability of agriculture and forestry. Forest land, however, is not specifically addressed in the land use chapter, despite its relative importance in certain districts (based upon total land area). The importance of agricultural land is addressed in that chapter, although no information regarding current trends in conversion or threats to continued viability is included.

**Recommendation:** Revise the Land Use Chapter to better address land use considerations relative to agriculture and forest land by documenting current trends, identifying challenges and strategies for addressing challenges (e.g., acreage in production/in current use, location of productive land, issues related to public and private land ownership and economic viability, relationship to existing or potential value-added industries, identification to local barriers to ongoing farm and forest management, etc.).

**7. Provide for housing that meets the needs of a diversity of social and income groups in each Vermont community, but especially in communities that are most rapidly growing.**

The plan includes a number of policy statements in the Housing Chapter that support a diversity of housing types, higher-density housing development near the downtown, multi-family housing, senior housing and accessory apartments. These policies are not well integrated with the plan's land use policies.

**Recommendation:** Revise the Land Use Chapter to identify the type, pattern and density of housing development desired in respective land use districts.

**8. Support a diversity of viable business enterprises in downtowns and villages, including locally-owned businesses, and a diversity of agricultural and forestry enterprises in the countryside.**

The economic development chapter provides strong support for downtown businesses, with an emphasis on locally owned businesses. That chapter also includes the draft plan's strongest support for forestry and farming, although little background information regarding current conditions is included, despite the presence of significant forest-products industries and agriculture, and few specific strategies are included.

**Recommendation:** Additional information regarding the downtown business climate, as well as the well-being of farming and forestry industries, would be helpful (see Principle #6).

**9. Balance growth with the availability of economic and efficient public utilities and services and through the investment of public funds consistent with these principles.**

Because the Utility & Facility Chapter lacks information regarding the need for additional public services and facilities, it is impossible to determine whether existing deficiencies or inadequate capacity limits future growth, or whether growth poses a threat to the municipalities ability to provide current levels of service into the future. Finally, with the exception of a policy statement in the housing section that the Town should anticipate a rate of population growth of 0.8% to 1.3% annually, no consideration is given to how this rate of growth will impact existing or planned facilities, and what steps the Town will take to meet future demand.

**Recommendation:** Revise the Utility & Facility chapter to better address existing facility conditions, levels of service and future needs. Relating those needs to anticipated growth, and including policies that the Town will plan for a specified rate of growth, while not allowing growth to overburden existing facilities, would help to achieve such a balance.

**10. Accomplish goals and strategies for smart growth through coalitions with stakeholders and engagement of the public.**

The implementation section of the plan (see following topic) should address the importance of maintaining an ongoing, inclusionary planning program, and the importance of bringing a variety of interest groups and possible partners into both the planning and implementation process. Several policy statements, most notably in the housing and economic development chapters, identify the importance of forming partnerships with other organizations to achieve community goals.

**Recommendation:** Review all existing goal and policy statements to determine whether additional partnerships would assist the town to achieve certain goals. In addition, develop an implementation element that addresses the role of citizen involvement, the importance of collaboration, in the Town's planning process.

## D. Initial Guidance for an Implementation/Action Plan

As stated previously, state statute requires that a municipal plan include a “*statement of objectives, policies and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.*” Typically, topics addressed in the implementation element (or chapter) of a municipal plan include:

- The plan adoption and amendment process, including regional confirmation;
- The role of the plan in various regulatory settings, including Act 250, and guidelines for interpreting the plan’s goals and policies;
- Local land use and development regulations, including a summary of amendments to existing bylaws that should be considered for plan implementation, and use of the plan during local development review processes;
- Municipal budgeting and capital improvement programming and, if appropriate, tax policies;
- Municipal facility management, such as sewer allocation policies, road policies, etc.; and
- Land conservation (local, state or federal) relative to the Town’s land use and natural resource protection goals.

Many communities have found it helpful to consolidate all of the plan goals, policies and tasks under a single implementation chapter, rather than having those goals and policies distributed throughout the plan. This allows the implementation chapter to serve as the policy document, or action plan, for the community. In addition, another strategy that some municipalities use is to identify the person, local board or other entity responsible for carrying out specific implementation tasks or strategies, and to assign a priority for carrying out those tasks, or to identify a time-frame for task completion (see attached excerpt from City of Montpelier Plan).

In the case of Bristol, our understanding is that the Planning Commission would like assistance with the development of an implementation chapter that sets out specific tasks that the Planning Commission will undertake to implement the plan. These tasks will include those items called for in the draft plan, as well as possible additional measures that might help the Town to achieve some of the goals and policies developed by the Commission. We suggest that an outline of such a chapter be developed in conjunction with the Commission’s review of this report, and be developed by SGV for consideration by the Commission concurrently with the preparation of a revised draft plan for submission to the public.



# ATTACHMENT A

Vermont Municipal Plan Requirements  
[24 VSA §4382]

## Attachment A: Vermont Municipal Plan Requirements [24 VSA §4382]

(A) A plan for a municipality may be consistent with the goals established in section 4302 of this title an compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following:

- (1) A *statement of objectives, policies and programs* of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment.
- (2) A *land use plan*, consisting of a map and statement of present and prospective land uses, indicating those areas proposed for forests, recreation, agriculture, residence, commerce, industry, public semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting forth the present and prospective location, amount, intensity and character of land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and services
- (3) A *transportation plan*, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications or priority and need.
- (4) A *utility and facility plan*, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and services with indications of priority of need, costs and methods of financing.
- (5) A *statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources*.
- (6) An *educational facilities plan* consisting of a map and statement of present and projected uses and the local public school system.
- (7) A recommended *program for the implementation* of the development plan.
- (8) A *statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region* developed under this title.

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- (9) An **energy plan**, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy.
- (11) A **housing element** that shall include a recommended program for addressing low and moderate income person's housing needs as identified by the regional planning commission. The program may include provisions for conditionally permitted accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons.
- (B) The **maps** called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.
- (C) Where appropriate, and to further the purposes of Section 4302 (goals) of this title, **a municipal plan shall be based upon inventories, studies, and analyses of current trends** and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:
- (1) **Population characteristics and distribution**, including **income** and **employment**.
  - (2) The **existing and projected housing needs** by amount, type, and location for all economic groups within the municipality or region.
  - (3) **Existing and estimated patterns and rates of growth** in the various land use classifications, and **desired patterns and rates of growth** in terms of the community's ability to finance and provide public facilities and services.



# ATTACHMENT B

Vermont Planning and  
Development Goals  
[24 VSA §4302]

## **Attachment B: Vermont Planning and Development Goals [24 VSA §4302]**

- (1) To plan development so as to maintain the historic settlement pattern of compact village and urban centers surrounded by rural countryside.
  - (A) Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.
  - (B) Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both.
  - (C) Public Investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.
  
- (2) To provide a strong and diverse economy that provides satisfying and rewarding job opportunities that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.
  
- (3) To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.
  
- (4) To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.
  - (A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.
  
- (5) To identify, protect and preserve important natural and historic features of the Vermont landscape, including:
  - (A) significant natural and fragile areas;
  - (B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands;
  - (C) significant scenic roads, waterways, and views;
  - (D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.
  
- (6) To maintain and improve the quality of air, water, wildlife, mineral and land resources.
  - (A) Vermont's air, water, wildlife, mineral and land resources should be planned for use and development in accordance with the principles set forth in 10 VSA §6086 (Act 250).
  
- (7) To encourage the efficient use of energy and the development of renewable energy resources.

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- (8) To maintain and enhance recreational opportunities for Vermont residents and visitors.
  - (A) Growth should not significantly diminish the value and availability of outdoor recreational activities.
  - (B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.
- (9) To encourage and strengthen agricultural and forest industries.
  - (A) Strategies to protect the long term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.
  - (B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.
  - (C) The use of locally-grown food products should be encouraged.
  - (D) Sound forest and agricultural management practices should be encouraged.
  - (E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.
- (10) To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.
- (11) To ensure the availability of safe and affordable housing for all Vermonters.
  - (A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate incomes.
  - (B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities
  - (C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings.
  - (D) Accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost effective care and supervision for relatives of disabled or elderly persons should be allowed.
- (12) To plan for, finance and provide an efficient system of public facilities and services to meet future needs.
  - (A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.
  - (B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.
- (13) To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, business assistance for child care providers, and child care workforce development.



# ATTACHMENT C

## Smart Growth Principles

## Attachment C: Smart Growth Principles

1. Plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.
2. Promote the health and vitality of Vermont communities through economic and residential growth that is targeted to compact, mixed use centers, including resort centers, at a scale convenient and accessible for pedestrians and appropriate for the community.
3. Enable choice in the mode of transportation available and insure that transportation options are integrated and consistent with land use objectives.
4. Protect and preserve environmental quality and important natural and historic features of Vermont, including natural areas, water resources, air quality, scenic resources, and historic sites and districts.
5. Provide the public with access to formal and informal open spaces, including parks, playgrounds, public greens, water bodies, forests and mountains.
6. Encourage and strengthen agricultural and forest enterprises and minimize conflicts of development with these businesses.
7. Provide for housing that meets the needs of a diversity of social and income groups in each Vermont community, but especially in communities that are most rapidly growing.
8. Support a diversity of viable business enterprises in downtowns and villages, including locally-owned businesses, and a diversity of agricultural and forestry enterprises in the countryside.
9. Balance growth with the availability of economic and efficient public utilities and services and through the investment of public funds consistent with these principles.
10. Accomplish goals and strategies for smart growth through coalitions with stakeholders and engagement of the public.



# ATTACHMENT D

Example: Town of Waitsfield  
Land Use Goals, Policies and Tasks



# ATTACHMENT E

Example: Town of Montpelier  
Implementation Chapter



Smart Growth Vermont is a state-wide 501(c)(3) non-profit organization dedicated to forging innovative solutions to the challenges facing Vermont. We work with local officials, developers, non-profit organizations, political leaders and businesses to understand the factors that are changing our state, and to develop creative land use and development policies to increase our prosperity and protect Vermont's distinctive landscape.