VERMONT
LAND USE REVIEW BOARD
Application #: RPC03-0001
Exhibit #: 057
Date Received: 10/21/2026

SUMMARY: REGIONAL PLAN APPROVAL CRITERIA FOR Central Vermont Regional Planning Commission (CVRPC)

This summary and the pages that follow document how the CVRPC plan dated June 12, 2026 meets the requirements for approval by the Land Use Review Board. Per 24 V.S.A. § 4348(h)(4), the Land Use Review Board (LURB) will approve the regional plan upon finding that the regional plan meets the following requirements:

(A) Consistency with the **State planning goals** as described in Section 4302 of Chapter 117 with consistency determined in the manner described under subdivision 4302(f)(1) of this chapter.
(B) Consistency with the **purposes of the regional plan** established in section 4347 of chapter.
(C) Consistency with the **regional plan elements** as described in section 4348a of this chapter, except that the requirements of section 4352 of this chapter related to enhanced energy planning shall be the under the sole authority of the Department of Public Service.
(D) Compatibility with **adjacent regional planning areas** in the manner described under subdivision 4302(f)(2) of this chapter.

In addition, the LURB conducts **regional plan map review** following the requirements of 10 V.S.A. § 6033. This approval may happen separately from regional plan approval.

Plan Consistency & Compatibility
As used in Chapter 117, *""consistent with the goals" requires substantial progress toward attainment of the goals established in this section, unless the 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 this chapter."* 24 V.S.A. § 4302(f)(1).

"...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 meets certain criteria listed in 24 V.S.A. § 4302(f)(2).

The following checklists summarize how the CVRPC's Regional plan meets the requirements above. Further details regarding how the plan and map meet the various requirements are on the following pages.

	A. Consistency - State Planning Goals: § 4302	Met	Not Met
1	Development Pattern	☒	☐
2	Economy	☒	☐
3	Education	☒	☐
4	Transportation	☒	☐
5	Natural and Historic Resources	☒	☐
6	Quality of Resources	☒	☐
7	Energy	☒	☐

8	Recreation	☒	☐
9	Agriculture and Forest Industries	☒	☐
10	Use of Resources	☒	☐
11	Housing	☒	☐
12	Public Facilities	☒	☐
13	Child Care	☒	☐
14	Flood Resilience	☒	☐
15	Environmental Benefits and Burdens	☒	☐

B. Consistency – Regional Plan Purposes § 4347	Met	Not Met
Is the plan consistent with the purposes of the Regional Plan?	☒	☐

C. Consistency - Required Elements § 4348a		Met	Not Met
1	Statement of Policies to Guide Development	☒	☐
2	Natural Resources and Working Lands	☒	☐
3	Energy	☒	☐
4	Transportation	☒	☐
5	Utility and Facility	☒	☐
6	Implementation Program	☒	☐
7	Development Trends	☒	☐
8	Housing Element	☒	☐
9	Economic Development	☒	☐
10	Flood Resilience	☒	☐
11	Future Land Use	☒	☐

D. Compatibility – Adjacent Regional Planning Areas § 4302(f)(2)	Met	Not Met
Is the plan consistent with the plans of adjacent regional planning areas?	☒	☐

Mapping – Future Land Use Areas	Met	Not Met
Does the plan's Future Land Use Map delineate areas following the required mapping process and standards?	☒	☐

PLAN AND PLANNING PROCESS OVERVIEW

OUTREACH AND NOTIFICATION

The following summarizes outreach and notice as required by 24 V.S.A. § 4348, Adoption of a Regional Plan.

Outreach and Notification Timelines	Complete	Actual or anticipated date(s)
Throughout the planning process, the RPC has solicited the input of member municipalities, local residents, and organizations (24 V.S.A. § 4348(a))	☒	See table below for descriptions of outreach conducted.
60 days before first RPC hearing: Send draft regional plan to LURB (24 V.S.A. § 4348(b))	☒	June 25, 2026
At least 30 days before first RPC hearing, plan and accompanying documentation sent to state and regional partners ((24 V.S.A. § 4348(d)(1))	☒	Sent by August 15, 2026
At least 30 days before first RPC hearing, RPC provides member municipalities with description of map changes, Tier 1B info, designation info (24 V.S.A. § 4348(d)(2))	☒	Sent by August 15, 2026
RPC holds at least two public hearings (24 V.S.A. § 4348(c))	☒	September 14, 2026 October 20, 2026
Regional Plan adoption by regional planning commission (24 V.S.A. § 4348(g))	☒	October 20, 2026
Within 15 days following adoption, RPC submits regionally adopted plan to LURB for determination compliance (24 V.S.A. § 4348(h)(1))	☒	October 21, 2026

See 24 V.S.A. § 4348(f) for information on amendments to the plan during this process.

COMMUNITY OUTREACH AND MEANINGFUL PARTICIPATION IN PLAN DEVELOPMENT

24 V.S.A. § 4348 calls on Regional Planning Commissions to "allow for meaningful participation" in the adoption and amendment of a regional plan. Meaningful participation is defined in 3 V.S.A. § 6002. This section reports on the community outreach efforts undertaken for this plan's development that advance meaningful participation, including information about engagement of Environmental Justice Focus populations, also defined in 3 V.S.A. § 6002. Document outreach efforts in this section. Please include information about the outreach strategy, how the RPC sought to reach Environmental Justice Focus populations, and the results of these efforts. This section may include a list or table summarizing outreach activities undertaken in the development of this plan.

CVRPC made a concerted effort to gather community and municipal input throughout the planning process, being mindful to focus outreach to EJFPs and to distribute accessible materials. Below is a table with an overview of the outreach efforts conducted, detailing who was involved, how it incorporated disadvantaged/vulnerable

communities, and the outcome of these efforts. The Community Outreach and Meaningful Participation section (pg. 32-34) in the first chapter of the Plan also outlines this work.

Outreach Activities	**Involvement/Accessibility**	**Outcome**
Conducted stakeholder outreach and interviews with community-based and partner organizations (Winter/Spring 2024).	Met with a variety of organizations including Downstreet Housing, Let's Grow Kids, Friends of the Mad River, Good Samaritan Haven, Central Vermont Refugee Action Network, and Central Vermont Habitat for Humanity. These organizations brought a diverse range of perspectives and represented many disadvantaged communities in the region.	Provided important information about priority concerns and goals for the region.
Met with all 23 municipalities in the Central Vermont region to discuss the development of the Regional Future Land Use Map (Summer 2025).	Meetings were held with Planning Commissions and Selectboards to discuss changes to the Regional Plan stemming from Act 181 as well as to gather local input on FLUA designations.	Helped staff understand which communities were interested in Tier 1B designations and allowed municipalities to share input about local priorities.
Held round table discussions at 10 libraries in Central Vermont (April and May 2025).	Libraries are community-based, free and accessible locations which are in the majority of EJFPs in the region.	Served as a key mechanism for obtaining community feedback and for increasing community understanding of the changes to the Regional Plan brought about by Act 181.
Distributed a survey on the Future Land Use Map and housing targets (Spring 2025).	This survey was written in plain language, provided in paper and online formats, and distributed through several avenues including CVRPC's website, at library tabling events, and posted on Front Porch Forum for several towns.	Results from the survey were vital to understanding community concerns and incorporate them into the plan.
Held a planning essentials training for new Development Review Board and Planning Commission members (March 2026).	All municipalities in the region were invited to the training to learn about their role in towns and the intersection with regional planning processes.	Helped to build municipal understanding about Act 181 and future land use areas.
Sent bi-weekly updates and invitations to comment on the FLUA map and Regional Plan drafts via the CVRPC "Weekly Roundup" between April and September 2026.	The newsletter is sent to almost 600 Commissioners, Town Administrators, interested municipal officials, media outlets, and interested members of the public. The interactive map viewer allowed people to focus on	Allowed staff to integrate local knowledge and perspectives into the FLUA mapping process and the Regional Plan.

Outreach Activities	Involvement/Accessibility	Outcome
	areas/parcels of concern and provide location-specific comments.	
Held office hours for municipalities and commissioners to meet with staff about the Future Land Use Map, housing targets, and the plan more generally (Spring/Summer 2026).	Through these meetings, staff were able to elaborate on the planning process, answer questions, and collect feedback from municipalities.	Allowed staff to provide clarity and transparency about the FLUA mapping/housing target process and helped to integrate local knowledge into the Plan.
Tabled at Waterbury LEAP (April 2026).	Provided space for in-person discussions about the Plan.	The public was able to provide comments on the Energy Element of the plan and their broader goals for the Region's energy policy in the future.
Serves as an active member in THRIVE, a collaborative to improve health outcomes and contain costs by identifying and addressing social drivers of health.	CVRPC collaborates with health care, public health, social services, planning, nonprofits, community members, and other local partners.	Components of the Plan, particularly the Health Equity section, were influenced through this partnership.
Participated in the process of creating the VTrans Transportation Equity Framework.	Regional Planning Commissions served as the local voice in the planning process.	This process deepened staff understanding of how transportation investments can reach and benefit all Vermonters. It also influenced the creation of CVRPC's internal equity framework.
Following the completion of the draft Regional Plan, staff met with the Planning Commissions or Selectboards of all 23 municipalities. (June-August 2026)	Municipal staff were able to review the new FLU Map and housing targets with CVRPC staff, ask questions, and provide feedback.	CVRPC was able to integrate some of the proposed changes and worked collaboratively with municipalities to create a map that reflected both municipal and regional priorities.
Hard copies of the draft Regional Plan and municipal-scale versions of the proposed FLU Map were distributed to all Town Offices/City Halls and public libraries in the region. (July/early August and again in October 2026)	Provided a more accessible format for viewing and commenting on the draft plan.	Created an opportunity for community members and municipal staff to more easily explore the FLU Map and Plan.
Held 11 lunch and learn Q&A sessions for municipal staff, librarians, Planning Commission and Selectboard members, and the public to learn about the Regional Plan and how it intersects with Act	Flyers were distributed with the library and municipal office packets sent out. Information about the sessions was also posted in CVRPC's newsletter and on Front Porch Forum.	CVRPC staff were able to clarify how the regional planning process works and answer questions that attendees had.

Outreach Activities	Involvement/Accessibility	Outcome
181 and Act 152, including the state designation program and Tier 1.		
In addition to the newspaper of record, the Times Argus, CVRPC posted its hearing notice in the Waterbury Roundabout, The World, Cabot Chronicle, Northfield News, Hardwick Gazette and the Valley Reporter.	Provided information about the public hearings through local newspapers in the region.	Helped to increase public visibility for the public hearings.

NEW TIER 1B REQUESTS

With this application, Central Vermont Regional Planning Commission is documenting eligibility for Tier 1B areas for portions of the following municipalities:

1. Barre City
2. Barre Town
3. Montpelier
4. Northfield
5. Waitsfield
6. Waterbury

Tier 1B eligibility areas are documented in the attached Tier 1B Memo.

PART A – CONSISTENCY WITH STATE PLANNING GOALS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the State planning goals as established in 24 V.S.A. § 4302. Describe plan compliance below.

In this section, please provide detailed information about how the plan meets the general and specific goals outlined in 24 V.S.A. § 4302(b) and § 4302(c).

4302(b) – GENERAL GOALS

(1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and State agencies.
(2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.
(3) To consider the use of resources and the consequences of growth and development for the region and the State, as well as the community in which it takes place.
(4) To encourage and assist municipalities to work creatively together to develop and implement plans.

Page numbers: **Chapter 1: Introduction and Statement of Policy:** Purpose of the Plan (17-18), Statement of Policies to Guide Future Growth (26-27), Community Outreach and Meaningful Participation (32-34)

Narrative:

1) The Purpose of the Plan and the Statement of Policies to Guide Future Growth sections outline the vision which guides Central Vermont's planning process. The Compatibility Statement explains how the Plan strives to work in unison with municipal planning. The goals, policies, and strategies throughout the plan provide the coordinated and comprehensive ways that CVRPC seeks to carry out the intent of the Plan.
2) Throughout the planning process, CVRPC engaged with all 23 member municipalities, consulted municipal planning and zoning documents, and held outreach activities that brought in the voices of the public. As stated in the Compatibility Statement, "There was a conscious effort in the writing of this Plan not to usurp the authority or planning functions of Central Vermont's municipalities."
3) In all chapters of this plan, the effects arising from growth and development, both positive and negative, are discussed. CVRPC encourages development that aligns with the historic settlement pattern in Vermont and policies provide clear language around resource use.
4) CVRPC calls for collaboration between municipalities, recognizing that planning issues are often at the broader/watershed scale and therefore require collective action. For example, the text encourages inter-municipal agreements for water and wastewater facilities as well as for transit systems.

4302(c) – SPECIFIC GOALS

Goal 1: Historic compact development

Goal 1: ***To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.***

(A) Intensive residential development should be encouraged primarily in downtown centers, village centers, planned growth areas, and village areas as described in section 4348a of this title, and strip development along highways should be avoided. These areas should be planned so as to accommodate a substantial majority of housing needed to reach the housing targets developed for each region pursuant to subdivision 4348a(a)(9) of this title.
(B) Economic growth should be encouraged in locally and regionally designated growth areas, employed to revitalize existing village and urban centers, or both.
(C) Public investments, including the construction or expansion of infrastructure, should reinforce the planned growth patterns of the area.
(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

Page numbers: **Future Land Use Element:** Land Use Policy Statement (68-69), **Transportation Element:** Vision and Mission for Transportation in the Region (190), **Utilities, Facilities and Services Element** (196), **Housing Element:** Housing Units by Future Land Use Areas (306), and **Economic Element:** Quality of Life as an Economic Consideration (319-321)

Narrative:

Alignment with this goal is demonstrated throughout the Plan but is most prominent through CVRPC's Future Land Use (FLU) Map. In the FLU Map, over 95% of land was mapped as Rural Agriculture and Forestry, Rural Conservation, or Rural General and only 2% of the land was mapped as a Higher Density Growth Area. The goals, policies, and strategies below, which explicitly integrate Smart Growth Principles, ensure that development and growth are concentrated in the region's compact centers and are supported by necessary infrastructure and economic opportunities.

The Following Goals, Policies and Strategies address 4302 (c) Goal 1 (A):

- General Land Use Goal 1: "To encourage the historic settlement pattern of compact village and urban centers separated by rural countryside while promoting development in economically viable locations." Policy 1.
- General Land Use Goal 3: "To ensure that new development in the vicinity of the Region's interstate interchanges is appropriate to the setting and considers the impact of such development on adjacent village and urban centers." Policies 1-6.
- Housing Policy 5: "The majority of new housing should be constructed in centers and neighborhoods identified on the regional future land use map."

The Following Goals, Policies and Strategies address 4302 (c) Goal 1 (B):

- Economic Goal 2, Policy 6.d: "For uses that do not require a rural location, guide and assist commercial, industrial and institutional uses to locate in downtowns, villages and adjacent industrial areas, or at those locations in the fringe areas that have been significantly developed and are zoned for such purposes."
- Economic Goal 4: "Dynamic and resilient downtowns, villages and commercial districts." Policy 13 and 14.
- General Land Use Goal 1: "To encourage the historic settlement pattern of compact village and urban centers separated by rural countryside while promoting development in economically viable locations." Policy 1 and 2.

The Following Goals, Policies and Strategies address 4302 (c) Goal 1 (C):

- Utilities, Facilities and Services, Wastewater Treatment Goal: "Improvement and expansion of waste-water treatment facilities and options so as to protect public health, maximize public investment and reinforce desired patterns of growth." Policy 6.

- Utilities, Facilities and Services, Water System Goal: "Improvement and expansion of public water system facilities so as to protect public health, maximize public investment, and reinforce desired patterns of growth." Policy 6.
- General Land Use Goal 1, Policy 2: "To seek ways to overcome the economic disincentives to development within existing built-up areas, including high costs associated with the construction of, or hookup to, necessary infrastructure." Sub-policies a-d.
- Transportation Goal 6, Policy 7: "Support the planning and design of the Region's transportation system to encourage development and redevelopment in existing villages, downtowns and planned growth areas."
- Transportation Goal 8: "To promote a Regional transportation system that preserves and enhances residential and economic development potential in growth areas."

The Following Goals, Policies and Strategies address 4302 (c) Goal 1 (D):

- General Land Use Goal 1, Policy 1b: "Endorses 'smart growth' planning principles as embodied in this Plan and supports the designation of growth centers."
- Utilities, Facilities and Services, Healthy Communities Goal, Policy 8: "Train and assist municipalities with Smart Growth principles and how zoning can facilitate healthy lifestyles, activities and development patterns."

Goal 2: Strong and diverse economy, economic opportunities

Goal 2: ***To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.***

Page numbers: **Economic Element** (313-334)

Narrative:

The Economic Element highlights the diversity of industries present in Central Vermont, which contributes to a strong economy and provides a range of job opportunities for residents. The Quality of Life as an Economic Consideration section elaborates on the ways that economic prosperity reinforces community well-being, and equitable distribution of economic growth is discussed. Furthermore, the discussion of industries present, such as ski resorts and mineral extraction, underscores the importance of maintaining ecological function as key to maintaining economic output and to account for the impact of those industries on natural resources.

The Following Goals, Policies and Strategies address 4302 (c) Goal 2:

- Economic Goal 1: "Full employment and the creation and preservation of high-quality jobs in a diverse range of occupations."
- Economic Goal 2, Policy 3: "Focus retention, growth and development efforts on industries and businesses that are a good fit with the Region's existing economic base and support sustainable economic development." Policy 8.
- Economic Goal 3: "Incomes sufficient to meet or exceed basic needs with opportunities to advance and to achieve financial security."
- Economic Goal 4, Policy 15: "Increase economic resilience by mitigation of and adaptation to extreme weather events and flooding."
- Economic Goal 5: "Sustainable and viable agricultural and forest lands."
- Economic Goal 6: "Maintain equitable economic growth in communities with high unemployment or low per capita income."

Goal 3: Access to education

Goal 3: ***To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.***
Page numbers: **Utilities, Facilities and Services Element:** Educational Facilities and Services (241-244) and **Economic Element:** Education (318-319)
Narrative: The Plan emphasizes the need for high-quality education and vocational training to support a flourishing society with a high quality of life. Public schools, vocational centers, and higher education institutions are identified, as are other programs which support workforce training. **The Following Goals, Policies and Strategies address 4302 (c) Goal 3:** • Utilities, Facilities and Services, Education Goal: "To promote effective, efficient, accessible and affordable educational facilities and services." Policy 5 and 6. • Economic Goal 2, Policy 1: "Promote career exploration and education planning for all young people and reduce barriers to participation in some form of post-secondary education or training." • Economic Goal 2, Policy 2: "Deliver training and life-long learning to retain and expand a robust workforce with skills to match needs for current and future available jobs." • Economic Goal 3, Policy 11: "Support efforts to develop and disseminate information on career pathways and advancement opportunities for industry sectors poised for growth." • Economic Goal 6, Policy 1c: "Support workforce training tailored to local needs in high-unemployment communities."

Goal 4: Transportation

Goal 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.**
Page numbers: **Transportation Element** (164-195)
Narrative: The Transportation Element encourages a multimodal, effective, and sustainable transportation system. The chapter discusses safety and congestion, public transit, freight, air transportation, and bike and pedestrian infrastructure. The Climate Impacts and Vehicle Emissions section addresses the need to respect the integrity of the natural environment and to improve energy efficiency. **The Following Goals, Policies and Strategies address 4302 (c) Goal 4:** • Transportation Goal 1: "To achieve a Regional transportation planning process that is comprehensive, multi-modal and public, and is integrated with Regional and local land use planning as outlined in the Central Vermont Regional Plan." • Transportation Goal 4: "To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles." • Transportation Goal 5: "To establish a transportation system that minimizes consumption of resources and maximizes the protection of the environment." • Transportation Goal 6: "To make necessary improvements to achieve a transportation system appropriately structures and designed to safely, effectively and economically move goods and people."

Goal 5: Protect natural and historic features

Goal 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.**

Page numbers: **Natural Resources and Working Lands Element:** Resource Protection (38-52), **Future Land Use Element:** Rural-Conservation (79-82), **Transportation Element:** Historic and Natural Transportation Assets (184-186) and **Utilities, Facilities and Services Element:** Historic and Archaeological Resources (254-256)

Narrative:

Historic, scenic and archaeological resources are described in the Natural Resources and Working Lands and the Utilities, Facilities and Services chapters. Key historic resources are identified in the text, and reference is made to the state archaeological inventory. The Historic and Archaeological Resources Section discusses the importance of clearly defining historic and natural features within town plans to ensure that they are protected, especially during Act 250 and 248a proceedings. Map 4: Natural Communities, Deer Wintering Areas & Rare, Threatened and Endangered Species identifies Rare and Irreplaceable Natural Areas (RINAs) within the region. The following maps were also included to further identify and detail these resources in the region: Map 7: Surface Water, Wetlands & Vernal Pools, Map 29: Recreation Trails & Scenic Byways, Map 31: Historic Resources.

The Following Goals, Policies and Strategies address 4302 (c) Goal 5 (A):

- Natural Resources and Working Lands Goal 3: "To protect environmentally sensitive or unique areas." Policies 1-4.

The Following Goals, Policies and Strategies address 4302 (c) Goal 5 (B):

- Natural Resources and Working Lands Goal 1: "To promote sound management, conservation and use of the Region's natural resources." Policies 2-6.

The Following Goals, Policies and Strategies address 4302 (c) Goal 5 (C):

- General Land Use Goal 2: "To preserve the aesthetic quality of the Region." Policies 1-3 and 9-11.
- Transportation Goal 5, Policy 2: "Encourage the preservation and enhancement of scenic views and corridors."

The Following Goals, Policies and Strategies address 4302 (c) Goal 5 (D):

- Utilities, Facilities and Services, Historical and Archeological Resources Goal: "To promote the protection and use of the Region's historical and archeological resources."

Goal 6: Maintain air, water and land resources

Goal 6: **To maintain and improve the quality of air, water, wildlife, forests, and other land resources.**

- **A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).**
- **B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.**
- **C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.**

Page numbers: **Natural Resources and Working Lands Element:** Watersheds (43-44), Groundwater Recharge Areas (44-45), Surface Waters (45-47), Floodplains and Fluvial Erosion (48-50), Wetlands (50-51), and Productive Resources (52-58), **Transportation Element**: Climate Impacts and Vehicle Emissions (175-184)

Narrative:

The Plan advances this goal by asserting the need to protect critical natural resources including air, water, wildlife, mineral and land. The Resource Protection section dives into the actions/mechanisms to further this goal such as watershed planning, riparian restoration projects, stream assessments, and existing state regulations and permitting.

The Following Goals, Policies and Strategies address 4302 (c) Goal 6 (A):

- Natural Resources and Working Lands Goal 1: "To promote sound management, conservation and use of the Region's natural resources."
- Natural Resources and Working Lands Goal 2: "To enhance and support the viability of the Region's resource-based industries." Policies 1, 2, 6 and 7.
- Natural Resources and Working Lands Goal 3: "To protect environmentally sensitive or unique areas."
- Transportation Goal 5: "To establish a transportation system that minimizes consumption of resources and maximizes the protection of the environment."
- Utilities, Facilities and Services, Outdoor Recreation Goal, Policy 14: "Atmospheric pollution has become an increasing problem over the past few decades. It now threatens to disrupt global weather patterns and endanger public health. The impacts of air quality on recreation and tourism are also recognized. CVRPC will support measures to address air quality at the local, regional, state, federal, and global levels. Promotion of energy conservation practices will be the focus of such support (see Energy Element)."

The Following Goals, Policies and Strategies address 4302 (c) Goal 6 (B):

- Natural Resources and Working Lands Goal 1, Policy 3: "Support the betterment of surface water quality in the region." Strategy 3i and 3j.
- General Land Use Goal 4: "To manage the quality and quantity of storm water runoff in order to avoid property damage and negative impacts on surface and groundwater."

The Following Goals, Policies and Strategies address 4302 (c) Goal 6 (C):

- Natural Resources and Working Lands Goal 1, Policy 7: "Minimize fragmentation of forest blocks and habitat connectors."
- Future Land Use, Rural Policy 1: "Development should be designed to minimize its impact on the viability of agricultural operations or its contribution to the fragmentation of forest blocks."
- Future Land Use, Rural Policy 2: "Wildlife connectivity areas should be protected from fragmentation and uses that reduce their viability for movement of wildlife, particularly where they connect forest blocks."
- Future Land Use, Rural-Conservation Policy 6: "Avoid development that fragments forest blocks and habitat connectors."

Goal 7: Energy efficiency, renewables and reduce emissions

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

A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.

B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.

Page numbers: **Energy Element** (91-163) and **Transportation Element:** Climate Impacts and Vehicle Emissions (175-184); **Appendix A** (A1-A66; pdf 340-405)

Narrative:

In the Energy chapter, the Vermont Policy Framework section outlines the state goals and requirements which the Plan is consistent with. The Enhanced Energy Supplement (Appendix A) describes the methodology, includes municipal and regional targets, and elaborates on the underlying frameworks and analyses that the Plan is built upon. CVRPC made a concerted effort to ensure that regional energy planning, in addition to being efficiency oriented and fueled by robust data, also integrated accessibility and equity to ensure that all members of the community benefit.

The Following Goals, Policies and Strategies address 4302 (c) Goal 7 (A and B):

- Energy, Goal 2: "Promote climate-ready, resiliency, and energy efficiency in the design, construction, renovation, operation, and retrofitting of systems for buildings and structures."
- Energy, Goal 3: "Identify ways to decrease the use of fossil fuels for heating."
- Energy, Goal 4: "Promote the shift away from single-occupancy vehicle trips to reduce congestion, impacts to local facilities and support alternative options for transportation needs."
- Energy, Goal 5: "Promote the shift away from gas/diesel vehicles to electric or non-fossil fuel transportation options to reduce dependency on non-renewable fuel sources for transportation."
- Energy, Development and Siting of Renewable Energy Resources, Policy 1: "Evaluate generation from existing renewable energy generation by municipality including the identification of constraints, resource areas and existing infrastructure by energy type."
- Energy, Development and Siting of Renewable Energy Resources, Policy 2: "Evaluate generation from potential renewable energy generation by municipality including the identification of constraints, resource areas, and existing infrastructure by energy type."
- Energy narrative includes a Local Siting and Regional Policy section which highlights the constraints and considerations (local and regional) which assist in identifying areas suitable for renewable energy generation.
- Transportation Goal 4: "To integrate modes of travel in order to allow for their most effective use and ultimately reduce dependence on single occupant vehicles."

Goal 8: Recreation opportunities

Goal 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.

Page numbers: **Utilities, Facilities and Services Element:** Outdoor Recreation (248-253)

Narrative:

Within the Outdoor Recreation section of the Utilities, Facilities and Services chapter, important recreational assets, such as the Cross Vermont Trail, ski resorts, and recreation districts are described. The Plan also references the Move Forward Together Vermont plan (SCORP), tying in the concerns and priorities from the state into the challenges and opportunities identified regionally through Trail Manager Meet-Ups hosted by CVRPC. As well, access to green space was identified as an environmental justice burden in the region. The Outdoor Recreation section discusses the ongoing Outdoor Recreation Access Gap Analysis, spearheaded by the Department of Forest, Parks and Recreation and which CVRPC is a part of, to highlight ways that CVRPC is engaged in work to address current inequities.

The Following Goals, Policies and Strategies address 4302 (c) Goal 8 (A):

- Utilities, Facilities and Services, Outdoor Recreation Goal, Policy 10: "New development proposals are encouraged, through design, to make an effort to preserve access to recreational uses for the general public."
- Future Land Use, Rural Policy 9: "Cross country ski centers, mountain biking facilities and other outdoor recreational areas represent an economically viable means of maintaining rural open spaces with little secondary development of new facilities are consistent with this Plan."
- Economic Goal 5, Policy 17: "Promote and expand asset-based recreation and tourism with an emphasis on year-round offerings."

The Following Goals, Policies and Strategies address 4302 (c) Goal 8 (B):

- Utilities, Facilities and Services, Outdoor Recreation Goal: "To promote adequate access to a wide range of high-quality outdoor recreation experiences to all sectors of the population."
- Map 28: Conserved Land; Map 29: Recreation Trails & Scenic Byways; Map 30: Recreation Sites

Goal 9: Strengthen agriculture and forestry

Goal 9: **To encourage and strengthen agricultural and forest industries.**

A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.
B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.
C) The use of locally-grown food products should be encouraged.
D) Sound forest and agricultural management practices should be encouraged.
E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

Page numbers: **Natural Resources and Working Lands Element:** Productive Resources (52-58), **Future Land Use Element:** Rural (78-82), **Economic Element:** Discussion: General Economic Profile (313-317)

Narrative:

The Natural Resources and Working Lands, Future Land Use, and Economic Elements discuss the importance of agriculture and forest industries to the region, and the goals, policies and strategies below highlight the specific actions that can support the resilience and longevity of those industries.

The Following Goals, Policies and Strategies address 4302 (c) Goal 9 (A):

- Future Land Use, Rural Policy 1: "Development should be designed to minimize its impact on the viability of agricultural operations or its contribution to the fragmentation of forest blocks."
- Natural Resources and Working Lands Goal 1, Policy 7: "Minimize fragmentation of forest blocks and habitat connectors."
- Natural Resources and Working Lands Goal 2: "To enhance and support the viability of the region's resource-based industries." Policies 1-4 and 7.

The Following Goals, Policies and Strategies address 4302 (c) Goal 9 (B):

- Natural Resources and Working Lands Goal 2, Policy 1: "CVRPC supports and encourages the protection and continued productivity of viable primary agricultural soils, productive forest land and mineral resources. Sound land use planning, including flexible development options, fair government pricing, taxation, and subsidy programs, agricultural diversity, and promotion of value-added products and industries, is viewed as a means to this end."

The Following Goals, Policies and Strategies address 4302 (c) Goal 9 (C):

- Economic Goal 5, Policy 18: "Foster collaborative partnerships among regional food system stakeholders." Sub-policy b.

The Following Goals, Policies and Strategies address 4302 (c) Goal 9 (D):

- Economic Goal 5: "Sustainable and viable agricultural and forest lands."
- Natural Resources and Working Lands Goal 1: "To promote sound management, conservation and use of the Region's natural resources."
- General Land Use Goal 4, Policy 3: "Acceptable Management Practices (AMP's, as defined by the Vermont Agency of Natural Resources) should be employed on all agricultural, silvicultural and earth extraction operations."

The Following Goals, Policies and Strategies address 4302 (c) Goal 9 (E):

- Future Land Use, Rural Policy 1: "Development should be designed to minimize its impact on the viability of agricultural operations or its contribution to the fragmentation of forest blocks."
- Future Land Use, Rural Policy 2: "Development is encouraged to be built outside of farms and along the edge of forests, preferably with buffers between such development and agricultural uses of environmentally sensitive areas."
- Natural Resources and Working Lands Goal 2, Policy 2: "Public improvements are considered a significant reason for farmland's metamorphosis into prime development land. The installation of sewer or water lines, and roads across or into the immediate vicinity of agricultural parcels or primary agricultural soils can encourage the development of farmland. For this reason, they require careful review."

Goal 10: Natural resource use, appropriate extraction, aesthetic qualities

Goal 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.**

Page numbers: **Natural Resources and Working Lands Element:** Productive Resources (52-58) and **Economic Element:** Discussion: General Economic Profile (313-317)

Narrative:

Discussion of historic and current mineral extraction activity is documented in the Mineral Extraction section, helping to reinforce the value and importance of granite quarries on the development of the region. A paragraph was added which includes information on how extraction activities are regulated under Act 250. The text directly references best practices published by ANR for extraction and blasting.

The Following Goals, Policies and Strategies address 4302 (c) Goal 10:

- Natural Resources and Working Lands Goal 2, Policy 6: "The extraction of sand and gravel should not be unduly detrimental to surrounding land uses or the environmental quality of the area. A reclamation plan should be included as part of any extraction proposal. Possible alternative uses should be identified in local plans. Municipalities are encouraged to map the important, accessible sources."
- Natural Resources and Working Lands Goal 3, Policy 3: "Where a potentially harmful development or activity is proposed in proximity to a natural or fragile area, measures should be taken to ensure adequate protection."
- Economic Goal 2, Policy 8: Policy 8: "Support the continued use and sustainability of our natural resources and associated industries."
- General Land Use Goal 4, Policy 3: "Acceptable Management Practices (AMP's, as defined by the Vermont Agency of Natural Resources) should be employed on all agricultural, silvicultural and earth extraction operations."

Goal 11: Safe and affordable housing

Goal 11: **To ensure the availability of safe and affordable housing for all Vermonters.**

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income, and consistent with housing targets provided for in subdivision 4348a(a)(9) of this title.

(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 dwellings.

(D) Accessory dwelling units within or attached to single-family residences that provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.

Page numbers: **Housing Element** (279-312), **Future Land Use Element**: Land Use Policy Statement (68-69), Higher Density Growth Areas (71-75), and **Economic Element:** Quality of Life as an Economic Consideration (319-321)

Narrative:

The Housing Element contains detailed information pertaining to safe and affordable housing. Goals and policies, as identified below, address a variety of ways that CVRPC strives to meet the housing needs for all citizens, encourage housing in proximity to services and near centers, and to expand housing options and availability.

The Following Goals, Policies and Strategies address 4302 (c) Goal 11(A):

- Housing Goal 1: "To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing."
- Housing Goal 4: "To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing."
- Housing Policy 1: "The Region's towns, non-profits, and state agencies should work collaboratively to address the Region's housing needs."
- Housing policy 4: "Municipalities should seek to ensure at least 20 percent of the housing stock is affordable, as defined by 24 VSA, Chapter 117, Section 4303."
- Housing Policy 7: "Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged."

The Following Goals, Policies and Strategies address 4302 (c) Goal 11(B):

- Housing Goal 2: "To encourage innovative planning, design, and development of housing which minimizes its costs, energy consumption, and environmental impacts."
- Housing Policy 5: "The majority of new housing should be constructed in centers and neighborhoods identified on the regional future land use map."
- Housing Policy 7: "Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged."
- Housing Strategy 3: "Encourage the adoption of local land use regulations and bylaws that allow concentrated development where appropriate infrastructure can be made or is available."
- Future Land Use, Centers Policy 1: "In order to maintain the existing settlement patterns, higher-density residential, commercial and industrial development should be located in Centers."
- General Land Use Goal 1, Policy 1.c: "Supports the appropriate expansion of existing settlements, particularly where excess infrastructural capacity exists. (The existing settlements within Central Vermont are those areas currently served by public water and/or sewer systems or characterized by higher

densities of development. Existing settlements include, but are not limited to, the downtowns and cities, the villages and the myriad concentrated residential neighborhoods.)"

- Economic Goal 4, Policy 14: "Focus infrastructure investments in downtowns, village centers and growth centers, as previously designated under 24 V.S.A. Chapter 76A, and in Downtown and Village Centers, Planned Growth Areas and Village Areas, and promote use of healthy community design principles in public investments and land use regulations."

The Following Goals, Policies and Strategies address 4302 (c) Goal 11(C):

- Housing Policy 3: "Municipalities should encourage housing at the maximum densities allowed by local plans and regulations and at densities at or above those of their traditional/existing neighborhoods."
- Housing Strategy 14: "Support placement of mobile homes and manufactured housing, and modular construction models through local planning and zoning standards."

The Following Goals, Policies and Strategies address 4302 (c) Goal 11(D):

- Housing Strategy 11: "Provide municipalities with resources for ADU design and construction."
- Housing Strategy 15: "Encourage towns to develop a streamlined permitting process for housing along with density bonuses and lowering of impact fees in downtown centers, village centers, planned growth areas and village areas."

Goal 12: Facilities and services

Goal 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.

Page numbers: **Utilities, Facilities and Services Element** (196-278), **Future Land Use Element:** Land Use Policy Statement (68-69)

Narrative:

The Utilities, Facilities and Services Element describes the services present, the challenges they are facing, and the goals, policies and strategies help to plan for future expansion and investments. The narrative discusses how infrastructure expansions and improvements should coincide with potential growth, advocating for solutions like decentralized wastewater treatment systems and inter-municipal facilities or agreements.

The Following Goals, Policies and Strategies address 4302 (c) Goal 12(A):

- Utilities, Facilities and Services, Wastewater Treatment Goal: "Improvement and expansion of wastewater treatment facilities and options so as to protect public health, maximize public investment and reinforce desired patterns of growth."
- Utilities, Facilities and Services, Water System Goal: "Improvement and expansion of public water system facilities so as to protect public health, maximize public investment, and reinforce desired patterns of growth."
- Utilities, Facilities and Services, Emergency/Health Services Goal: "To promote effective, efficient and accessible emergency and health care services."
- Utilities, Facilities and Services, Education Goal: "To promote effective, efficient, accessible and affordable educational facilities and services."
- Utilities, Facilities and Services, Solid Waste Goal: "Safe, sound, cost effective and efficient solid waste management."

The Following Goals, Policies and Strategies address 4302 (c) Goal 12(B):

- General Land Use Goal 1, Policy 1c: "Supports the appropriate expansion of existing settlements, particularly where excess infrastructural capacity exists. (The existing settlements within Central Vermont are those areas currently served by public water and/or sewer systems or characterized by higher densities of development. Existing settlements include, but are not limited to, the downtowns and cities, the villages and the myriad concentrated residential neighborhoods.)"
- Utilities, Facilities and Services, Wastewater Treatment Goal, Policy 5: "In order to encourage municipalities to optimize the use of wastewater treatment capacities, municipalities are encouraged to participate in inter-municipal facilities or agreements. Inter-municipal facilities can prove cost effective for the communities involved. At the same time, capacity allocation agreements offer individual communities the option of encouraging or discouraging growth."
- Utilities, Facilities and Services, Water System Goal, Policy 7: "Capacity expansion and water quality improvements to existing water supply systems are encouraged where such problems are impediments to concentrated growth."
- Utilities, Facilities and Services, Education Goal, Policy 1: "New development that places a significant impact on local and regional educational systems must address and mitigate these impacts."

Goal 13: Childcare

Goal 13: **To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.**

Page numbers: **Utilities, Facilities and Services Element:** Child Care (244-246) and **Economic Element:** Quality of Life as an Economic Consideration (319-321)

Narrative:

Childcare is vital to both community well-being and economic prosperity. The Plan includes detailed descriptions of available childcare facilities as well as the demand and costs of childcare. Resources are provided for further information and assistance.

The Following Goals, Policies and Strategies address 4302 (c) Goal 13:

- Utilities, Facilities and Services, Child Care Goal: "To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process."
- Economic Goal 3, Policy 10: "Implement the goals and policies presented in the Housing, Transportation and Utilities, Facilities and Services elements to expand access to resources that promote stability in the workforce, including workforce housing, transportation solutions, affordable child care, and medical and mental health care."
- Economic Goal 6, Strategy 4: "Provide technical assistance to municipalities to a) plan for inclusive workforce participation by addressing barriers such as housing, childcare and transportation; b) integrate childcare, healthcare, and transportation access into local economic development plans; and c) attract sustainable businesses."

Goal 14: Flood resilience

**** Goal 14:** (14) To encourage flood resilient communities.*

- ***(A) New development in identified flood hazard and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.***
- ***(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.***
- ***(C) Flood emergency preparedness and response planning should be encouraged.***

**This goal is effective until 1/1/28, after which it is replaced with updated language accounting for the forthcoming statewide minimum flood hazard area standards established by rule by the Agency of Natural Resources*
Page numbers: **Introduction and Statement of Policy:** Flood Resilience (35), **Natural Resources and Working Lands Element:** Floodplains and Fluvial Erosion (48-50), **Future Land Use Element**: Land Use Policy Statement (68-69), **Utilities, Facilities and Services Element:** Emergency Planning (236-238), Emergency Management (238-239)
Narrative: Advancement of this goal (and element 11 below) is demonstrated through the identification of flood hazard areas (Map 9), river corridors (Map 6), and highest priority forest blocks and riparian areas (Map 5). Goals and policies to encourage flood resilient communities are interwoven throughout the Plan, in recognition that building flood resilience intersects with land use planning, utilities siting, and economic investment, among many other topics. **The Following Goals, Policies and Strategies address 4302 (c) Goal 14 (A):** • Natural Resources and Working Lands Goal 1, Policy 5: "Avoid or limit development and investment in identified flood hazard areas. Where established economic and institutional centers exist, development in these centers shall adhere to strict floodplain management standards to minimize flood damage and public safety risk." • Future Land Use, Rural-Conservation Policy 5: "Avoid or limit development and investment in identified flood hazard areas, where feasible." **The Following Goals, Policies and Strategies address 4302 (c) Goal 14 (B):** • Future Land Use, Centers Policy 10: "Identify key areas with flood storage capacity and encourage floodplain protection measures such as land acquisition or restrictive land use regulation in areas upstream of Centers." • Utilities, Facilities and Services, Emergency Management Goals, Policy 6: "Discourage residential, commercial, or industrial development in floodplains." **The Following Goals, Policies and Strategies address 4302 (c) Goal 14 (C):** • Utilities, Facilities and Services, Emergency Management Goal 1: "To build disaster resistant communities in Central Vermont through sound emergency planning and management." • Utilities, Facilities and Services, Emergency Management Goal 2: "To ensure that all communities in Central Vermont have the appropriate information, resources, and tools to respond to disaster events and recover from their impacts." • Economic Goal 4, Policy 15: "Increase economic resilience by mitigation of and adaptation to extreme weather events and flooding."

Goal 15: Environmental equity

Goal 15: **To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72**
Page numbers: **Introduction and Statement of Policy:** Equitable Planning (28-34), **Utilities, Facilities and Services:** Healthy Communities (256-260), **Appendix A** Equity Framework (Appendix A 2-5; PDF 341-344), **Appendix D** (Appendix D 1-7; PDF 409-415)
Narrative: The Equitable Planning section and corresponding Environmental Benefits and Burdens Analysis (Appendix D) represent CVRPC's work to understand the distribution of environmental benefits and burdens in the region. This includes an overview of the meaningful outreach conducted during the planning process, a mapping analysis to visualize where there may be disproportionate impacts experienced by environmental justice focus populations, and the goals/policies/strategies in the Plan to address those concerns. Through this analysis, three benefits/burdens were flagged as disproportionately burdening EJFPs. Text within the Outdoor recreation section

was revisited to consider how access to green space could be more accessible to the public. Current regional and state efforts to address existing gaps and work with trail stewards were noted. An additional policy was added to the Healthy Communities Goal to reinforce CVRPC's intent to strengthen access to food systems in the region. The flood resilience section was also revisited to ensure that narrative and policies addressed this burden.

As well, within the Utilities, Facilities and Services chapter, the health equity section was added to elaborate on how environmental benefits and burdens impact community well-being. Environmental equity and climate justice are also embedded within the Energy chapter, which discusses energy burdens, energy justice, and the ways in which BIPOC Vermonters and disadvantaged communities have been historically left out from major economic, social, and environmental benefits associated with investments in climate resilience.

PART B – CONSISTENCY WITH THE PURPOSES OF A REGIONAL PLAN

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the purposes of a regional plan as established in 24 V.S.A. § 4347. "Consistency" is defined in 24 V.S.A. § 4302(f)(1), and above.

Please provide detailed information describing how the plan is consistent with the purposes of a regional plan.

24 V.S.A. § 4347 – PURPOSES OF A REGIONAL PLAN

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

(1) create conditions favorable to transportation, health, safety, civic activities, and educational and cultural opportunities;
(2) reduce the wastes of financial, energy, and human resources that result from either excessive congestion or excessive scattering of population;
(3) promote an efficient and economic utilization of drainage, energy, sanitary, and other facilities and resources;
(4) promote the conservation of the supply of food, water, energy, and minerals;
(5) promote the production of food and fiber resources and the reasonable use of mineral, water, and renewable energy resources;
(6) promote the development of housing suitable to the needs of the region and its communities; and
(7) help communities equitably build resilience to address the effects of climate change through mitigation and adaptation consistent with the Vermont Climate Action Plan adopted pursuant to 10 V.S.A. § 592 and 3 V.S.A. chapter 72.

Page numbers: **Introduction and Statement of Policy:** Purpose of the Plan (17-18)

Narrative:

The Purpose of the Plan section in the introduction directly lodges 24 V.S.A. § 4347 statutory text into the plan and the following paragraphs on page 18 elaborate on how CVRPC expands the purpose to more broadly improve the quality of life for residents in the Region. The purposes listed above are reinforced throughout the nine chapters.

PART C – REQUIRED ELEMENTS OF A REGIONAL PLAN

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is consistent with the regional plan elements as described in 24 V.S.A. § 4348a, except that the requirements of 24 V.S.A. § 4352 related to enhanced energy planning are under the sole authority of the Department of Public Service.

Please provide details about how the regional plan is consistent with the regional plan elements listed below.

1. Statement of policies to guide future growth

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

Page numbers: **Introduction and Statement of Policy:** Statement of Policies to Guide Future Growth (26-27) and **Future Land Use Element**: Land Use Policy Statement (68-69)

Narrative:

Statement of Policies to Guide Future Growth

The introduction contains the Statement of Policies to Guide Future Growth, which states "This Plan is intended to guide future growth and development, infrastructure investment and environmental protection in Central Vermont by providing a framework within which the basic human needs of clean air and water, access to employment, food and shelter, and emergency services sufficient to provide personal safety can be satisfied. In doing so, it strives to promote a healthy natural environment, quality educational systems, and broad access to recreational and cultural opportunities." It identifies core values and a commitment to fostering regional cooperation and problem-solving by focusing on interdependence across Central Vermont towns.

Land Use Policy Statement

The Land Use Policy Statement provides language that specifically aligns CVRPC's vision for the Region with the State's vision of historic and compact development. It outlines the ways in which transportation, flood resilience, natural resource protection, and other components of the plan may be impacted by land use policy and sets clear guidance for how development will interact with those potential effects.

2. Resources and working land element

(2) A natural resources and working lands element, which shall consist of a map or maps and policies, based on ecosystem function, consistent with Vermont Conservation Design, support compact centers surrounded by rural and working lands, and that:

(A) Indicates those areas of significant natural resources, including existing and proposed for forests, wetlands, vernal pools, rare and irreplaceable natural areas, floodplains, river corridors, recreation, agriculture using the agricultural lands identification process established in 6 V.S.A. § 8, residence, commerce, industry, public, and semipublic uses, open spaces, areas reserved for flood plain, forest blocks, habitat connectors, recreation areas and recreational trails, and areas identified by the State, regional planning commissions, or municipalities that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

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

(C) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the regional planning commission.
(D) Encourages preservation of rare and irreplaceable natural areas, scenic and historic features and resources.
(E) Encourages protection and improvement of the quality of waters of the State to be used in the development and furtherance of the applicable basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.

Page numbers: **Natural Resources and Working Lands Element** (36-64), **Future Land Use Element**: Rural (78-82), **Economic Element:** Discussion: General Economic Profile (313-317), **Utilities, Facilities and Services Element:** Historic and Archaeological Resources (254-256)

Narrative: In the narrative, please describe how the plan's policies, actions, and future land use areas support the intent of 10 VSA 2802 (i.e., 30x30 and 50x50 conservation goals).

In the Plan, CVRPC identifies significant natural resources in the Region, establishes actionable policies which are aligned with VCD, supports the vision of compact centers surrounded by rural and working lands, and promotes protecting the ecological integrity of natural resources. Consistency with VCD is demonstrated through Map 5 which identifies highest priority forest blocks and surface waters/riparian areas, as well as Map 4 which identifies natural communities, critical habitats and endangered species. Minimizing the fragmentation of forest blocks and habitats is a clear goal in the Natural Resources and Working Lands chapter and the Future Land Use chapter. Along the same vein, guidance that emerged from Act 171 is incorporated into the Plan and helps to clarify the importance of intact forests and habitats. Discussion of the CRBPA is also included within the Natural Resources and Working Lands chapter, and conserved lands are mapped in Map 28: Conserved Land.

(A). The significant natural resources identified in statute are well represented in the Plan. The Plan includes sections dedicated to agricultural land, forest land, mineral resources, wildlife habitat, high elevation areas and steep slopes, critical resource areas, groundwater recharge areas, surface waters, floodplains and fluvial erosion, wetlands, and scenic areas.

Maps:

- Map 3: Land Cover (2025)
- Map 4: Natural Communities, Deer Wintering Areas and Rare, Threatened and Endangered Species
- Map 5: Highest Priority Forest Blocks and Riparian Areas
- Map 6: Watershed Boundaries and River Corridors
- Map 7: Surface Water, Wetlands and Vernal Pools

(B). Agriculture and the identification of strong agricultural lands (6 V.S.A. § 8) is supported in the Plan through the mapping of prime agricultural soils and the Vermont Agricultural Soils text box. Further, Natural Resources and Working Lands Goal 2 (specifically corresponding policies 1-4) highlight the importance of agriculture to Central Vermont, the desire to keep appropriately sized parcels intact, and highlights programs to support farming in the region. Narrative throughout the text also calls out the alignment of farming with the region's identity and the ecosystem services that agricultural land can provide.

Goals, Policies and Strategies:

- Future Land Use, Rural Policy 1: "Development should be designed to minimize its impact on the viability of agricultural operations or its contribution to the fragmentation of forest blocks."

- Natural Resources and Working Lands Goal 2: "To enhance and support the viability of the Region's resource-based industries." Policies 1-4
- Economic Goal 5: "Sustainable and viable agricultural and forest lands."

Maps

- Map 10: Soils
- Map 3: Land Cover (2025)

(C). This is established above with the connection to VCD and Act 171.

Goals, Policies and Strategies:

- Natural Resources Goal 2, Policy 3: "CVRPC encourages municipalities to identify locally significant agricultural and forest parcels and/or districts through locally and consensually developed land evaluation and site assessment programs (e.g. LESA and FLESA). Such identification can assist in establishing protection priorities and programs."
- Future Land Use, Rural Policy 1: "Development should be designed to minimize its impact on the viability of agricultural operations or its contribution to the fragmentation of forest blocks."
- Future Land Use, Rural Policy 6: "Wildlife connectivity areas should be protected from fragmentation and uses that reduce their viability for movement of wildlife, particularly where they connect forest blocks."
- Future Land Use, Rural-Conservation Policy 6: "Avoid development that fragments forest blocks and habitat connectors."

Maps:

- Map 5: Highest Priority Forest Blocks and Riparian Areas

(D). The preservation of rare and irreplaceable natural areas, scenic and historic features and resources is demonstrated in the Natural Resources and Working Lands chapter, the Future Land Use chapter and the Utilities, Facilities and Services chapter, which details their importance to the region and mechanisms for protection.

Goals, Policies and Strategies:

- Natural Resources and Working Lands Goal 1: "To promote the sound management, conservation and use of the Region's natural resources."
- Natural Resources and Working Lands Goal 3: "To protect environmentally sensitive or unique areas."
- Future Land Use, Rural-Conservation Policy 2: "Development is encouraged to be built outside of farms and along the edges of forests, preferably with buffers between such development and agricultural uses or environmentally sensitive areas."
- General Land Use Goal 2: "To preserve the aesthetic quality of the Region."
- Transportation Goal 5, Policy 2: "Encourage the preservation and enhancement of scenic views and corridors."
- Utilities, Facilities and Services, Historical and Archeological Resources Goal: "To promote the protection and use of the Region's historical and archeological resources."

Maps:

- Map 4: Natural Communities, Deer Wintering Areas, and Rare, Threatened and Endangered Species

(E). The Plan forwards the goals of the Winooski River Tactical Basin Plan and calls for groundwater and surface water protection, as well as specific policies around the mitigation of stormwater runoff.

Goals, Policies and Strategies:

- Natural Resources and Working Lands Goal 1, Policy 2: "Encourage the improved identification and mapping of surface and groundwater resources."

- Natural Resources and Working Lands Goal 1, Policy 3: "Support the betterment of surface water quality in the Region"
- Natural Resources and Working Lands Goal 1, Policy 4: "Encourage enhanced educational opportunities on watershed functions, protection, and restoration, particularly those targeted to youth."
- General land Use Goal 4: "To manage the quality and quantity of storm water runoff in order to avoid property damage and negative impacts on surface and groundwater."

Maps:

- Map 5: Highest Priority Forest Blocks and Riparian Areas
- Map 7: Surface Water, Wetlands and Vernal Pools
- Map 8: Priority, Threatened and Impaired Water Resources

3. Energy element

(3) An energy element, including an analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation; a statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources; a statement of policy on patterns and densities of land use likely to result in conservation of energy; and an identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources.

Page numbers: **Energy Element** (91-163), **Appendix A (**A1-A66; pdf 340-405)

Narrative:

Analysis of resources, needs, scarcities, costs, and problems within the region across all energy sectors, including electric, thermal, and transportation:

The Energy chapter details thermal, transportation, and electric sectors and the consumption of energy on the residential and commercial scale using available data. The types of fuel sources are discussed within each sector, including current usage and future targets. Regional cost estimates are provided (where data is available) and there is significant discussion around the energy burden which low-income and renter-occupied households in the Region face. Problems noted in the Region include the increasing risks posed to energy infrastructure by climate change and the likely increase in energy reliance as a result of more extreme weather, the age of the housing stock and inconsistent compliance with RBES and CBES, rural infrastructure gaps, as well as energy justice and accessibility.

Goals, Policies and Strategies:

- Energy Goal 2: "Promote climate-ready, resiliency, and energy efficiency in the design, construction, renovation, operation, and retrofitting of systems for buildings and structures." Strategy a.
- Energy Goal 4, Strategy b: "Follow the 2023 Vermont Transportation Equity Framework to help decision makers plan for and prioritize projects, ensure accurate representation in decision making, and enhance the equitable delivery of services."
- Energy Goal 8, Strategy e: "Work with municipalities, as requested, to evaluate and prioritize future renewable energy generation technologies and locations to best suit municipal needs and policies."

A statement of policy on the conservation and efficient use of energy and the development and siting of renewable energy resources:

The Renewable Energy Resources and Siting Energy Infrastructure section (p.121-137) in the Energy chapter serves as its statement on the development and siting of renewable energy resources. Regional and State known and possible constraints are outlined on pages 126-130. The Local Siting and Regional Policy section (p. 130-137) captures local constraints and unsuitable locations, local preferences and policies, and implications for regional

siting policy. The table within that section succinctly ties together these various considerations and lays out the targets for solar, hydroelectric, wind, biomass, and other sources.

Goals, Policies and Strategies:

- Energy Goal 1: "Increase conservation of energy by individuals, organizations, and municipalities. Reducing the amount of energy needed to support existing and future systems is critical to reducing GHG emissions, operating costs, and energy burdens, while optimizing the use of renewable generation and storage."
- Energy Goal 2, Strategy b: "Work with municipalities to develop local energy codes, education programs, and/or promoting energy efficient site design, "net-zero ready" best practices (e.g., solar/EVSE ready), and renewable energy generation and energy storage use in new construction projects that require an Act 250 permit (or writ large)."
- Energy Goal 3: "Identify ways to decrease the use of fossil fuels for heating."
- Energy Goal 7: "Evaluate generation from *existing* renewable energy generation by municipality including the identification of constraints, resource areas, and existing infrastructure by energy type."
- Energy Goal 8: "Evaluate generation from *potential* renewable energy generation by municipality including the identification of constraints, resource areas, and existing infrastructure by energy type."

A statement of policy on patterns and densities of land use likely to result in conservation of energy:
Throughout the Energy chapter, the correlation between land use planning and energy consumption is evident. Particularly within the Transportation & Land Use; Community Scale Decarbonization (p. 116-119), CVRPC provides descriptions of the strains that can arise on transportation and general energy use when development density decreases. Further, CVRPC provides solutions and changes to land development regulations that can help to conserve energy, including increasing pedestrian infrastructure, reducing lot sizes, and reducing parking requirements. Non-regulatory approaches are also highlighted, such as the importance of capital planning for public utilities and the inclusion of clear language in municipal plans around growth.

Goals, Policies and Strategies:

- Energy Goal 4: "Promote the shift away from single-occupancy vehicle trips to reduce congestion, impacts to local facilities, and support alternative options for transportation needs."
- Energy Goal 5, Policy a: "Work with municipalities to ensure land use regulations do not prohibit the installation of electric vehicle supply equipment (EVSE, aka charging stations) or similar alternative fuel technologies (such as biodiesel) and identify model language that can be considered by municipalities to support these uses."
- Energy Goal 5, Policy e: "Provide training to local zoning and development review boards to consider infrastructure for alternative transportation in their review of site plans."
- Energy Goal 6, Policy e: "Evaluate land use patterns to ensure walk/bike/roll connection feasibility between key land uses such as schools, parks/greenways, commercial areas and neighborhoods."

An identification of potential areas for the development and siting of renewable energy resources and areas that are unsuitable for siting those resources or particular categories or sizes of those resources:
Identification of potential areas is shown on Map 14: Base, Prime & Rooftop Solar Potential, Map 15: Wind Energy Potential, and Map 16: Hydroelectric Power Potential.

Maps:

- Map 12: Existing Community-Scale Advanced Wood Heating Facilities
- Map 13: State & Regional Energy Development Constraints
- Map 14: Base, Prime & Rooftop Solar Potential
- Map 15: Wind Energy Potential

- Map 16: Hydroelectric Power Potential
- Map 17: Energy Infrastructure Challenges

4. Transportation element

(4) A transportation element consisting of a statement of present and prospective transportation and circulation facilities, and a map showing existing and proposed highways, including limited access highways, and streets by type and character of improvement, and where pertinent, anticipated points of congestion, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, and recommendations to meet future needs for such facilities, with indications of priorities of need, costs, and method of financing.

Page numbers: **Transportation Element** (164-195)

Narrative:

Within the Transportation chapter, there are statements describing present transportation facilities, current congestion and safety trends, as well as descriptions of freight, air, transit, scenic byways, and bike/ped infrastructure. Recommendations to meet future needs are embedded within the transportation goals, and the Funding for Town Transportation Projects Section (Table 25) calls out possible funding mechanisms for towns. Furthermore, CVRPC included priority projects, both those within the VTrans Capital Program and other priority projects, including roadway, safety and traffic concerns and bridges and structures.

Goals, Policies and Strategies (specifically pertaining to needs, costs and funding distribution):

- Transportation Goal 1, Policy 1: "Encourage municipalities' analysis of transportation needs at the local level, including the relationships between development patterns and transportation needs, and which considers various modes of travel."
- Transportation Goal 2, Policy 1: "Support the necessary steps for evaluating, prioritizing, and implementing preventive maintenance programs for all elements of the transportation system."
- Transportation Goal 2, Policy 2: "Promote a funding strategy that realizes maximum use of all available resources to ensure adequate maintenance of the existing transportation system."
- Transportation Goal 3, Policy 1: "Develop a strategy that encourages maximum use of all available transportation resources and allocates those resources to the optimum functioning of the transportation system."
- Transportation Goal 5, Policy 4: "Factor direct and indirect costs and benefits into decision-making. Impacts that are not easily expressed in dollar values should also be considered."
- Transportation Goal 6: "To make necessary improvements to achieve a transportation system appropriately structured and designed to safely, effectively, and economically move goods and people."

Maps

- Map 18: Limited Access Highway
- Map 19: Public Transportation
- Map 20: Airports and Railroads
- Map 29: Recreation Trails and Scenic Byways
- Average Percent of Free Flow Speed by Segment for Average Weekday 2023

5. Utility and facilities element

(5) A utility and facility element, consisting of a map and statement of present and prospective local and regional community facilities and public utilities, whether publicly or privately owned, showing existing and proposed educational, recreational and other public sites, buildings and facilities, including public schools, State office buildings, hospitals, libraries, power generating plants and transmission lines,

wireless telecommunications facilities and ancillary improvements, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for those facilities, with indications of priority of need.

Page numbers: **Utilities, Facilities and Services** (196-278)

Narrative:

The Utilities, Facilities, and Services chapter identifies the locations of existing infrastructure and assesses the status of those systems. Further, the chapter outlines specific infrastructure that has the capacity for expansion or which needs improvement. The chapter's goals identify avenues for how improvement or expansion can occur, including the need to take proactive steps to protect critical infrastructure in the region.

Goals, Policies and Strategies (examples which specifically address recommendations to meet future needs/indications of priorities):

- Wastewater Treatment Goal, Policy 2: "Encourage municipalities to establish a schedule indicating when and for what uses remaining capacity should be allocated. A schedule of the number and types of hookups can serve a similar purpose."
- Wastewater Treatment Goal, Policy 4: "Support efforts to upgrade components of aging wastewater systems to address depreciation, improve energy efficiency and increase flood resilience of the Region's systems."
- Water System Goal, Policy 3: "Work with the region's small water supply systems to build administrative capacity, coordinate with each other and develop capital improvement plans and budgets."
- Outdoor Recreation Goal, Policy 4: "Municipalities should develop and implement strategies to protect important recreation lands. Actions such as securing voluntary easements, fee or less than fee acquisition, subdivision or zoning regulations which contain provisions for common open space, impact fees or other contractual arrangements are encouraged as alternatives for achieving permanent or semi-permanent protection."
- Emergency/Health Services, Policy 1: "Adequate health care facilities and personnel should be planned and located throughout the Region so that all residents have access to such services. It is necessary that planning for these facilities be coordinated with population distribution and existing and future transportation patterns."

Maps:

- Map 21: Electric Infrastructure
- Map 22: Existing Electric Generation
- Map 23: Water Supply and Wastewater Infrastructure
- Map 24: Waste Disposal and Recycling Facilities
- Map 25: Telecommunications Facilities
- Map 26: Emergency Service
- Map 27: School District Boundaries, Educational Facilities and Libraries
- Map 28: Conserved Land
- Map 30: Recreation Sites
- Map 32: Municipal, State and Federal Facilities

6. Implementation program

(6) A program for the implementation of the regional plan's objectives, including a recommended investment strategy for regional facilities and services based on a capacity study of the elements in this section.
Page numbers: **Implementation Plan** (335-338)
Narrative: Most of the Plan's elements include strategies to accomplish identified goals. In addition, Chapter 9: The Implementation Plan, contains a table with prioritized actions or strategies, and details such as lead partners, timing, and estimated cost.

7. Statement of development trends and compatibility

(7) A statement indicating how the regional plan relates to development trends, needs, and plans and regional plans for adjacent municipalities and regions.
Page numbers: **Introduction and Statement of Policy:** Compatibility Statement (17-20)
Narrative: The Compatibility Statement demonstrates CVRPC's alignment of this Plan with the development trends, needs and plans of adjacent municipalities and regions. This statement was expanded on to include interregional issues which may need additional planning and consideration, such as transportation, land use, and watershed planning. A comparison of future land use maps from other regions was added and the Compatibility Statement now includes potential interactions and impacts of land uses across regional borders. Furthermore, this section clarifies the relationship between municipal plans and the Regional Plan if conflicts arise.

8. Housing element

(8) A housing element that identifies the regional and community-level need for housing that will result in an adequate supply of building code and energy code compliant homes where most households spend not more than 30 percent of their income on housing and not more than 15 percent on transportation. To establish housing needs, the Department of Housing and Community Development shall publish statewide and regional housing targets or ranges as part of the Statewide Housing Needs Assessment. The regional planning commission shall consult the Statewide Housing Needs Assessment; current and expected demographic data; the current location, quality, types, and cost of housing; other local studies related to housing needs; and data gathered pursuant to subsection 4382(c) of this title. If no such data has been gathered, the regional planning commission shall gather it. The regional planning commission's assessment shall estimate the total needed housing investments in terms of price, quality, unit size or type, and zoning district as applicable and shall disaggregate regional housing targets or ranges by municipality. The housing element shall include a set of recommended actions to satisfy the established needs.
Page numbers: **Housing Element** (279-312)
Narrative: The Housing Element and appendix assess the current conditions and future needs of housing in Central Vermont. They describe regional demographics, household size and age trends, and housing needs across life stages. The section outlines the number, type, age, and vacancy rates of housing units, and evaluates affordability by comparing area median incomes and common occupations to market rents and home prices. It also reviews subsidized housing, regional efforts to support equitable housing, and the combined effects of housing location and transportation costs across the 23 towns. The analysis notes the decline in affordable housing types, rising homeownership costs, and the challenge of new development occurring in rural areas rather than places with infrastructure. It discusses homelessness and transitional housing resources and municipal responsibilities related to fair housing. The element concludes with resources, goals, policies, and

actions to address housing needs, along with municipal housing targets and the factors used to establish them. Additional information on how the Future Land Use Map informed distribution of the 2025 Housing Needs Assessment among towns can be found in Appendix C, and information on Regional Plan support for building and energy code compliance can be found in the Energy chapter (Weatherization section and Energy Goal 2).

Goals, Policies and Strategies:

- Housing Goal 1: "To promote the development of housing opportunities for all residents of the Region, including and especially, affordable, elderly, and special needs housing."
- Housing Goal 4: "To support the coordination between public, private, and non-profit agencies involved with planning, financing, and developing affordable housing."
- Housing Policy 1: "The Region's towns, non-profits, and state agencies should work collaboratively to address the Region's housing needs."
- Housing policy 4: "Municipalities should seek to ensure at least 20 percent of the housing stock is affordable, as defined by 24 VSA, Chapter 117, Section 4303."
- Housing Policy 7: "Housing units that are affordable to households below the area median income and housing near employment centers should be encouraged."

9. Economic element

(9) An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

Page numbers: **Economic Element** (313-334)

Narrative:

The Economic Element provides a general economic profile for the region, including the primary industries, educational attainment, and challenges facing the region. The goals and policies show the ways that CVRPC hopes to foster economic growth in the region. Specifically, these are centered around workforce training and education, achieving a livable wage for residents, creating resilient downtowns, villages, and commercial districts, sustaining viable agricultural and forest lands, and maintaining economic growth in communities with high unemployment or low per capita income.

Goals, Policies and Strategies (examples which show policies, projects and programs focused on fostering economic growth):

- Economic Goal 2, Policy 1: "Promote career exploration and education planning for all young people and reduce barriers to participation in some form of post-secondary education or training."
- Economic Goal 2, Policy 2: "Deliver training and life-long learning to retain and expand a robust workforce with skills to match needs for current and future available jobs."
- Economic Goal 2, Policy 3: "Focus retention, growth, and development efforts on industries and businesses that are a good fit with the Region's existing economic base and support sustainable economic development."
- Economic Goal 6: "Maintain equitable economic growth in communities with high unemployment or low per capita income."

10. Flood resilience element

(10)(A) A flood resilience element that:

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by

the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under this subdivision (A) and to mitigate risks to public safety, critical infrastructure, historic structures, and public investments.

(B) A flood resilience element may reference an existing regional hazard mitigation plan approved under 44 C.F.R. § 201.6.

Page numbers: **Introduction and Statement of Policies:** Flood Resilience (35) **Natural Resources and Working Lands Element:** Floodplains and Fluvial Erosion (48-50), **Future Land Use Element**: Land Use Policy Statement (68-69), **Utilities, Facilities and Services Element:** Emergency Planning (236-238), Emergency Management (238-239)

Narrative:

(i). The following maps help to identify floodplains, river corridors, wetlands and other critical areas in watersheds that should be protected within the region to mitigate flood risk: Map 6: Watershed Boundaries and River Corridors; Map 7: Surface Water, Wetlands and Vernal Pools; Map 9: Flood Hazard Areas. Within the narrative of the Plan, flood hazard and fluvial erosion hazard areas are identified as a part of resource areas, requiring special protection/consideration.

(ii). The goals and policies below recognize the importance of flood resilience planning and outline the steps that CVRPC is taking to improve education, technical assistance and outreach efforts to municipalities. Flood resilience is embedded across chapters. Emergency response is housed in the Utilities, Facilities and Services chapter, descriptions of floodplains and flooding are within the Natural Resources and Working Lands chapter, and narrative around recent flood events throughout provides context for why building flood resilience is critical.

Goals, Policies and Strategies:

- Natural Resources and Working Lands Goal 1, Policy 5: “Avoid or limit development and investment in identified flood hazard areas. Where established economic and institutional centers exist, development in these centers shall adhere to strict floodplain management standards to minimize flood damage and public safety risk.”
- Natural Resources and Working Lands Goal 1, Policy 6: “Improve flood resilience planning, education and outreach activities to create a citizenry aware of flood risks, potential costs, and actions that can serve to reduce risk and future property loss.”
- Future Land Use, Rural-Conservation Policy 4: “Development on wetlands, steep slopes of 25% or more, and ridge lines should be avoided.”
- Future Land Use, Rural-Conservation Policy 5: “Avoid or limit development and investment in identified flood hazard areas, where feasible.”
- Future Land Use, Centers Policy 10: “Identify key areas with flood storage capacity and encourage floodplain protection measures such as land acquisition or restrictive land use regulation in areas upstream of Centers.”
- Utilities, Facilities and Services, Emergency Management Goals, Policy 6: “Discourage residential, commercial, or industrial development in floodplains.”
- Utilities Facilities & Services Wastewater Treatment Goal, Policy 4: “Support efforts to upgrade components of aging wastewater systems to address depreciation, improve energy efficiency and increase flood resilience of the Region’s systems.”
- Economic Goal 4, Policy 15: “Increase economic resilience by mitigation of and adaptation to extreme weather events and flooding.”

11. Future land use element

(11) A future land use element, based upon the elements in this section, that sets forth the present and prospective location, amount, intensity, and character of such land uses in relation to the provision of necessary community facilities and services and that consists of a map delineating future land use area boundaries for the land uses in subdivisions (A)–(J) of this subdivision (12) as appropriate and any other special land use category the regional planning commission deems necessary; descriptions of intended future land uses; and policies intended to support the implementation of the future land use element using the land use categories as defined by 24 V.S.A. § 4348a(a)(12)
Use the following mapping checklist to demonstrate conformance with this required element of the regional plan. In the General Narrative, please describe the process by which the RPC determined how the areas proposed for growth (Downtown and Village Centers, Planned Growth Areas, and Village Areas) can accommodate a substantial majority of the region's housing targets. *In future plan reviews, the "Boundary Note" column below will allow the Land Use Review Board to easily compare changes between Future Land Use Areas on maps completed using the Act 181 land use categories. For this review, where this comparison is not possible, the boundary note is optional. In this column, note each center or neighborhood as "contraction," "expansion," "no change," or "n/a – new center/neighborhood."* *Definitions for each land use category can be found in 24 V.S.A. § 4348a(a)(12). In addition,* Mapping Process and Standards v 4.0 *summarizes the methodology and planning considerations followed by RPCs in developing the future land use map.*
Page numbers: **Future Land Use Element** (65-90), **Housing Element:** Housing Target (279-312)
General Narrative: The Future Land Use Map delineates the present and prospective location, amount, intensity and character of land use within the constraints outlined by the land use categories defined in 24 V.S.A. § 4348a(a)(12). CVRPC included a Special Use land use class to denote the retired Moretown Landfill, which did not fit neatly into one of the existing FLUAs. Policies intended to support these categories are interspersed in the Future Land Use chapter beneath the descriptions of the category, and there are also four overarching land use goals at the end of the chapter. Housing targets were aligned with the FLUAs, recognizing that Centers, Planned Growth Areas and Village Areas will have the greatest capacity, in terms of underlying infrastructure and services, to accommodate new housing. The housing target methodology below is a brief overview of how a substantial majority of the Region's housing targets were distributed to Downtown and Village Centers, Planned Growth Areas, and Village Areas. *Housing Target Methodology:* "Recognizing that future growth will likely reflect current growth, despite regional planning efforts, the municipality disaggregation included a weighted balance of both FLUA Map-derived percentages of targeted Regional high-density development areas and current populations. 40% of the Regional Targets were allocated according to the relative Downtown Center and Planned Growth Areas, 20% was allocated based on the relative Village Centers and Village Areas, and the remining 40% was allocated based on the proportion of the Regional population."

Designated Areas

Downtown Center		
Municipality	Downtown Center Name	Boundary Note (optional)
Barre City	Barre City	Proposed: Expand existing Center Total Area: 134 acres (+44%)
Berlin	Berlin	Proposed: New Center Total Area: 312 acres (n/a)
Montpelier	Montpelier	Proposed: Expand existing Center Total Area: 232 acres (+59%)
Northfield	Northfield	Proposed: New Center Total Area: 100 acres (n/a)
Waterbury	Waterbury	Proposed: Expand existing Center Total Area: 86 acres (+32%)

☒ RPC mapped this area consistent with the mapping process and standards.

☐ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

1. Barre City: The proposed Downtown Center extends beyond the State Designated Downtown to include additional areas that are served by water and sewer and fall outside mapped flood hazard areas.
2. Berlin: The new Downtown Center proposed for Berlin expands the boundaries of the existing New Town Center and Neighborhood Development Area.
3. Montpelier: The proposed Downtown Center extends beyond the State Designated Downtown to include additional areas served by water and sewer infrastructure and fall outside mapped flood hazard areas.
4. Northfield: The proposed new Downtown Center expands the boundaries of the existing State Designated Village Center to include a portion of the South Main – Central Street Historic District. The proposed Downtown Center is served by water and wastewater infrastructure.
5. Waterbury: The proposed Downtown Center extends beyond the State Designated Downtown to include a portion of the Waterbury Village Historic District and additional areas that fall outside mapped flood hazard areas. The proposed Downtown Center is served by water and wastewater infrastructure.

Village Center		
Municipality	Village Center Name	Boundary Note (optional)
Barre Town	East Barre	Proposed: Expand existing Center Total Area: 30 acres (+261%)
	Lower Graniteville	Proposed: Expand existing Center Total Area: 72 acres (+611%)
	South Barre	Proposed: Expand existing Center Total Area: 76 acres (+1210%)
	Upper Graniteville	Proposed: New Center Total Area: 13 acres (n/a)
	Upper Websterville	Proposed: Expand existing Center Total Area: 13 acres (+127%)
Berlin	Berlin Corners	Proposed: Expand existing Center Total Area: 43 acres (+89%)
	Riverton	Proposed: Expand existing Center Total Area: 34 acres (+35%)
Cabot	Cabot	Proposed: Expand existing Center Total Area: 237 acres (+231%)

Calais	Adamant	Proposed: No change Total Area: 7 acres
	East Calais	Proposed: Expand existing Center Total Area: 13 acres (+52%)
	Maple Corner	Proposed: Expand existing Center Total Area: 21 acres (+698%)
	North Calais	Proposed: No change Total Area: 10 acres
East Montpelier	East Montpelier	Proposed: Expand existing Center Total Area: 82 acres (+85%)
	North Montpelier	Proposed: Expand existing Center Total Area: 29 acres (+64%)
Marshfield	Marshfield	Proposed: Expand existing Center Total Area: 44 acres (+78%)
Middlesex	Middlesex	Proposed: Expand existing Center Total Area: 38 acres (+34%)
Moretown	Moretown	Proposed: No change Total Area: 25 acres
Northfield	Northfield Falls	Proposed: Expand existing Center Total Area: 39 acres (+52%)
Orange	Orange	Proposed: Expand existing Center Total Area: 114 acres (+873%)
Plainfield	Plainfield	Proposed: Expand existing Center Total Area: 61 acres (+63%)
Roxbury	Roxbury	Proposed: Expand existing Center Total Area: 89 acres (+132%)
Waitsfield	Waitsfield	Proposed: No change Total Area: 57 acres
Warren	Warren	Proposed: Expand existing Center Total Area: 34 acres (+62%)
Washington	Washington	Proposed: New Center Total Area: 88 acres
Waterbury	Waterbury Center	Proposed: Expand existing Center Total Area: 19 acres (+18%)
Williamstown	Williamstown	Proposed: Expand existing Center Total Area: 108 acres (+215%)
Woodbury	South Woodbury	Proposed: New Center Total Area: 33 acres
	Woodbury	Proposed: New Center Total Area: 13 acres
Worcester	Worcester	Proposed: Expand existing Center Total Area: 131 acres (+118%)

☒ RPC mapped this area consistent with the mapping process and standards.

☐ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

1. Barre Town

a. East Barre: The proposed Village Center extends beyond the State Designated Village Center to include additional areas that are within the East Barre Historic District and fall outside mapped flood hazard areas. The proposed area is served by water and wastewater infrastructure.
b. Lower Graniteville: The proposed Village Center extends beyond the State Designated Village Center to include additional areas that are within the Lower Graniteville Historic District and fall outside mapped flood hazard areas. The proposed area is served by water and wastewater infrastructure, except for the parcels in the northwest corner that are only served by wastewater infrastructure.
c. Upper Graniteville: The proposed Village Center includes the Upper Graniteville State Register Historic District and surrounding parcels. The proposed area is served by water and wastewater infrastructure.
d. South Barre: The proposed Village Center extends beyond the State Designated Village Center to include additional areas that are within and to the north and east of the South Barre Village State Register Historic District and fall outside mapped flood hazard areas. The proposed area is served by water and wastewater infrastructure, except for the parcels in the northwest corner that are only served by wastewater infrastructure.
e. Upper Websterville: The proposed Village Center extends beyond the State Designated Village Center to include parcels that fall outside mapped flood hazard areas. The proposed area is served by water and wastewater infrastructure.

2. Berlin
    a. Berlin Corners: The proposed Village Center extends beyond the State Designated Village Center to include additional areas that are within the Berlin Corners State Register Historic District and fall outside mapped flood hazard areas. The northern portion of the proposed Village Center is within the municipal wastewater service area. The southern portion could be considered for infrastructure expansion or take advantage of nearby soils suitable for on-site septic systems.
    b. Riverton: The proposed Village Center extends east of the State Designated Village Center. Although this area is not served by municipal water or wastewater infrastructure, Class I, II, and/or III on-site septic soils are generally available.
3. Cabot
    a. Cabot: The proposed Village Center extends beyond the State Designated Village Center to include surrounding parcels to the north, east and west as well as a portion of the Cabot Village State Register Historic District. Most of the proposed area is served by the municipal water system. All of the proposed area is served by the municipal wastewater system.
4. Calais
    a. East Calais: The proposed Village Center extends beyond the State Designated Village Center to include the portion of the East Calais Historic District that falls outside the mapped flood hazard area. Although this area is not served by municipal water or wastewater infrastructure, Class I, II, and/or III on-site septic soils are generally available.
    b. Maple Corner: The proposed Village Center extends beyond the State Designated Village Center to include a majority of the Maple Corner State Register Historic District as well as the parcels immediately to its north and east. Although this area is not served by municipal water or wastewater infrastructure, Class I, II, and/or III on-site septic soils are generally available.
5. East Montpelier
    a. East Montpelier: The proposed Village Center extends beyond the State Designated Village Center to include much of the East Montpelier Village State Register Historic District as well as the parcels immediately to its west. The majority of the area is within the municipal water supply service area. There is no wastewater infrastructure. Class I, II, and/or III on-site septic soils are generally not available in this area, so expansion potential is limited.

   b. North Montpelier: The proposed Village Center extends beyond the State Designated Village Center to include much of the North Montpelier Village State Register Historic District. A majority of the area is served by municipal water system. Additionally, Class I, II, and/or III on-site septic soils are generally available. Expansion potential is limited by mapped flood hazards.
6. Marshfield: The proposed Village Center extends beyond the State Designated Village Center to include much of the Marshfield Village State Register Historic District. The proposed area is served by municipal water and wastewater infrastructure. Parcels to the north, south and east of the State Designated areas that fall outside mapped flood hazards were also included.
7. Middlesex: The proposed Village Center extends beyond the State Designated Village Center to include much of the Middlesex State Register Historic District. The area is served by a public water system. There is limited future expansion potential at this location due to the presence of mapped flood hazard areas.
8. Moretown: The proposed Village Center boundary slightly increases the size of the existing State Designated area by including parcels to the southeast of the designated area. There is limited expansion potential here as the site is constrained by the Mad River / mapped flood hazards to the west and large parcels to the east. There is no water or wastewater infrastructure here.
9. Northfield: The proposed Village Center extends beyond the State Designated Village Center to include much of the Northfield Falls State Register Historic District as well as several parcels immediately to its east (providing additional depth to the Village Center area). The proposed area is within the municipal water supply service area. Although there is no wastewater infrastructure in this part of town, Class I, II, and/or III on-site septic soils are generally available in this area. Expansion potential to the north and west is limited by mapped flood hazard areas and a municipal future land use map that designates those parcels as resource protection areas.
10. Orange: The proposed Village Center extends beyond the State Designated Village Center to include additional land (primarily) to the north. The area does not have water or wastewater infrastructure and parcels outside the proposed area tend to be large, conserved / enrolled in the Use Value & Appraisal Program or feature poor soils and significant wetlands.
11. Plainfield: The proposed Village Center extends beyond the State Designated Village Center to include a portion of the Plainfield Village State Register Historic District as well as land north of the State Designated areas. The proposed area is within the municipal water supply and wastewater service area. Expansion potential is constrained by mapped flood hazards.
12. Roxbury: The proposed Village Center extends beyond the State Designated Village Center to include parcels (primarily) to the west that are within the water supply service area, outside mapped flood hazard areas and feature Class I, II, and/or III on-site septic soils.
13. Warren: The proposed Village Center extends beyond the State Designated Village Center to include portions of the Warren Village State Register Historic District that fall outside mapped flood hazard areas. The proposed area is within the municipal wastewater service area. Expansion to the west is severely limited by the presence of the Mad River (and associated flood hazards).
14. Washington: A new Village Center is proposed for this location. It is centered on the Washington Village Historic District and includes areas that are within the water supply service area and outside of mapped flood hazards. Expansion of this proposed area to the north and east is potentially limited by the presence of active farmland.
15. Waterbury: The proposed Village Center extends beyond the State Designated Village Center to include portions of the Waterbury Center – Village Park State Register Historic District. The entirety of the proposed area falls within the municipal water service area and Class I, II, and/or III on-site septic soils are generally available in this area.
16. Williamstown: The proposed Village Center extends beyond the State Designated Village Center to include portions of the Williamstown Village State Register Historic District. The proposed area is within the municipal water supply and wastewater service area. Mapped flood hazard areas may constrain

future expansion of the proposed area to the east. The water supply and / or wastewater infrastructure extends beyond the proposed boundary which may offer expansion opportunities to the north and south.

17. Woodbury
    a. Woodbury: A new Village Center is proposed for this location. It is centered on the Woodbury Center Village State Register Historic District and includes areas that are outside of mapped flood hazards. Although there is no wastewater infrastructure in this part of town, Class I, II, and/or III on-site septic soils are generally available in this area. Expansion potential is limited by the large parcels and mapped flood hazards that surround the proposed area.
    b. South Woodbury: A new Village Center is proposed for this location. It is centered on the South Woodbury State Register Historic District and includes areas that are outside of mapped flood hazards. Although there is no wastewater infrastructure in this part of town, Class I, II, and/or III on-site septic soils are generally available in this area. Expansion potential is limited by the large parcels and mapped flood hazards that surround the proposed area.
18. Worcester: The proposed Village Center extends beyond the State Designated Village Center to include parcels within the water supply service area and outside mapped flood hazard areas. Although there is no wastewater infrastructure in this part of town, Class I, II, and/or III on-site septic soils are generally available in this area. Expansion potential is limited by the large parcels and mapped flood hazards that surround the proposed area.

Planned Growth Area		
Municipality	PGA Name/Description	Boundary Note (optional)
Barre City	Barre City	Proposed: New Neighborhood Total Area: 1,114 acres
Montpelier	Montpelier	Proposed: New Neighborhood Total Area: 2,148 acres
Northfield	Northfield	Proposed: New Neighborhood Total Area: 300 acres
Waterbury	Waterbury	Proposed: New Neighborhood Total Area: 66 acres

☒ RPC mapped this area consistent with the mapping process and standards.

☐ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

1. Barre City: The proposed Planned Growth Area encompasses a majority of Barre City surrounding the proposed Downtown Center. The area is served by municipal water and wastewater and falls outside mapped flood hazard areas. Zoning for the proposed area is consistent with high-density, mixed use development and the municipal future land use map prioritizes these areas for future growth.
2. Montpelier: The proposed Planned Growth Area encompasses a significant amount of the City of Montpelier, surrounding the proposed Downtown Center. Most of the proposed area is served by municipal water and wastewater. Locations outside the service area are generally close enough to existing infrastructure that future connections are possible. Areas outside of mapped flood hazards were prioritized for inclusion. Zoning for the proposed area is consistent with high-density, mixed use development and the municipal future land use map prioritizes these areas for future growth.
3. Northfield: The proposed Planned Growth Area encompasses a significant amount of Northfield, surrounding the proposed Downtown Center. The proposed area is served by municipal water and wastewater. Areas outside of mapped flood hazards were prioritized for inclusion. Zoning for the

proposed area is consistent with high-density, mixed use development and the municipal future land use map prioritizes these areas for future growth.

4. Waterbury: The proposed Planned Growth Area is situated to the north and east of the proposed Downtown Center. This location is severely constrained by mapped flood hazards to the west and north. An Enterprise Area situated along the eastern border of the proposed Downtown Center further constrains expansion potential. The area is served by municipal water supply and wastewater infrastructure. Zoning for the proposed area is generally consistent with high-density, mixed use development and the municipal future land use map prioritizes these areas for future growth.

Village Area		
Municipality	Village Area Name/Description	Boundary Note (optional)
Barre Town	Barre City – Camp Street	Proposed: New Neighborhood Total Area: 154 acres
	Barre City – Hill Street	Proposed: New Neighborhood Total Area: 192 acres
	East Barre	Proposed: New Neighborhood Total Area: 210 acres
	Lower Graniteville	Proposed: New Neighborhood Total Area:199 acres
	Richardson Road	Proposed: New Neighborhood Total Area: 89 acres
	South Barre	Proposed: New Neighborhood Total Area: 152 acres
	Upper Graniteville	Proposed: New Neighborhood Total Area: 35 acres
	Upper Websterville	Proposed: New Neighborhood Total Area: 29 acres
Berlin	Berlin Corners	Proposed: New Neighborhood Total Area: 169 acres
	Riverton	Proposed: New Neighborhood Total Area: 59 acres
East Montpelier	East Montpelier	Proposed: New Neighborhood Total Area: 479 acres
	North Montpelier	Proposed: New Neighborhood Total Area: 47 acres
Marshfield	Marshfield	Proposed: New Neighborhood Total Area: 140 acres
	Plainfield	Proposed: New Neighborhood Total Area: 52 acres
Moretown	Moretown	Proposed: New Neighborhood Total Area: 66 acres
	North Moretown	Proposed: New Neighborhood Total Area: 75 acres
Northfield	Northfield Falls	Proposed: New Neighborhood Total Area: 99 acres
Plainfield	Plainfield	Proposed: New Neighborhood Total Area: 298 acres

Waitsfield	Irasville	Proposed: New Neighborhood Total Area: 229 acres
Warren	Warren	Proposed: New Neighborhood Total Area: 145 acres
Waterbury	Waterbury	Proposed: New Neighborhood Total Area: 144 acres
	Waterbury Center	Proposed: New Neighborhood Total Area: 168 acres

☒ RPC mapped this area consistent with the mapping process and standards.
☐ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

Enterprise Areas
☒ RPC mapped this area consistent with the mapping process and standards.
☐ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

Transition Areas
☐ RPC mapped this area consistent with the mapping process and standards.
☒ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context: areas within mapped flood / erosion hazards (river corridor, Special Flood Hazard Area, Floodways) adjacent to Tier 1 eligible Future Land Use Classes were included in this land use class. Many of these areas are already developed and feature water, wastewater, sidewalks and / or access to public transit. While existing development is expected to remain (aside from FEMA buyout properties), future infill should be carefully managed and future investments should prioritize reducing flood vulnerability, improving public safety and strengthening community resilience.

Resource-based Recreation Areas
☒ RPC mapped this area consistent with the mapping process and standards.
☐ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

Hamlets
☒ RPC mapped this area consistent with the mapping process and standards.
☐ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

1. East Orange, Orange
2. East Warren, Warren
3. Lower Cabot, Cabot
4. Putnamville, Middlesex
5. South Village, Northfield

Rural Areas: General
☒ RPC mapped this area consistent with the mapping process and standards.
☐ RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

Rural Areas: Agriculture and Forestry

☒	RPC mapped this area consistent with the mapping process and standards.
☐	RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:
Rural Areas: Conservation	
☒	RPC mapped this area consistent with the mapping process and standards.
☐	RPC mapped this area consistent with the mapping process and standards with the following modifications to address local and regional context:

PART D – COMPATIBILITY WITH ADJACENT REGIONAL PLANNING AREAS

Per 24 V.S.A. § 4348(h)(4), for the Land Use Review Board to issue a determination of plan compliance, it must find that the plan is compatible with adjacent regional planning areas. 24 V.S.A. § 4302(f)(2) defines "compatibility" as follows:

(2) As used in this chapter, 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 that 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.

Page numbers: **Introduction and Statement of Policy:** Compatibility Statement (19-25)

Narrative:

The Compatibility Statement in Chapter 1 addresses compatibility with adjoining RPCs: Northeastern Vermont Development Association, Lamoille County Planning Commission, Chittenden County Regional Planning Commission, Addison County Regional Planning Commission, and the Two Rivers-Ottaquechee Regional Commission. Central Vermont's development is primarily focused in the center of the region, given the location of downtown/employment centers, which minimizes potential land use conflicts with neighboring regions.

The Compatibility Statement also describes how the FLUAs chosen in the Central Vermont region interact with the FLUAs of adjacent RPCs. In all cases, the FLUAs bordering areas outside of the region were mapped as Rural or Resource-based recreation, indicating complimentary land uses. The section now includes a discussion of how CVRPC has collaborated with other regions on a number of initiatives including land use, watershed planning, transportation, and economic development.