



State of Vermont

Office of Planning
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Montpelier, VT 05620-3901

Ph: (802) 923-6647

Agency of Natural Resources

October 31, 2025

RE: ANR Comments on Rutland Regional Planning Commission's Draft Plan

Chair Hurley,

Thank you for the opportunity to provide comments on RRPC's draft regional plan as part of LURB's pre-application review process. Due to time and capacity constraints, the Agency's review focused on relevant sections of the plan, particularly the Future Land Use Map (FLUM) and its designations for centers and neighborhoods. Overall, the plan is well-crafted and thoughtfully integrates community perspectives to advance the State's planning goals.

The Agency supports the framework established under Act 181, which promotes development consistent with smart growth principles while ensuring the protection of natural resources. These resources provide multiple co-benefits, including enhanced climate and flood resilience, clean air and water, outdoor recreation opportunities, and support for sustainable economic development.

The Agency further supports the LURB's review of proposed center and neighborhood boundaries to ensure consistency with statutory requirements. These designations help guide prioritization of ANR funding, such as the Clean Water State Revolving Fund, and determine eligibility for reduced permitting fees and regulations. These incentives acknowledge that these areas are intended for growth to support regional needs and align with the Agency's mission and the State's climate goals and targets.

Please reach out if you or LURB members have any questions on the comments.

Sincerely,

/s/Jennifer Mojo

Jen Mojo, ANR Office of Planning

Jennifer.mojo@vermont.gov

**PREAPPLICATION REVIEW: COMMENT FORM
DRAFT REGIONAL PLAN**

Regional Planning Commission: Rutland

Submission Date: October 31, 2025

State Agency: Agency of Natural Resources

Name of Reviewer: Jen Mojo

Reviewer Email: jennifer.mojo@vermont.gov, ANR.Act250@vermont.gov

INSTRUCTIONS

Who can submit this form?

If a state agency wishes to make comments on a filed preapplication, this form **must** be used. Members of the public may also use this form to provide written comments or can provide verbal comments at a Board meeting during the preapplication 60-day review period.

How to submit this form?

This comment form must be submitted electronically by emailing a PDF copy to **Act250.Board@vermont.gov** within **30 days** from notification that the Board has deemed a preapplication complete.

What is the scope of comments?

The purpose of the Board's preapplication review of a draft regional plan is to provide comments to the regional planning commission on whether draft regional plan conforms with 24 V.S.A. §§ 4302, 4348a, 5803, and 5804.

This comment form lays out the statutory requirements for a regional plan to receive an affirmative determination from the Board. ***This form does not need to be completed in its entirety, and a commentor can elect to complete only certain sections.*** If you have no comments under a given section, leave that section blank.

What does conformance mean?

Because the draft regional plan is prospective in nature, the Board will review the preapplication to determine if the draft regional plan were implemented in its entirety:

	Would the draft regional plan lead to substantial progress toward meeting the state goals in 24 V.S.A. 4302;
	Whether the draft regional plan contains the requirements of 24 V.S.A. § 4348a;
	If the draft regional plan includes neighborhood designations, whether the requirements of 24 V.S.A. §§ 5803 and 5804 are met.
	If the draft regional plan includes proposed s Tier 1B areas, whether the requirements of 10 V.S.A. § 6033(c) are met.

OUTREACH AND NOTIFICATION

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.

Does the preapplication include information about the outreach strategy, how the RPC sought to reach Environmental Justice Focus populations in the development of this plan, and the results of these efforts?

It's clear based on the Engagement Report, RRPC conducted extensive outreach to municipalities, numerous types of service providers, and citizens of the region in advance of plan development. It was helpful to see the results of surveys and other forms of engagement and how that feedback was addressed and incorporated into the policies, implementation strategies, and progress indicators. Staff appreciated the opportunity to provide input into the plan during the initial drafting period.

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. The application must describe plan compliance.

In this section, the applicant must 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.

Comments: Click or tap here to enter text.

4302(c) – SPECIFIC GOALS

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.

Comments: The Agency focused largely focused its review on the FLUM to assess how the plan achieves this goal. Agency comments are largely in the FLUM section of this form. Staff noted that some areas proposed for Village Area (VA), and Planned Growth Area (PG) may be better suited for other land use categories, such as rural general or transition/infill, based on smart growth principles (walkability and density) identified in statute.

Are the proposed designated areas (downtown and village centers, planned growth areas, and village areas) adequate to accommodate the regional housing targets as required by 24 V.S.A. § 4202(c)(1)(A)?

Comments: Click or tap here to enter text.

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.

Comments: Click or tap here to enter text.

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

Comments: Click or tap here to enter text.

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.**

Comments: Click or tap here to enter text.

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.**

Comments: Click or tap here to enter text.

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.

Comments: [Click or tap here to enter text.](#)

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.

Comments: [Click or tap here to enter text.](#)

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.

Comments: Click or tap here to enter text.

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.

Comments: Chapter 10 notes RRPC tracks forest parcelization - this will be a helpful indicator to inform overall effectiveness of policies and action items for working lands.

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.

Comments: Click or tap here to enter text.

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.**

Comments: Click or tap here to enter text.

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.

Comments: Click or tap here to enter text.

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.

Comments: Click or tap here to enter text.

*** 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*

Comments: Click or tap here to enter text.

Goal 15: To equitably distribute environmental benefits and burdens as described in 3 V.S.A. chapter 72

Comments: Click or tap here to enter text.

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.

The application must 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.

Comments: Click or tap here to enter text.

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.

The application must provide details about how the regional plan is consistent with the regional plan elements listed below.

(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

Comments: Click or tap here to enter text.

(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.

Comments: Chapters 9 and 10 include a good discussion and recognition of the connections between health and equity, and maintaining natural resources, as well as the contributions natural resources make to the region's economics. Staff also note the chapters highlight the importance of forest blocks and habitat connectors in maintaining biodiversity now and into the future as species move in response to environmental shifts. The chapters include mention of ANR permitting programs (wetlands, rivers, lakes & ponds) and Clean Water Service Providers as methods to address surface water protections/regulation. While not necessary, RRPC could consider including mention of ANR's stormwater program as it relates to achieving reductions in sediment/phosphorus in discharges to surface waters from individual properties. While ANR has a role in providing technical assistance and administering permitting programs, the chapters note importance of local and regional partnerships in implementing planning/policies/actions to achieve natural resources goals and protections.

Do the Rural Conservation areas identified on the plan's FLU map help meet the requirements of the Community Resilience and Biodiversity Act (10 V.S.A. Chapter 89) (see 24 V.S.A. 4348a(12)(J))?

The Plan discusses the rural conservation areas in relation to targets set by 10 V.S.A. chapter 89, as well as includes policies and actions to help support achieving the targets. The Plan identifies that the rural conservation FLU category is approximately 42% of the region's land area. To achieve the 50% benchmark, 8% of the land area currently mapped as Rural Agricultural/forestry may be added/conserved. It is important that future development in the rural agricultural/forestry FLUAs (or adjacent rural general FLUAs) is thoughtfully designed to ensure remaining lands after the development supports conservation goals.

(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.

Comments: Click or tap here to enter text.

(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.

Comments: Click or tap here to enter text.

(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.

Comments: Click or tap here to enter text.

(7) 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.

Comments: : Chapter 2 includes a good analysis of the various types of land uses and benefits of each. The chapter highlights the economic development and fiscal benefits such as increased tax revenues associated with mixed use and denser residential developments, and how density supports and is essential to smart growth. The chapter also notes the importance of public wastewater for achieving density goals.

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

Comments: Click or tap here to enter text.

(9) 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.

Comments: Click or tap here to enter text.

(10) 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.

Comments: Click or tap here to enter text.

(11)(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.

Comments: Chapter 11 discusses climate and flood resilience and highlights the fact that climate change (and flooding) impacts are greater on socially marginalized communities. River Corridors, wetlands, and upland forests in the FLUM are generally mapped as one of the rural land use categories. The chapter's policies note that new development should be discouraged in SFHAs/RCs, and infill development shall mitigate/eliminate impacts of flooding/erosion. Within the housing chapter, there is a policy that new housing shall not be in SFHAs/RCs. The other policies within Chapter 11 support mitigation of flood risk by avoiding development in wetlands/upland forests, encouraging development of nature based solutions, and investing in redundancy measures and rightsizing of critical infrastructure.

(12) 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)

Applicants must use the following mapping checklist to demonstrate conformance with this required element of the regional plan.

Definitions for each land use category can be found in [24 V.S.A. § 4348a\(a\)\(12\)](#). In addition, [Mapping Process and Standards v 3.0](#) summarizes the methodology and planning considerations followed by RPCs in developing the future land use map.

Comments: Click or tap here to enter text.

Downtown Center

Municipalities with a Downtown Center:

Municipality	Downtown Center Name	Boundary Note (optional)
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- 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:

Comments: Click or tap here to enter text.

Village Center

Municipalities with a Village Center:

Municipality	Village Center Name	Boundary note (optional)
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- 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:

Comments: Click or tap here to enter text.

Planned Growth Area

Municipalities with a Planned Growth Area:

Municipality	Planned Growth Area Name/Description	Boundary note (optional)
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- 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:

Comments: Staff reviewed DHCD's and VNRC's comments and additionally noted that 6 communities have river corridor regulations in effect (Brandon, Castleton, Mt. Holly, Pawlet, Proctor, Shrewsbury). While some areas mapped as village area and planned growth area within a river corridor may be able to accommodate future development due to infill provisions within the local regulations (and future state regulations), the region may want to further refine mapping of FLUAs in river corridors within mapped village areas and planned growth areas to help identify infill areas to achieve the housing and flood resilience goals within relevant chapters and provide added clarity during planning and scoping processes regarding areas capable of supporting future development.

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Village Area

Municipalities with a Village Area:

Municipality	Village Area Name/Description	Boundary note (optional)
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Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.
Click or tap here to enter text.	Click or tap here to enter text.	Click or tap here to enter text.

- 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:

Comments: Staff reviewed DHCD's and VNRC's comments and additionally noted that 6 communities have river corridor regulations in effect (Brandon, Castleton, Mt. Holly, Pawlet, Proctor, Shrewsbury). While some areas mapped as village area and planned growth area within a river corridor may be able to accommodate future development due to infill provisions within the local regulations (and future state regulations), the region may want to further refine mapping of FLUAs in river corridors within mapped village areas and planned growth areas to help identify infill areas to achieve the housing and flood resilience goals within relevant chapters and provide added clarity during planning and scoping processes regarding areas capable of supporting future development. Staff note that some village areas include lands that are beyond typical walking distances to centers. While staff did not review local zoning ordinances or capital plans, it's unclear if some expanded village areas will support the centers and result in smart growth patterns of development. Staff note that some village areas contain type III soils. While type III soils don't preclude development, according to USDA NRCS reports, systems in these soils often need additional investigations, be more expensive to develop, or have limitations due to highwater tables/flooding, low permeability, depth to bedrock, etc. It may be helpful

for the mapping tool to further categorize the soil suitability layer into I, II, III, to see where the boundaries of the VAs lie in relation to the soil categories.

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:

Comments: Click or tap here to enter text.

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:

Comments: Click or tap here to enter text.

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:

Comments: Click or tap here to enter text.

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:

Comments: Click or tap here to enter text.

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:

Comments: Staff note that E911 points and a 300' buffer within rural conservation or rural ag/forestry FLUAs are mapped as rural general. While development still may occur in the rural conservation/forestry/agricultural FLUs, it may make sense to map areas within the 300' buffer as the surrounding/adjacent FLU category at a regional level, especially for points in the middle of forest blocks/habitat connectors and where lands within the 300' buffer may be higher value resources.

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:

Comments: Click or tap here to enter text.

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:

Comments: Click or tap here to enter text.

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.

Comments: Click or tap here to enter text.

Tier 1B Status Requests (see Tier 1B form)