

Two Rivers-Ottauquechee Regional Commission Designating Future Land Uses

The following criteria and data are used when staff and Commissioners make land use area designations in the TRORC Regional Plan. (Criteria are generally in order of priority)

Area Designation Criteria:

1. Is it consistent with the state land use planning goals found in 24 V.S.A., §4302 (compact centers surrounded by rural areas)?
 - Proximity to villages/downtowns/growth centers designated by the Vermont Downtown Board and/or recognized hamlets, villages, downtowns or regional centers identified in the TRORC Regional Plan
 - Is the area walkable (less than ¼ to a ½ mile round trip)?
 - Is there a visual or physical break (river, steep slope, change in density or type)?
2. Proximity to existing infrastructure
 - Sewer, water, sidewalks, highways and transit, schools, recreation parks, other town services
3. Current Conditions
 - Orthophotos: development density and extent
 - road network: potential access and connections
 - agriculture and forest soils and lands
4. Town planning and zoning
 - What does the locally adopted and regionally approved Town Plan say?
 - Do the town zoning districts match current infrastructure and future plans?
 - When were the zoning district designations last updated, i.e. are they consistent with Town Plan; what was the process?
 - Is the planning and zoning consistent with state land use laws?
 - Are local and regional planning in agreement?
5. Growth opportunities
 - Was sufficient room provided for infill or new growth based on population projections?
6. Obvious site-specific issues*
 - road access, steep slopes, prominent plateau, etc.
7. Judgment of planning staff with land use planning experience in Vermont and certified by the American Institute of Certified Planners (AICP).

*we do not attempt to consider these issues as they are usually outside of our purview but if a clear characteristic is generally accepted, we will note it.

TRORC follows Regional Plan notification and adoption procedures articulated in Title 24, Section 117. The following steps beyond current legal requirements are designed to enhance communication and feedback during the adoption process.

Enhanced formal Notification Process:

- Send all official certified mailings to local planning commission chairpersons;
- For towns where land use area changes are contemplated, provide the local planning commission, selectboard and regional commissioner with written description of map changes within their town at least 30 days prior to first formal public hearing accompanied with an offer to meet;
- One town-wide map: old versus new with call-out labels; and
- One enlarged map per change for towns

Adopted by the TRORC Board on October 24, 2007.