

**RE: TOWN OF PLYMOUTH, VERMONT
MUNICIPAL DEVELOPMENT PLAN REVIEW
CASE #FY 13-03**

BACKGROUND

Pursuant to 24 V.S.A., Section 4350, the Town of Plymouth, Vermont Selectboard requested this Commission to review and approve the Plymouth Municipal Development Plan adopted on June 13, 2012 by the Town. The Plan encompasses land use for the Town of Plymouth, and is referred to hereinafter as the Plan.

Section 4350 provides that prior to approving or disapproving a Plan, the Regional Commission find that the Plan meets four tests. These tests are that the Plan is:

- A. Consistent with the planning goals in Section 4302 of Chapter 117;
- B. Compatible with the Regional Plan;
- C. Compatible with the approved plans of other municipalities within the Region; and
- D. Inclusive of all elements required of a plan as set forth in 24 V.S.A., Section 4382.

Staff reviewed this Plan and offers the following information to the Board. The Regional Commission scheduled and held a Public Hearing on this review on September 26, 2012 in Woodstock, Vermont. This matter is now ready for decision.

FINDINGS

A. Is the Plan consistent with the planning goals?

NOTE: "Consistent with the goals" requires substantial progress toward attainment of the goals, 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.

General Goals

1. Are municipal decisions guided by a coordinated, comprehensive planning process and policy framework?

Yes.

2. Is citizen participation encouraged at all levels of the planning process?

Yes. A survey of residents' thoughts and opinions on planning issues was recently conducted and is featured throughout the Plan. The Plan also recommends updating zoning ordinances to make them easier to understand by all residents (XI. Implementation, Recommendation #2, p. 47), and encourages citizen participation in the planning process (XI. Implementation, Recommendation #1, p. 47).

3. Is consideration being given to the use of resources and the consequences of growth and development?

Yes, the Plan defines the Town of Plymouth's "rural character" and discusses several ways of managing growth so as to mitigate the consequences of development. The Plan notes that the village cannot sustain increased growth due to the limitations of the sewer system, and provides statistics on the second-home market, which is expanding within the town borders.

4. Is the municipality working creatively together with other municipalities to develop and implement plans?

The Plan acknowledges nearby towns, their planning processes, and similarities between policies. The Plan references the need to participate in the Two Rivers-Ottawquechee Regional Commission (TRORC) meetings, and to share planning statistics with nearby towns (XI. Implementation, p. 47).

Specific Goals

A plan for a municipality may be consistent with the goals established in section 4302 of this title, which are:

1. Planning for development needs to be conducted so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

The Plan describes Plymouth's traditional pattern of land use settlement, defining it as the area's "rural character," and affirms the intention to maintain this pattern (II. Land Use, p. 5). Several policies lend substance to this goal. For instance, one of the overall land use policies reads: "It is a policy of the town to locate higher density mixed use development in the Village areas" (p. 5); another policy reads: "It is a policy of the town to preserve undeveloped farmlands and forestlands..." (p. 5), etc.

a. Is intensive residential development being encouraged primarily in areas that are identified as community centers, and is strip development along highways being discouraged?

The Plan targets existing residential areas for continued residential growth and identifies areas that are off-limits to residential expansion (such as the Conservation Areas (CON25)). Additionally, the Plan forbids strip development, stating: "'Strip development' along roadsides outside these village areas shall not be permitted" (II. Land Use, p. 6).

b. Is economic growth being encouraged in locally designated growth areas or being employed to revitalize existing urban or village centers, or both?

Economic growth is being encouraged in the village areas, as well as near the existing major tourist/recreation opportunities, as exhibited in the "1 Acre Vacation-Resort Area (VR1)" and "1 Acre Mountain-Recreation Area (MR1)" (for descriptions, see II. Land Use, p. 10-11).

c. Are public investments, including the construction or expansion of infrastructure, being made so as to reinforce the general character and planned growth patterns of the area?

Yes, there is adequate attention to ensuring that public investments reinforce the rural character and planned growth pattern for the town. For instance, the Plan states: "In remote areas not planned for development, no upgrades to roads leading into these areas shall be planned, unless

an unsafe situation exists. Road improvements to local roads shall only be conducted on roads leading into areas where the town desires to encourage development” (III. Transportation, Standard #1, p. 20).

2. Does the Plan provide for a strong and diverse economy; provide satisfying and rewarding job opportunities that maintain high environmental standards; and expand economic opportunities in areas with high unemployment or low per capita incomes?

No. The plan lacks discussion on the economy. The only statements include encouragement of clean, small-scale commercial businesses, and new services in appropriate locations (I. Introduction, p. 1). If town officials believe that such discussions are not applicable to the Town of Plymouth, then a statement must be included to justify omitting this information.

3. Does the Plan broaden access to education and vocational training opportunities for residents identified in the Plan?

The Town of Plymouth pays tuition for students to receive an education at institutions located outside of the town boundaries. There is no mention of specific vocational training or continuing educational opportunities for adults.

4. Planning needs 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. Has the need for public transit been addressed?

The Plan acknowledges the need for public transit, especially for mobility restricted elders within the community. One of the goals of the transportation chapter reads: “To assure that all residents, whether they have personal transportation or not, have access to shopping, medical facilities, etc., as needed” (III. Transportation, Goal #3, p. 19). Recommendations include supporting the Visiting Nurses Association and other organizations that promote mobility options for senior citizens, and the Plan also notes the need to promote the creation of transit stops for larger multiple site developments (p. 21).

b. Does the Plan provide that highways, air, rail, and other means of transportation be mutually supportive, balanced and integrated?

The Plan acknowledges that due to its size, the town lacks an integrated transportation system (which would include highway, air, rail, etc.). Instead, the Plan recognizes that driving and biking are common modes of transportation along the roads, and makes safety a priority for both.

5. Planning needs to identify, protect, and preserve important natural and historic features of the community’s landscape.

a. Have special areas been identified, including significant natural and fragile areas; outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands; significant scenic roads, waterways, and views; and important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas?

Yes, the Plan does an outstanding job of recognizing the above listed resources. For instance, the Plan contains an inventory of historic structures and sites and has a Coolidge Homestead Historic Overlay district (described on p. 38 and p. 17 respectively). The Plan also contains a description of what constitutes a natural or fragile area, listing high elevations, steep slopes, shallow and wet soils, shorelines and stream banks, etc. (see p. 33). The Plan also lists the most popular scenic resources, including a description of location for the various sites (see p. 35). The Plan recommends mapping archaeologically sensitive areas so that they may be considered in future land use decisions (VI. Natural, Scenic, and Historic Resources, Recommendation #4, p. 39).

6. Planning needs to maintain and improve the quality of air, water, wildlife and land resources.

a. Are air, water, wildlife, mineral and land resources being planned for development and use under the principles set forth in Act 250?

Yes, the Plan lays out an ‘Environmental Conservation Policy’ for the town which adequately addresses air, water, wildlife, and land resources per the criteria described in Act 250 (see VI. Natural, Scenic, and Historic Resources beginning on p. 32).

7. Does the Plan encourage the efficient use of energy and the development of renewable energy resources?

The Plan encourages renewable energy development in remote areas to power the few existing residences and prevent the extension of cumbersome infrastructure such as utility lines, etc. However, the plan does not discuss renewable energy resources in-depth, and lacks a needs, scarcity, and cost analysis.

The Plan encourages conservation of energy and passive solar design principles for new construction (see VIII. Energy, p. 41).

8. Planning needs to maintain and enhance recreational opportunities for residents and visitors.

The Plan emphasizes scenic resources and recreation as key assets for community members. Many of the policies support recreational opportunities. For instance, “...it is the policy of the town that, as an alternative to complete discontinuance of a highway, full consideration be given to retaining Class 4 roads for recreational use, or downgrading their status to a legal trail, thus retaining the public’s interest in them” (III. Transportation, Policy #4, p. 20). Also: “The Town should identify funding opportunities and program to ensure safe bicycle riding in Plymouth” (III. Transportation, Recommendation #5, p. 21). Additionally, the Plan lists major recreation opportunities (p. 22-23) and recommends mapping trails for the public (IV. Utility and Facility Plan, Recommendation #1, p. 27).

a. Is growth being planned so as not to significantly diminish the value and availability of outdoor recreational activities?

The Plan encourages the conservation of undeveloped lands, and it also recommends creating buffers around historic structures and Class 4 roads, which are used for recreational purposes (IV. Utility and Facility Plan, Recommendation #3, p. 27).

- b. Has public access to non-commercial outdoor recreational opportunities, such as lakes and hiking trails, been identified, provided, and protected wherever appropriate?**

Yes, see response to Question #8 (above).

9. Planning needs to encourage and strengthen agricultural and forest industries.

- a. Have strategies to protect long-term viability of agriculture and forestlands been encouraged, including maintaining low overall density?**

In the ‘Overall Land Use Policies’ section, the Plan stipulates support for forestry if sound silvicultural practices are being employed (II. Land Use, Policy #5, p. 7), and support for preserving undeveloped farmlands and forestlands (II. Land Use, Policy #4, p. 7). Additionally, the Plan reads: “The town should protect the long-term viability of agricultural and forestry operations by maintaining low overall density through a change in the town’s Zoning Regulations” (VI. Natural, Scenic, and Historic Resources, Recommendation #4, p. 35).

In general, the strategies included in the Plan regarding the forestry and agricultural industries are general or non-specific.

- b. Has the manufacture and marketing of value added agricultural and forest products been encouraged?**

Yes, the Plan supports the growth of local agricultural and forest-based businesses in town (VI. Natural, Scenic, and Historic Resources, Policies #1 and #3, p. 34). The Plan also describes existing agricultural enterprises in town, including the number of farms and their offerings (such as blueberries, Christmas trees, honey, etc.) (VI. Natural, Scenic, and Historic Resources, beginning on p. 32). Additionally, the Plan indicates support for farmers markets and other events that can showcase locally-made products (VI. Natural, Scenic, and Historic Resources, Recommendation #3, p. 35).

- c. Is the use of locally-grown food products encouraged?**

“It is a policy of the town to support the growth of agricultural businesses in Plymouth, such as the manufacture and marketing of agricultural products, and the use of locally-grown products” (VI. Natural, Scenic, and Historic Resources, Policy #1, p. 34). In spite of this statement of support, no specific examples are given in terms of how locally-grown products should be incorporated into daily life/use by the town government or residents.

- d. Are sound forest and agricultural management practices encouraged?**

In the “Overall Land Use Policies” section, the Plan stipulates support for forestry if sound silvicultural practices are being employed (II. Land Use, Policy #5, p. 7). The Plan does not provide any guidance on the kinds of agricultural practices which are encouraged, nor does the Plan define “sound silvicultural practices.”

- e. Are public investments planned so as to minimize development pressure on agricultural and forest land?**

Yes, the Plan clearly strives to minimize development pressure on agricultural and forest lands, and other significant natural areas. Likewise, the Plan tries to direct development into growth centers. For instance, the following policies help to achieve these goals:

- “Road improvements to local roads shall only be conducted on roads leading into areas where the town desires to encourage development” (III. Transportation, Standard #1, p. 20).
- “The town should protect the long-term viability of agricultural and forestry operations by maintaining low overall density through a change in the town’s Zoning Regulations” (VI. Natural, Scenic, and Historic Resources, Recommendation #4, p. 35).
- “The Planning Commission or Conservation Commission should encourage the voluntary conservation of undeveloped lands” (VI. Natural, Scenic, and Historic Resources, Recommendation #5, p. 35)

10. Planning needs to provide for the wise and efficient use of natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetics of the area.

a. Have strategies to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities been addressed?

The Plan does not contain a statement on gravel mining; however, it acknowledges and discourages the practice of dredging for gold in Plymouth’s rivers and requests state assistance in banning it. The Plan also acknowledges archeologically sensitive areas, such as those which were used by Native Americans many years ago, and does not recommend digging in these areas. The Plan recommends mapping these areas so that they may be considered in the local planning process (VI. Natural, Scenic, and Historic Resources, Recommendation #4, p. 39).

The Plan attends to the preservation of aesthetics throughout Plymouth with attention to scenic resources (including an inventory which lists the most popular scenic resources). Overall, the Plan seeks to preserve the town’s scenic character, and the Plan includes several policies which are aimed at accomplishing this. For instance:

- “Take scenic areas into account when road improvements and new signage are planned...” (VI. Natural, Scenic, and Historic Resources, Goal #3, p. 36)
- “...Encourage timber management practices that create and maintain long-range vistas. Avoid clear-cutting and other unsightly timber management practices along scenic corridors” (VI. Natural, Scenic, and Historic Resources, Goal #4, p. 36).
- The Plan has an extensive policy/set of standards to guide the state in its decision making process regarding the siting of telecommunications facilities. The policy/set of standards is aimed at preserving Plymouth’s rural and scenic qualities (see V. Telecommunications Facilities, beginning on p. 29).

11. Planning needs to ensure the availability of safe and affordable housing.

a. Is housing encouraged to meet the needs of a diversity of social and income groups, particularly for those citizens of low and moderate income?

The Plan provides an economic breakdown of household earnings and supports the provision of safe, adequate, and affordable housing for all. Additionally, the Plan reads: “It is the policy of the town to keep housing affordable by planning for: appropriately sized lots; accessory apartments; and clustered developments” (IX. Housing, Policy #2, p. 43). Additionally, the Plan suggests that the Planning Commission should review zoning ordinances to ensure support of affordable housing (IX. Housing, Recommendation #2, p. 44).

- b. Are sites for multi-family and manufactured housing readily available in similar locations to those generally used for single-family conventional dwellings?**

The Plan does not address this topic. Instead, the Plan states that most housing opportunities are single-family conventional dwellings.

- c. Does the plan provide for new and rehabilitated housing to be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities?**

The Plan encourages future housing to be located close to existing or future employment opportunities (IX. Housing, Policy #4, p. 44), and acknowledges the need for town services to keep pace with housing construction (IX. Housing, Policy #1, p. 43).

- d. Does the plan provide for accessory apartments within or attached to single family residences allowing close proximity to cost-effective care and supervision for relatives or disabled or elderly persons?**

The Plan states: “It is the policy of the town to keep housing affordable by planning for: appropriately sized lots; accessory apartments; and clustered developments” (IX. Housing, Policy #2, p. 43). A separate policy states: “It is the policy of the town to encourage the provision of housing for special needs population, such as the elderly and the physically handicapped” (IX. Housing, Policy #3, p. 43). The Plan includes a recommendation to work with other towns and land trusts to develop affordable housing (IX. Housing, Recommendation #1, p. 44).

- 12. Planning needs to plan for, finance, and provide an efficient system of public facilities and services to meet future needs.**

The Plan notes that most people in town are content with the level of services they are receiving, and do not wish to increase the current tax rate (p. 24).

While each piece of equipment (owned by the Volunteer Fire Department) was listed (including the year and current condition), there was no timeline for anticipated upgrades or replacements and no note on the financing mechanism. This issue was identified in the last Town Plan review by TRORC dated May 24, 2006.

- a. Do public facilities and services address plans for such services as fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal?**

Yes, the Plan discusses all of the above.

- b. Does the rate of growth exceed the ability of the town and the area to provide facilities and services?**

The Plan acknowledges that the pace of growth must match the town's capacity to provide facilities and services. To this end, the town decided to close its elementary school in 2009 and pay tuition for students to attend other local schools. The Plan states: "It is a policy of the town that land development which is likely to result in large numbers of school children should be phased or planned so as not to place an undue financial burden on the capacity of the town to provide education services" (VII. Education, Policy #2, p. 40). This policy acknowledges the tension between growth and capacity for taxpayers to cover tuition for all school aged children in the future.

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

The Plan notes that there were no daycare facilities located within town at the time of publication; however, options exist in surrounding towns. The Plan also indicates how many children (under the age of 10) were living in Plymouth during the year 2000, in order to gauge the local need for services. The Plan supports the creation of in-town private child care enterprises in the future, listing several strategies to increase child care capacity in Plymouth. For instance, the Plan notes that the town should conduct a needs assessment, review zoning regulations to eliminate barriers to the creation of day care centers, and the possibility of pursuing grant funding to develop a child care center (IV. Utility and Facility Plan, Recommendations #9-11, p. 28).

B. Is the Municipal Plan Compatible With the Regional Plan?

The Two Rivers-Ottawaquechee Regional Plan was adopted on June 27, 2012 and it will remain in effect until June 27, 2020.

The Plymouth Town Plan is found to be compatible with the Two Rivers-Ottawaquechee Regional Plan. As used in this review, the term "compatible with" has been defined (in Section 4302) as meaning: that the Plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan (emphasis added). If a Plan, as implemented, will significantly reduce the desired effect of the other Plan (in this case, the Regional 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.

C. Is the Plan Compatible with Approved Plans of other Municipalities in the Region?

At the time of review of this Plymouth Town Plan, the following municipalities have Plans approved by the Two Rivers-Ottawaquechee Regional Commission that are in effect:

Barnard, Bradford, Bridgewater, Brookfield, Chelsea, Granville, Hancock, Norwich, Pittsfield, Pomfret, Randolph, Royalton, Sharon, Stockbridge, Strafford, and Tunbridge.

These approval decisions and Plans have been reviewed in the context of the above question. Based on this, we find the Plymouth Town Plan to be compatible with these Plans.

D. Municipal Plan Elements - Are They Included?

A plan for a municipality shall include the following required elements. These elements or components are, in summary:

- (a) a statement of overall objectives and policies;
- (b) a land use plan;
- (c) a transportation plan;
- (d) a utility and facility plan;
- (e) a statement of policies for "special resources";
- (f) an education plan;
- (g) an implementation program;
- (h) a statement on relationship of plan to trends and plans for adjacent towns and the region;
- (i) an energy plan; and
- (j) a housing plan.

1. **A statement of objectives, policies and programs of the municipality, to guide the future growth and development of land, public services and facilities, and to protect the environment.**

Yes.

2. **A land use plan, consisting of a map and statement present and prospective land use, indicating those areas proposed for forests, recreation, agriculture, (using 6 VSA Section 8), residence, commerce, industry, public and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting forth the present and prospective location, amount, intensity and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and services.**

Yes.

3. **A transportation plan, consisting of a map and a statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need.**

Yes; however, in future revisions of the Town Plan, town officials might want to consider including scenic roads and bicycle paths on the transportation map given that they were discussed at length in the transportation section of the Plan.

4. **A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational,**

recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and methods of financing.

Yes; however, priority of need, costs, and methods of financing were not addressed in the Plan.

- 5. A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources.**

Yes.

- 6. An educational facilities plan consisting of a map and a statement of present and projected uses and the local public school system.**

Yes. Note: Plymouth closed its elementary school in 2009. Students are now sent out-of-town to receive an education.

- 7. A recommended program for the implementation of the objectives of the development plan.**

Yes.

- 8. A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region developed under Title 24.**

Yes.

- 9. An energy plan, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy.**

Yes, although further detail could be included in terms of potential energy resources, needs, scarcities, and costs. See the Vermont Energy Atlas (www.vtenergyatlas.com) for more information tailored to Plymouth.

- 10. A housing element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to Section 4348a (a) (9) of Title 24.**

Yes.

- 11. 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.**

Plymouth's Town Plan was adopted by the Selectboard on June 13, 2012, just prior to when this new economic development requirement began to take effect. It is acceptable that this version of

Plymouth's Town Plan lacks an economic development element; however, town officials must develop this section prior to the next revision/adoption cycle.

CONCLUSION

Based upon the above findings, it is the conclusion of the Regional Commission that the Plymouth Town Plan be approved. This approval shall remain in effect until the date that the Plan expires, or until it is amended and reviewed pursuant to these provisions, whichever occurs first.

DISCUSSION

The Regional Commission appreciates the opportunity to formally evaluate the Plymouth Town Plan. The Plan is all-inclusive, reflecting the community's planning capabilities and the import that they assign to issues around development.

Prior to issuing a Permit under Act 250, the District Environmental Commission or Environmental Court must find that the project is in conformance with the duly adopted Town Plan. This Plan includes clear, unambiguous language regarding current and proposed land use that can be reviewed by these bodies as part of an Act 250 project application. It is important that future Plymouth Town Plans maintain their currency as Plans that have been found to be vague, unclear, or ambiguous do not carry much weight in Act 250 permit proceedings.

The 2004 Vermont State Legislature passed Act 115 that made significant amendments to the Vermont Municipal and Regional Planning and Development Act. The most notable changes, in the context of this review, are that Town Plan and Zoning Bylaws are now held to a higher standard of consistency. From 24 V.S.A. §4303 Definitions:

“ **‘Conformance with the Plan’** means a proposed implementation tool, including a bylaw or bylaw amendment that is in accord with the municipal plan in effect at the time of adoption, when the bylaw or bylaw amendment includes all the following:

- (a) Makes progress toward attaining, or at least does not interfere with, the goals and policies contained in the municipal plan.
- (b) Provides for proposed future land uses, densities, and intensities of development contained in the municipal plan.
- (c) Carries out, as applicable, any specific proposals for community facilities, or other proposed actions contained in the municipal plan.”

This newly adopted version of Plymouth's Town Plan contains thoughtful sections on scenic and natural resources, recreation, and how to approach growth and development.

In future versions, the Planning Commission must strengthen the following sections:

- **Economic Development**: The Town Plan notably lacks discussion on economic development, probably due to the reality that many residents only live in Plymouth for part of the year (as second homeowners). However, this kind of planning is crucial for the vitality of any town, and the State of Vermont now requires an economic development element (24 V.S.A. §4382(a)(11)) to be included in all future Town Plans. Future revisions of Plymouth's Town Plan must contain this economic development element; TRORC will not adopt future versions of this plan if an economic development element is missing.

- Energy: While the Town Plan addresses energy efficiency and touches upon passive solar design principles, more attention must be given to the development of renewable energy (including a needs, scarcity, and cost analysis) as required under state statute.
- Public Facilities: Future versions of this Town Plan should include an estimated or approximate timeline for upgrades or replacements of major infrastructure, as well as a note on the prospective financing mechanism.
- Forestry & Agriculture: More detail could be included regarding how to ensure the future viability of these industries and what constitutes sound management practices.

Dated this ____th day of _____ at Woodstock, Vermont.

By: _____
Peter Gregory, AICP, Executive Director

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- Forestry & Agriculture: More detail could be included regarding how to ensure the future viability of these industries and what constitutes sound management practices.

Dated this 06 th day of September, 2017 at Woodstock, Vermont.

By: Peter G Gregory
Peter Gregory, AICP, Executive Director