

**RE: TOWN OF BARNARD, VERMONT
TOWN PLAN REVIEW
CASE # 17 - 5**

BACKGROUND

Pursuant to 24 V.S.A., Section 4350, the Town of Barnard, Vermont Selectboard requested this Commission to review and approve the Barnard Municipal Development Plan adopted on August 24, 2016 by the Town. The Plan encompasses land use for the Town of Barnard, 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 28, 2016 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?

The Plan is structured as a comprehensive planning document. As such, it is organized by subject in to 14 sections. The Plan's format includes those elements required of a Plan (24 V.S.A. Section 4382). The Plan uses Goals, Objectives, and Recommendations to specifically address municipal decisions.

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

Development of the Plan was the work of the Planning Commission. All Planning Commissions are subject to Vermont's Open Meeting Law, which invites members of the public to attend. The Plan included a Public Hearing that considered public input. Residents' desires and concerns are considered in all aspects of the Plan.

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

Yes. Several goals, throughout the Plan consider development's impact on natural, financial, and community resources. The Plan states that Barnard has a small population and a relatively level growth rate, and it supports the existing "pattern of small, localized centers of village and hamlet settlement composed of residential and commercial uses, surrounded by very sparsely settled rural agricultural and forested lands, with limited development along the road network" (page 9). The Plan acknowledges that development pressures exist to build homes in the Town's rural areas, and its Current and Proposed Land Use Chapter contains several goals, objectives, and recommendations to encourage development in villages, to maintain rural areas and their natural resources, and to discourage development in undeveloped farmlands and forests (page 11).

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

In the *Relationship of Barnard's Planning Activities to its Neighbors* chapter (page 64), the Plan addresses land uses proposed by bordering municipalities along Barnard's borders. The Planning Commission reviewed the Municipal Plans and, if available, the land use regulations from surrounding towns for consistency with this Plan. No conflicts were noted, and neighboring Town Plans are compatible with Barnard's Town Plan.

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

Yes, many of the Goals, Policies, and Recommendations throughout the Town Plan support development in community centers and discourage sprawl and strip development. The first overall land use goal is to "locate higher density mixed use development in the villages and hamlets" (page 10), and another goal is "to strengthen the existing sense of

place in Barnard and East Barnard Villages by encouraging development in these Town centers” (page 13). The Plan seeks to “encourage higher density in the village centers consistent with those in traditional Vermont villages and allow for expansion areas adjacent to built up areas,” and the Plan discourages strip development by stating “principal retail shall only be located in villages and hamlets” (page 14). A specific objective included in the Plan “deters strip development and sprawl by limiting commercial activities to their existing locations and ensuring that principal retail establishments are located in the village centers and hamlets” (page 14).

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

Yes, Barnard does not currently have a State designated Village Center, but the Plan recommends the Selectboard and Planning Commission “designate the villages of Barnard and East Barnard as village centers” (page 14). The Plan strongly encourages existing land use and the existing patterns of settlement (page 9). This consists of small localized centers of villages and hamlet settlement composed of residential and commercial uses, surrounded by very sparsely settled rural agricultural and forest lands, with limited development along the road network.

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?

The Town approved of a vote in 2014 at Town Meeting approved the construction of a new emergency services building adjacent to the Town Hall, and would represent a major public investment for the Town. The Plan includes many goals, objectives, and recommendations supporting infrastructure in planned growth areas, and states “any expansion of infrastructure by the Town, State, or other entity shall be made so as to support development in the villages and other designated growth area to discourage strip development or sprawl” (page 52). The Plan “encourages both residential and non-residential development only in areas where adequate public services are available or planned” (page 10), it encourages “development in a way that sustains the Town’s rural character” (page 11), and one of its goals is “to allow moderate economic growth that is consistent with Barnard’s rural identity while preserving natural resources, home businesses, and farm related businesses (page 57).

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?

The Plan gives an overview of the economic conditions currently present in Barnard, including median age, median household income, per capita income, median value of owner-occupied units, unemployment rate, and income below the poverty line. It compares these statistics and present conditions with those across the State of Vermont. The Plan summarizes the major employment areas in Town and recognizes that many residents use a part of or their entire home as a component of their business. Two objectives included state that the Plan “encourages the continued operations of agriculture and forestry, and recreational enterprises that add value to land based-products” and that the Plan aims to “protect natural resources and the rural character of Barnard while allowing service businesses and farm-related businesses to prosper” (page 57).

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

The Plan summarizes education services offered by the Barnard Academy, which services grades K-6. There are no middle or high schools in Barnard, and there are limited adult education services in Town. The Plan includes a specific objectives to “maintain and enhance educational facilities” and a recommendation to “encourage additional uses of the school” (page 42). The Plan does not make reference to vocational training opportunities.

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?

Yes, the Thompson Center operates a door-to-door transportation service for seniors and disabled community members that transports residents to the Thompson Center, medical appointments, and shopping trips to the West Lebanon shopping area. These services are provided either through Stagecoach Transportation Services or volunteer efforts. There are no fixed-route transit, rail, or air transport systems in Barnard.

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

Yes. As mentioned above, there are no fixed-route air and rail services in Town. The Plan supports the proper maintenance of roads and all road infrastructure, including culverts and bridges, with regard to those roads Barnard currently maintains.

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 includes a subchapter in the Land Use devoted to the description of critical natural areas and identifying the need “to protect critical natural areas from environmental damage (page 17), but it fails to identify specific critical natural areas. It includes similar subchapter for Critical Wildlife Habitat. The Plan identifies the Chateauguay No Town Conservation Area and the East Barnard Conservation Areas as priority areas for long term conservation. The Plan identifies Silver Lake and seeks to “minimize lake-side development and retain a naturally vegetated shoreline” (page 16). The Plan includes a surface waters future land use area, but only identifies specific rivers and streams only to note their flooding vulnerability in the Flood Resilience chapter of the Plan. The Town’s historic structures include the General Store, Danforth Library, Town Hall, and East Barnard Community Hall, and a goal of the Plan is to “preserve the historical assets of the Town” (page 7).

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?**

The Plan includes an overall goal “to ensure the future of and protect forestry under silvicultural guidelines, wildlife habitat, unique plant or animal habitats, clean air, and the ability to see the night sky without interference of bright lights” (page 11). The Plan includes the following future land use areas which aim to protect water wildlife, and land resources: the Chateauguay and East Barnard Conservation Areas, Rural, Forest and Farmland Area, Silver Lake Watershed Overlay and Lakeshore Area, Flood Hazard Overlay, Critical Natural Areas, Steep Slopes, High Elevations, Shallow and Wet Soils, Surface Waters, Wetlands, and Critical Wildlife Habitat. The Plan does not address mineral and air resources.

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

The Plan acknowledges the State’s goal of obtaining 90% of our total energy needs from renewable energy sources by 2050. It outlines potential renewable resources in Town. The Plan clearly states its preference for energy efficiency measures over increasing renewable energy resources, and a goal in the Energy Chapter states “make energy conservation and increased efficiency our primary emphasis” (page 36). Several other policies and recommendations in the Plan state the Town’s ambitions towards promoting energy efficiency, including “promote home energy audits, weatherization upgrades and efficiency

measures” “proposed land development or subdivisions should be designed to employ advanced energy conservation & efficiency principles”, “research and implement energy conservation and efficiency measures in Town-owned buildings” and “to encourage the adoption of conservation and efficiency measures which significantly reduce energy demand by residences, businesses, and Town buildings” (page 36).

The Plan does not identify any renewable energy siting preferences, but does state in one of its policies to “encourage the development of renewable energy resources while preserving to the greatest possible extent the Town’s agricultural and forest assets, its rural character, and its natural beauty” (page 36).

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

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

Yes, a goal states “protect the scenic, historic, environmental, and natural resources of the Town” (page 52). Also, a recurrent theme throughout the Plan is the concentration of growth in villages and other designated growth areas in order to discourage strip development and sprawl. The Town clearly states its desire to protect its rural nature. The Plan specifically addresses telecommunication towers, stating that future projects should be compatible with current Management Plans for Public Lands.

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

Yes, the Plan identifies Town-owned recreation areas, such as the Town Forest and recreation fields; state facilities such as Silver Lake State Park and Les Newell Wildlife Management Area; and federal facilities, such as the Appalachian National Scenic Trail. It also specifies community places throughout town for recreational usage. The Plan states its desire to “provide access to diversified cultural and recreational opportunities for area residents and visitors of all ages” (page 52).

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?

Yes, one of the major themes of the Plan is to maintain the rural nature of the Town, which consists of agriculture and forestlands. The Plan encourages medium and higher density developments to be located in village and growth areas, and proposes low density development in most other future land use areas in Town. A Land Use Goal of the Plan is

to “discourage development in undeveloped farmlands, forest lands, and especially the Barnard Chateaugay Conservation Area” (page 16). A recommendation in the Plan is to “encourage landowners to enroll in the State’s Use Value Appraisal Program” (page 57).

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

Yes. The *Economic Development* chapter states the importance of farm and forestry related businesses in Barnard. Two recommendations include to “promote and encourage businesses that add value to farm or forest products or that area based on our rural nature and natural resources” and to “protect natural resources and the rural character of Barnard while allowing service businesses and farm-related businesses to prosper” (page 57).

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

The Plan highlights the Barnard Academy Farm to School Program, which makes locally grown fresh foods available for snacks at lunch for students. It also highlights the Clark Farm, a farm conserved by the Vermont Land Trust that is the site of the weekly Feast and Field Farmer’s Market.

d. Are sound forest and agricultural management practices encouraged?

The Plan includes a recommendation to “encourage sound silviculture practices” (page 11). However, it does not make any references to sound agricultural practices as outlined by the Vermont Agency of Agriculture’s forthcoming Required Agricultural Practices. The next iteration of this Plan should address the adopted rules. The Plan does promote best management practices for lawn care and nutrient reduction.

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

The Plan includes many goals, objectives, and recommendations supporting infrastructure and development in planned growth areas, and the Plan strives to maintain the rural character of Barnard. It states that “any expansion of infrastructure by the Town, State, or other entity shall be made so as to support development in the villages and other designated growth area to discourage strip development or sprawl” (page 52).

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 address the extraction of earth resources or subsequent restoration. The next iteration of the Plan should develop some policy statements on this issue.

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?**

There is very limited affordable housing in Barnard, and prices are very high for real estate in the Town, both in terms of land and the style and design of houses that are being constructed. However, the first goal of the *Housing* chapter is “to promote sufficient availability of decent and affordable primary housing for residents” (page 59).

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

Yes, multi-unit housing and manufactured housing are not restricted and are allowed in the Rural Residential district.

- 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?**

Yes.

- 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?**

Yes. Barnard allows accessory dwelling units provided there is sufficient room to build the unit and it will meet parking and septic rules.

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

- 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 includes a *Facilities and Services* section which describes Barnard’s Emergency Services, schools, utilities, and other facilities within the Town.

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

No, not at this time.

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 describes the Barnard Academy Pre-K Program as the only licensed child care provider in Barnard, but the Town “supports private sector efforts to develop affordable, quality child care as needed” (page 54).

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

The Two Rivers-Ottawaquechee Regional Plan was adopted on September 8, 2015 and it will remain in effect until September 8, 2023.

The Barnard 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 Barnard Town Plan, the following municipalities have Plans approved by the Two Rivers-Ottawaquechee Regional Commission that are in effect:

Bethel, Bradford, Braintree, Bridgewater, Chelsea, Fairlee, Granville, Hancock, Hartford, Hartland, Newbury, Norwich, Pittsfield, Plymouth, Randolph, Rochester, Royalton, Sharon, Stockbridge, Thetford, Topsham, Vershire, West Fairlee, Woodstock.

These approval decisions and Plans have been reviewed in the context of the above question. Based on this, we find the Barnard 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.
- (k) an economic development plan
- (l) a flood resiliency 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. The Introduction to the Plan includes statements of purpose and planning framework and philosophy. It includes the general goals and objectives of the Plan. Most elements contained within the Plan include specific goals, objectives, and recommendations to guide the Town.

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. The *Current and Proposed Land Uses* section of the Plan sets forth current and future land use patterns for the community. The Plan proposes two village areas, including East Barnard Village and Barnard Village. The Plan identifies a preferred pattern of land use intent on attaining those goals of Section 4302.

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. The Plan includes an inventory and a discussion of transportation's probable impacts on land use and the community.

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.**

The Plan provides a good description of utilities and facilities as they currently stand; however, the Plan does not adequately offer recommendations for specific future needs or how future needs will be financed. This needs to occur in the next Plan.

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

Yes, the Plan includes policies and recommendations for preservation of the historical structures of the Town at the onset of the *History of Barnard/Historic Preservation* chapter. There are several conservation and forested land use areas in the *Current and Proposed Land Use* chapter, and there are goals and objectives that support the protection of these resources.

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

Yes. The Plan includes a chapter dedicated to *Education*. It describes the current educational resources of the Town and includes language to support the educational system in the future.

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

The *Plan Implementation* chapter includes a table of implementation of recommendations included in the Plan, the responsible party, and the timeline for implementation.

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

The Plan includes discussion of its relationship to adjacent municipalities in section 12.

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.**

The *Energy* section has been extensively reworked since the prior Plan. This section includes an analysis of energy uses and energy sources. The Plan does not identify preferred and/or prohibited locations for energy siting, which should be included in the next iteration of the Plan.

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.**

The *Housing* section does not specifically address “low to moderate income persons” but the Plan does have several Goals, Policies and Recommendations that support affordable housing for a variety of income levels. In the next plan update, specifically addressing low and moderate incomes would help in future planning efforts.

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.**

The *Economic Development* section does a good job of describing the present economic conditions in Barnard and compares it with neighboring communities in central Vermont and with the State of Vermont. It also utilizes policies and recommendations to further support the size and types of economic development that parallel the State and Town’s growth standards.

12. **A flood resilience plan that identifies flood hazard and fluvial erosion hazard areas 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 recommends policies and strategies to protect the areas identified and designated and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.**

The Plan includes a flood resilience element that describes areas in Barnard that are vulnerable to flooding, acres of floodplain in Town, residents that are located in the

Special Flood Hazard Area, and possible avenues for greater restriction in areas prone to flooding.

CONCLUSION

Based upon the above findings, it is the conclusion of the Regional Commission that the Barnard 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 Barnard Town Plan. The Plan is all-inclusive, reflecting the community's planning capabilities and the importance 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 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 Barnard Plan makes it quite obvious that a lot of time and effort went into this update. Several of the Plan elements are much more robust and offer a much better picture of the Town than in the last Plan update. There are just a few issues that should be addressed in the next Plan update. The Plan should:

- Specifically identify those areas that may have a high number of low to moderate income residents as well as develop recommendations that may help those residents.
- Identify prohibited and preferential locations for renewable energy siting.

- Specific recommendations on the proper restoration and preservation of land after the extraction of earth resources have occurred.
- Include a capital budget planning related to town infrastructure.
- Future utility and facility needs and the costs and methods of financing
- Address the Required Agricultural Practices

Dated this 28 th day of September, 2016 at Woodstock, Vermont.

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