

13 | Implementation

In too many communities, town plans are set aside and ignored soon after adoption. This may be due to several factors, including ambiguous plan goals and policies, a lack of local support for long range planning, and/or a lack of resources and money, people, and time to accomplish everything called for in the plan. In Waitsfield, however, the Town Plan has traditionally been viewed as a living document which outlines a path for the community. This chapter summarizes many of the mechanisms that are available to make sure the plan remains current and relevant.

13.A PLANNING

Plan Adoption. Adoption by the Waitsfield Selectboard is the first step in putting the plan into action. Through adoption, the Selectboard accepts this document as the guide for future physical growth and change in the town.

Regional Approval. Approval by the Central Vermont Regional Planning Commission (CVRPC) allows for greater regional planning and cooperation among towns in addressing mutual problems and challenges, maintains the town's eligibility for municipal planning funds as well as its authority to enact certain programs (e.g., impact fees). Once the plan is approved by the Selectboard, it should be submitted to CVRPC for regional approval.

Ongoing Planning & Plan Amendments. The plan automatically expires five years from adoption. Before the plan expires, it should be thoroughly reviewed,

and information on which the plan is based should be updated.

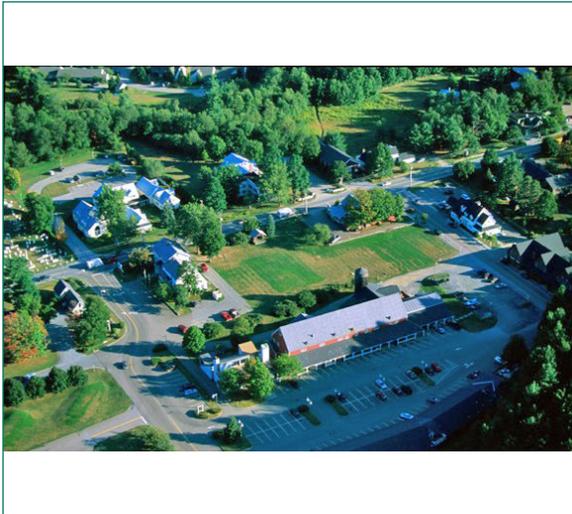
This plan incorporates the findings and conclusions of a wide range of special studies, public processes and related planning projects that have taken place over the past 20 years. Thus, rather than relying on a planning process that lies dormant for four years only to re-emerge for the purpose of updating the Town Plan, Waitsfield has been actively engaged in an ongoing planning process. Such an ongoing effort, which should involve periodic evaluation of the plan against changing community conditions and needs, is critical for keeping the plan current and relevant.

13.B STATE PERMIT PROCEDURES

Presently, any commercial development in Waitsfield involving 10 or more acres of land, and any residential development or subdivision resulting in the creation of 10 or more dwelling units or lots, requires Act 250 approval. One of the Act 250 criteria is that the development be in conformance with the town plan. In the case of Waitsfield, conformance should be determined by whether the proposed development is consistent with specific policies listed at the end of each chapter of this plan. If a project is not consistent with a specific policy, it should be determined to be not in conformance with the plan.



Both the Planning Commission and Selectboard have party status to participate in all Act 250 review processes. Both bodies should monitor project applications and participate in those processes whenever appropriate. Other state and federal regulatory processes, for example Section 248 (related to public energy facilities) and the National Environmental Policy Act (related to federally funded projects) also provide opportunity for local participation and review against the policies set forth in this plan.



13.C LOCAL REGULATIONS

This plan should serve as the blueprint and policy guide for future revisions to local land use regulations. Suggestions for revisions, or for additional study, are described throughout the plan. In addition, certain provisions of the existing regulations require that projects be consistent with the policies of this plan. To ensure that future development is consistent with the plan, the Development Review Board shall refer to it during the review process.

In addition to land use regulations, an Official Map is a regulatory implementation tool that the town may use to lay out future road and infrastructure improvements and provide a legal mechanism for the community to acquire necessary land for those improvements prior to its being lost to development. Waitsfield has or could adopt other ordinances to carry out policies and strategies described in this plan such as a road ordinance, water or wastewater ordinances, or a special events ordinance.

13.D MUNICIPAL POLICIES & PROGRAMS

Regulatory measures are not the only means with which Waitsfield can implement various sections of this plan.

Property Tax Policy. Although a municipality's authority to use local property tax dollars to implement a town plan was limited with the passage of the state-wide education tax, there are still opportunities to use the property tax to achieve several of the policies included in the preceding chapters.

Waitsfield maintains an agricultural property tax abatement program for eligible farmers, and has worked with local businesses to abate a portion of the property tax on new facilities and to help secure tax incentives available through the Vermont Economic Progress Council. In addition, there are opportunities to pursue special taxing districts, and to establish tax increment finance districts, to help fund local infrastructure improvements.

Public Spending. Waitsfield has a history of making strategic investments in the town's infrastructure, public services, and for special projects. Over the past 20 years, the town has:

- ◆ Acquired and developed parkland and assisted with the creation and maintenance of other recreation facilities;
- ◆ Supported private non-profits to expand needed facilities (e.g., Mad River Valley Ambulance);
- ◆ Acquired the General Wait House and created an information center and public rest rooms;
- ◆ Contributed toward the acquisition of development rights on scenic and productive land;
- ◆ Funded sidewalk improvements;
- ◆ Developed plans for municipal water and wastewater facilities to serve the Irasville and Waitsfield Village growth center;
- ◆ Secured funding, obtained permits, and began construction of the municipal water system;
- ◆ Secured funding to initiate a decentralized wastewater system pilot project in Irasville;
- ◆ Acquired grant funds to develop senior housing and to acquire the Verd-Mont Trailer Park to ensure perpetual affordability; and
- ◆ Maintained the local road network and public buildings in excellent condition.



Many of these projects were supported by state and federal grants. Consequently, local tax dollars have helped to leverage millions of dollars of supplemental revenue for the town. Through the capital budget and program and continued emphasis on securing state and federal grants, many of the policies of this plan may be directly supported.

Land Conservation. Land conservation is a common mechanism for implementing a variety of local policies related to farmland and forest preservation, natural resource protection, economic development and land use planning. One reason for the growing use of these tools is the availability of statewide funding sources and the presence of active land conservation organizations.

In the Mad River Valley, there is, in addition to statewide resources, a local partnership made up of state and regional organizations dedicated to protecting natural resources and open space within the Mad River Watershed. Coordination with these efforts could help the town achieve many of the policies described in the plan.

13.E TASKS

The matrix that follows identifies the specific tasks that should be undertaken to implement the goals and policies of this plan. The matrix lists the goals and policies related to each task by number. It also establishes a time frame for completion and a priority level for each task.

Short-range tasks should be undertaken during this five-year planning period. Medium-range tasks should be undertaken within the next five-year period. Long-range tasks have a time frame of more than 10 years. Ongoing and annual tasks should remain part of the regular activities of town government, while as needed tasks should be done as specific circumstances arise.

Within each of those time frames, the tasks have been further classified as a high, medium or low priority, which is intended to guide the order in which tasks are implemented. It should be recognized, however, that time frames and priorities may need to change between plan updates in response to current conditions or issues facing the town.

The matrix also identifies the town board or staff with responsibility for carrying out each task and potential partners outside town government.

	High Priority Tasks	Time Frame	Partners
4.I-1 5.L-1 12.N-3	Update the master plan for Irasville, including the development of a municipal wastewater system, to accommodate higher densities of residential and mixed-use development, which includes housing, in appropriate locations within Irasville.	Short-term	Selectboard Town Administrator Planning Commission
4.I-2 12.N-1	Inventory development capacity within the Agricultural-Residential District to determine appropriate sites or areas able to support rural hamlets (clusters), while simultaneously strengthening resource protection standards elsewhere in the district. Update zoning regulations as needed.	Short-term	Planning Commission Conservation Commission
7.L-3	Implement a decentralized, municipal-sponsored, privately-owned wastewater system framework to serve Irasville and Waitsfield Village.	Short-term	Town Administrator Selectboard Study Committee
7.L-7	Explore the creation of a municipal stormwater management utility to serve Waitsfield Village and the Irasville Village District in conjunction with the implementation of an Irasville Master Plan.	Short-term	Planning Commission Selectboard
7.L-8	Receive Town Office Task Force's recommendations on needs and potential locations for a new space in 2012 and prepare a strategy for meeting those needs within the next 5 years.	Short-term	Town Administrator Town Clerk Selectboard Study Committee
7.L-9	Evaluate space and facility needs of the Joslin Library in conjunction with the town office study, and prepare a strategy to address any changes to the Library resulting from changes to the town offices.	Short-term	Selectboard Library Trustees
7.L-14	Review ongoing financial support for the Mad River Valley Health Center in light of the presence of other health care professionals located in, and serving, the Mad River Valley.	Short-term	Town Administrator Selectboard
8.G-3	Complete the planned construction of the Route 100 sidewalk, and plan for the extension of the sidewalk and path network in Irasville and Waitsfield and connected to neighboring communities.	Short-term	Planning Commission MRVPD representatives Selectboard Mad River Path Association
9.J-1	Track municipal energy use and costs, and develop an overall energy budget to manage the town's energy consumption, which may include the addition of local generating capacity.	Short-term	Energy Coordinator Energy Commission
9.J-4	Identify and map those areas of town that are suitable for the siting and development of renewable energy facilities and resources in conformance with adopted plan policies and community standards.	Short-term	Planning Commission Energy Commission Conservation Commission
9.J-5	Promote community energy literacy, and provide information about available energy assistance and incentive programs, state energy codes and energy system permitting.	Short-term	Energy Coordinator Energy Commission

	High Priority Tasks	Time Frame	Partners
9.J-7	Implement the PACE program as approved by voters in 2011, and consider other available incentives (e.g., tax credits, property tax exemptions), to help finance or offset the cost of eligible efficiency, weatherization and renewable energy projects.	Short-term	Energy Commission Energy Coordinator Selectboard
9.J-8	Pursue local generation capacity and actively assist in the planning and development of a community-based, group net-metered solar facility that conforms to adopted plan policies and community facility siting and development standards.	Short-term	Energy Coordinator Energy Commission Conservation Commission Selectboard
9.J-11	Amend zoning and subdivision regulations to (1) include standards for small on-site renewable energy systems that are not regulated by the PSB; (2) promote more energy efficient types and patterns of development; (3) protect access to renewable energy (e.g., solar, wind); (4) provide for the incorporation of net-metered renewable energy systems in subdivision and site plan design, and (5) provide incentives for energy efficient construction that exceeds minimum state standards, that maximizes access to renewable energy resources (e.g., solar orientation), or that incorporates individual or group net-metered renewable energy systems in subdivision design.	Short-term	Planning Commission Energy Commission
11.M-3	Develop a revised master plan for Irasville that includes water, wastewater, and stormwater systems designed to correct and avoid contamination of surface and groundwaters.	Short-term	Selectboard Town Administrator Planning Commission
11.M-15	Review and compare the Agency of Natural Resource and Agency of Transportation's guidelines on transportation infrastructure maintenance and development. Determine which should be used in Waitsfield.	Short-term	Planning Commission Friends of the Mad River
4.I-3	Review and update current zoning and subdivision regulations as needed to accommodate higher densities of housing, including affordable housing and in-fill development, within designated village districts. Consider the adoption of inclusionary zoning provisions as appropriate.	Medium-term	Planning Commission
4.I-4	Review and update current zoning and subdivision regulations as needed to impose lower densities of housing outside designated village districts and rural hamlets. This review should examine the use of economic incentives and variable, lower density zoning, at a minimum, to deter housing development determined to be excessive or otherwise inappropriate for areas outside designated village districts and rural hamlets.	Medium-term	Planning Commission
4.I-5	Consider amending the Town's zoning regulations to allow up to four units of multi-family housing in a single building, on a single parcel, within Irasville and designated hamlets as a permitted (as opposed to conditional) use.	Medium-term	Planning Commission

	High Priority Tasks	Time Frame	Partners
5.L-4	Review all town assistance programs, including tax stabilization policies and administration of future revolving loan funds, and develop a funding policy that focuses assistance for sustainable economic development.	Medium-term	Selectboard Town Administrator Planning Commission
5.L-6	The town will seek alternative revenue sources, in addition to the property tax, to reduce the local tax burden and support the land use and sustainable development policies of this plan. Specifically, the town supports the establishment of a Tax Increment Financing District encompassing Irasville.	Medium-term	Selectboard Town Administrator
7.L-2	Consider establishing a special taxing district, or tax increment financing district, for one or more of the town's growth centers.	Medium-term	Town Administrator Selectboard Planning Commission
7.L-5	Revise the Waitsfield Subdivision Regulations to include updated facility and infrastructure standards, including those related to stormwater runoff, wastewater disposal, impact on community services and facilities, and trails, sidewalks and pathways.	Medium-term	Planning Commission
7.L-6 12.N-2	Prepare an Official Map for the Irasville Village District depicting future public improvements, including roads, sidewalks, paths and park areas, and a town green/common.	Medium-term	Planning Commission
9.J-3	Develop a strategic 5-year municipal energy action plan that more specifically guides energy efficiency investments/improvements and the development of renewable energy resources.	Medium-term	Energy Coordinator Energy Commission
12.N-9	Identify "visible" ancient roads before the 2015 deadline for the town to claim them.	Medium-term	Planning Commission
3.G-4	Exercise party status in the Act 250 development review process and other state regulatory proceedings, as appropriate, to ensure that the town's growth needs and limitations are properly addressed relative to this plan.	On-going	Selectboard Planning Commission
5.L-3	Actively support the vitality of a light manufacturing/ small business incubator facility in town, focusing on the Irasville Business Park (formerly Mad River Canoe) complex or other appropriate site, pursuing partnerships with private business interests and state or federal development agencies.	On-going	Selectboard Town Administrator Planning Commission
7.L-1	Continue to work cooperatively with neighboring towns and the region on issues of mutual concern, especially through participation in MRVPD, and explore additional opportunities to share facilities and services with neighboring towns.	On-going	Town Administrator Selectboard Town Boards & Commissions

	High Priority Tasks	Time Frame	Partners
7.L-4	Review proposals for development to identify potential impacts on the town's ability to provide adequate services and facilities without an undue burden on local tax payers, and place appropriate conditions on new development regarding the timing of construction and provision for services or facilities.	On-going	Zoning Administrator Planning Commission Development Review Board
8.G-6	Encourage, through the subdivision review process, the dedication of easements to permanently protect pathways and trail connections for non-motorized use.	On-going	Planning Commission
8.G-8	Review proposed road and highway improvement projects and encourage the incorporation of dedicated bicycle lanes wherever possible.	On-going	Planning Commission Selectboard
9.J-2	Evaluate existing and proposed municipal policies and programs for their effect on municipal energy use, and revise as needed to promote reduced energy consumption, increased energy efficiency, and the sustainable development and use of local renewable energy resources.	On-going	Energy Coordinator Energy Commission
9.J-6	Maintain the town's energy reserve fund, and incorporate planned efficiency improvements (e.g., facility retrofits, renovations, and equipment upgrades) in the town's capital budget and program.	On-going	Energy Commission Planning Commission Selectboard
11.M-4	Appoint representatives to participate, on behalf of the Town, with the Agency of Natural Resources in the preparation of TMDLs (total maximum daily load) for the Mad River and larger Winooski River watersheds.	On-going	Planning Commission Friends of the Mad River
11.M-6	Integrate fish and wildlife inventory data and information into strategies that encourage the preservation of these resources and wildlife corridors in the area.	On-going	Conservation Commission Planning Commission
11.M-7	Participate in the review and revision of the Camel's Hump State Forest (Dana Hill Forest) management plan to ensure that wildlife habitat, recreation opportunities and aesthetic resources are protected and enhanced.	On-going	Selectboard Town Administrator Conservation Commission
11.M-12	Maintain a reserve fund to support local land conservation efforts, with annual allocations included in the capital budget and program.	On-going	Selectboard Town Administrator
11.M-14	Develop and implement flood hazard mitigation plans when possible.	On-going	Planning Commission Development Review Board Selectboard

Medium Priority Tasks		Time Frame	Partners
7.L-11 10.J-7	Develop a plan for renovating the Wait House barns for public and cultural purposes.	Short-term	Selectboard Waitsfield Historic Society
8.G-5	Develop a clear class 4 road policy which identifies under what circumstances such roads may be upgraded, maintained and/or reclassified in accordance with the policies set forth above.	Short-term	Selectboard Planning Commission
9.J-10	Develop procedures for municipal participation in Public Service Board proceedings and the review of proposed projects for conformance with adopted community standards.	Short-term	Energy Coordinator Planning Commission Selectboard
12.N-4	Revise the towns zoning regulations to establish clear site and building design standards to guide development in Irasville in accordance with the aforementioned master plan, as revised and modified by the Planning Commission.	Short-term	Planning Commission
5.L-2	Explore forming an Economic Development Authority in conjunction with other Mad River Valley towns and the Mad River Valley Chamber of Commerce to take better advantage of state and federal economic development programs.	Medium-term	Selectboard Town Administrator Planning Commission Chamber of Commerce
7.L-12 11.M-8	Develop long range management plans for undeveloped town-owned parcels, including Scrag Forest, Wu Ledges, Lareau Swimhole and adjacent land, and the Brook Road parcel.	Medium-term	Conservation Commission Selectboard
7.L-13	Explore methods to obtain access to Scrag Forest from the Northfield side of the ridge.	Medium-term	Selectboard Conservation Commission
8.G-10	Conduct a parking study of Waitsfield Village and Irasville to evaluate improvements to parking management (e.g., directional signs, dedicated employee parking areas), the need for additional public parking, opportunities for on-street parking, and parking standards under zoning.	Medium-term	Planning Commission
8.G-11	Prepare and implement a traffic calming plan for Waitsfield Village and Irasville.	Medium-term	Planning Commission Selectboard Tree Board
9.J-9	Work collaboratively to establish the regional infrastructure needed to support alternative fuel vehicles (e.g., charging or fueling stations) to include one or more publicly-accessible, centrally-located sites in Waitsfield.	Medium-term	Energy Coordinator Energy Commission Selectboard

	Medium Priority Tasks	Time Frame	Partners
10.J-2	Update land use regulations as needed to further protect Waitsfield's historic and scenic resources, including the adoption of conservation and "residential hamlet" subdivision design standards, and consideration of adopting additional historic and/or design review overlay districts to protect the town's traditional settlement pattern, cultural resources, and scenic landscape (see Chapter 12).	Medium-term	Planning Commission Conservation Commission Selectboard
10.J-3	Adopt specific lighting standards under the town's zoning regulations and, at the same time, conduct public informational meetings to educate the public regarding strategies to avoid light pollution.	Medium-term	Planning Commission Selectboard
10.J-4	Update the town's tree planting and maintenance program, particularly as needed to re-establish tree canopies along public roads and rights-of-way. Implement the Waitsfield Street Tree Master Plan.	Medium-term	Tree Board Tree Warden Selectboard
10.J-9	Explore the establishment of a "Town Green" in Irasville to serve as a center for community events and outdoor gatherings (see Map 9).	Medium-term	Planning Commission
12.N-5	Pursue mitigation analysis of wetlands in Irasville, as addressed elsewhere in this Plan, in order to accommodate future development needs and reinforce a compact development pattern in Irasville.	Medium-term	Planning Commission
12.N-7	Evaluate historic preservation standards for Waitsfield Village to determine whether they are adequate to maintain the historic character of the Village, and strengthen said standards in the event they determined to be inadequate.	Medium-term	Planning Commission Waitsfield Historical Society
9.J-12	Explore incentives to local employers (e.g., reduce on-site parking requirements) in exchange for programs to reduce their employees' reliance on single occupancy vehicles for commuting (e.g., ride-share programs).	Long-term	Energy Commission Planning Commission
11.M-2	Form a committee, to include willing landowners, to develop a multi-property management and conservation plan for lands in the Forest Reserve District.	Long-term	Conservation Commission Planning Commission
11.M-9	Develop a criteria/ranking system with which the Town can evaluate proposed conservation projects for conformance with this plan.	Long-term	Conservation Commission
11.M-13	Explore ways to educate landowners, especially new arrivals to the community, about techniques for good land stewardship and natural resource conservation.	Long-term	Planning Commission Area real estate brokers
3.G-1	Monitor population and housing estimates, and annual permit data to identify correlation between housing development and population growth on an ongoing basis.	On-going	Planning Commission

	Medium Priority Tasks	Time Frame	Partners
3.G-2	Consider appropriate mechanisms, including regulatory tools, to manage the rate of development in the event that population growth exceeds an average annual rate of 1.5 percent on a sustained basis (3 consecutive years).	On-going	Planning Commission
3.G-3	Periodically review and update birth rates and enrollment projections.	On-going	Planning Commission School Board
5.L-5	Review the town's land use regulations to determine whether revisions are needed to carry out the policies set forth above.	On-going	Planning Commission
6.I-1	Continue to monitor enrollment and population trends, and to make regular enrollment projections to ensure that the school system is prepared for significant changes in enrollment trends.	On-going	School Board Planning Commission
6.I-2	Consider appointing high school students as ex-officio (non-voting) members of local boards.	On-going	Selectboard
8.G-1	Continue regional transportation planning through the Mad River Valley Planning District and Central Vermont Regional Planning Commission.	On-going	Planning Commission TAC representative Town MRVPD representatives Selectboard
8.G-2	In conjunction with Sugarbush Resort, review on an annual basis the need for traffic control officers and/ or devices during peak traffic periods at the Route 100/Route 17 intersections and the entrance to Mad River Green and Village Square shopping centers.	On-going	Planning Commission Selectboard
8.G-4	Work with other Mad River Valley towns, CVRPC, and VTrans to ensure that the function of Route 100 as a primary arterial is not diminished and that corridor issues are addressed in a cooperative manner.	On-going	Planning Commission Town TAC representative Selectboard
8.G-7	Work to ensure that the Mad River Valley transit system, initiated in 1999, is continued and expanded as needed. To this end, other policies and tasks which support the transit system, such as reinforcing compact growth centers, creating adequate parking areas (to serve as park and ride facilities) and improving pedestrian opportunities, should be pursued in an integrated manner.	On-going	Planning Commission Town TAC representative MRVPD Selectboard
10.J-1	Continue to inventory, catalogue and map Waitsfield's historic and scenic features.	On-going	Rural Resource Commission Waitsfield Historical Society
10.J-5	Seek funding as needed for the redevelopment of the town's historic properties, including Waitsfield's historic public buildings.	On-going	Rural Resource Commission Selectboard Library Commission Historical Society

Medium Priority Tasks		Time Frame	Partners
10.J-6	Seek funding as needed to conserve significant rural resources, through the purchase of land or interests in land (e.g., conservation easements, development rights).	On-going	Conservation Commission Selectboard Mad River Watershed Conservation Partnership
11.M-5	Consult with the Friends of the Mad River and local fishery groups on projects that may potentially impact the Mad River and tributaries.	On-going	Planning Commission Friends of the Mad River
11.M-11	Coordinate with land conservation organizations to ensure that conservation projects in Waitsfield are consistent with the goals and policies of this plan.	On-going	Selectboard Town Administrator Planning Commission Conservation Commission Mad River Watershed Conservation Partnership
12.N-6	Review current administration and enforcement practices related to the zoning and subdivision regulations and ensure that all standards and associated permit conditions are efficiently administered and strictly enforced.	On-going	Planning Commission Administrative Officer
Low Priority Tasks		Time Frame	Partners
7.L-10	Explore options for expanding existing town cemeteries or, if expansion is not practical, for the creation of a new cemetery located in close proximity to Irasville, Waitsfield Village or Waitsfield Common.	Long-term	Cemetery Commission
8.G-9	Evaluate truck circulation within the community and consider policies or actions to prevent or mitigate adverse impacts, including designated truck routes and regulating the use of Jake (engine) brakes.	Long-term	Road Commissioner Selectboard
11.M-10	Consider preparing and/or adopting best management practices (BMPs) to guide forest management activities in Waitsfield, and explore appropriate means with which to encourage or require local compliance with those BMPs.	Long-term	Tree Warden Planning Commission Conservation Commission
12.N-8	Investigate future road connections and trail improvements in the Town Center.	Long-term	Planning Commission
10.J-8	Promote private use of available historic preservation assistance programs (e.g., Historic Preservation Tax Credits, Barn Again grant program).	On-going	Rural Resource Commission Historical Society
11.M-1	Enact, through zoning and/or subdivision regulations, measures to preserve primary agricultural soils for continued and future agricultural use and prevent the fragmentation and development of these resources.	On-going	Planning Commission

