

To: Josh Hanford, Commissioner, DHCD
Christian Meyer, Acting Director, CVRPC
Clare Rock, Senior Planner, CVRPC
David Stapleton, Chair, Moretown Planning Commission
Bill Whitehair, Chair, Duxbury Planning Commission
Rebecca Baruzzi, Chair, Fayston Planning Commission
James Sanford, Chair, Warren Planning Commission
Laura Hill-Eubanks, Chair, Northfield Planning Commission
From: Alice Peal, Chair
Waitsfield Planning Commission
Date: January 5, 2023

**Waitsfield Planning Commission Public Hearing on the Proposed 2023-2031 Town Plan
Summary Report & Notice of Public Hearing**

Enclosed is the draft Waitsfield Town Plan for your review and approval in accordance with 24 V.S.A. §§ 4350 and 4384(e). Waitsfield Planning Commission's public hearing is scheduled for **February 7, 2023** at the Waitsfield Town Offices (4144 Main Street, Waitsfield) and via Zoom (see the attached public notice for more information). The warning will appear in the January 12, 2023 issue of *The Valley Reporter*.

The Waitsfield Planning Commission has been working to update the Waitsfield Town Plan for the past three years since the Selectboard adopted the 2017 Town Plan update. The draft is a partial re-write of the 2017-2025 Town Plan. The Commission prioritized its work in order to address new statutory requirements pertaining to Acts 171 and 174, and to highlight the data reflecting the lack of available housing in the Town. Other than to insert relevant mapping into the sections, the Commission did not review the following chapters: Ch. 1 (Introduction), Ch. 2 (Historic Development), Ch. 3 (Population), Ch. 5 (Economic Development), Ch. 6 (Education), Ch. 7 Facilities and Services), Ch. 8 (Transportation), Ch. 10 (Cultural & Historic Resources), and Ch. 13 (Implementation). Subsequent to completion of the 2022 Bylaw Modernization project and the potential wastewater infrastructure project, in addition to the creation of an Irasville master plan, the Commission will continue its review of the other sections in 2025. Future additions to the Town Plan will also include Climate Change requirements directed by the State Climate Action Plan and Climate Action Council.

Changes to the 2017 Town Plan are encompassed mainly among Chapters 4, 9, 11, and 12. Some of changes to the Town Plan are technical and grammatical in nature. Data and information related to the town, its residents, housing, and economy have been updated throughout Chapter 4 (Housing) and Chapter 9 (Energy). The Tables in Chapters 4 and 9 reflect current data from the Waitsfield Annual Reports, 2020 U.S. Census, or other sources. Some policies have been deleted or reworded to read as policies, or moved to the Task section if appropriate.

Substantive revisions were made to the 2017 Town Plan, as well. Updates were included in response to new statutory requirements, including the incorporation of the goals of Act 174 and the State's Commitment to be 90% renewable by 2050, and the Energy chapter is now intended to serve as the Town's Enhanced Energy Plan. Chapter 11 was updated to address Act 171 and the Designated Village Center boundary has also been included.

The Town Plan is consistent with the goals established in 24 V.S.A. §4302, and the revisions do not alter the designation of any land area. The proposed Waitsfield Town Plan includes all of the

required elements set forth in the Act [§4382], including the following specific chapters that have been updated:

Chapter 4: Housing. This chapter has been updated with the most current data about housing in the Town of Waitsfield. Corrections were made as well as deletions of incorrect data. Tables and graphs were updated and data sources cited. Updates were also made to Goals, Policies and Tasks. Minor revisions made to assure consistency with Act 171 and Act 174.

Chapter 9: Energy. Much of the prior chapter has been deleted and the chapter is now intended to serve as the Town of Waitsfield's Enhanced Energy Plan. This energy plan reflects efforts by the Planning Commission to incorporate the goals of Act 174, and the State Commitment to be 90% renewable by 2050. Included with this section is a draft map indicating potential siting of sustainable energy projects that conform to other goals of the plan. The energy chapter clarifies which types of energy projects are desired and in what parts of Waitsfield they may be suitable. These changes are being made in order to further State Planning Goals and the Vermont Comprehensive Energy Plan. Updates were also made to Goals, Policies and Tasks.

Chapter 11: Natural Resources. This chapter was updated to address Act 171. The chapter includes new mapping of Critical Forest Tiers and habitat crossings. It also includes the Designated Village Center boundary and changes in preferred development illustrations. Updates were also made to Goals, Policies and Tasks.

Chapter 12: Land Use. This chapter was updated with a new Future Land Use map. The Future Land Use Map was updated to be consistent with the goal of maintaining rural character with a designated village center, and to address the new forest block goals in the plan. The new map includes forest blocks, habitat connectors, water service area, and conserved lands and reflects roads, rivers, perennial streams, and ponds. Five new designated areas were agreed upon for the Future Land Use map: Industrial, Forest/Conservation, Moderate Density, Rural, and Village. Updates were also made to Goals, Policies and Tasks.

In addition, the map appendix in the 2017 Plan was removed and the maps were inserted into the body of the Plan.

Copies of the full text of the proposed Waitsfield Town Plan and accompanying maps are attached in the corresponding email, and are also available for examination at the Waitsfield Town Office during regular office hours or can be viewed online at: <http://www.waitsfieldvt.us/>

If you have any questions or comments, please contact:

Waitsfield Planning Commission
c/o the Planning & Zoning Administrator
Waitsfield Town Offices
4144 Main Street
Waitsfield, VT 05673
pza@gmavt.net or at (802) 496-2218 x4.

Thank you.