

Notice of Public Hearing

WAITSFIELD PLANNING COMMISSION PUBLIC HEARING Proposed Town Plan

In accordance with state statute [24 V.S.A. Chapter 117 §4384], the Waitsfield Selectboard will hold a public hearing on **Monday, May 8, 2023, 6:30 P.M. at the Waitsfield Town Offices** (4144 Main Street) to receive public comment regarding the proposed Waitsfield Town Plan. This will be a hybrid meeting and the public may attend in person at the Waitsfield Town Offices or remote via Zoom with telephone and/or video access. To join the meeting remotely, use this link:

<https://us02web.zoom.us/j/82056117089>

Meeting ID: 820 5611 7089

Or call: 1 929 205 6099

The Waitsfield Planning Commission has been working to update the Waitsfield Town Plan for the past three years and at their public hearing on March 21st, 2023 they adopted the revised Town Plan. The draft is a partial re-write of the 2017-2025 Town Plan. As per state statute, once approved by the Planning Commission, the plan is sent to the Waitsfield Selectboard for an additional public hearing (at least one) and subsequent adoption.

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 Chapter 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:

I. Chapter 3: Population

This chapter has been updated with the most recent 2020 census data about the population in the Town of Waitsfield (and Washington County and the State). Tables and graphs were updated and data sources cited. Updates were also made to Goals, Policies and Tasks.

II. 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.

III. 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.

IV. 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.

V. 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 available for examination at the Waitsfield Town Office during regular office hours or can be viewed online at: <http://www.waitsfieldvt.us/>. You may also send comments and suggestions to the Waitsfield Selectboard, 4144 Main St., Waitsfield, VT 05673 or email them to townadmin@gmavt.net.

Dated at Waitsfield, Vermont, April 11, 2023
Annie Decker-Dell'Isola
Waitsfield Town Administrator