

PLANNING FOR A VIBRANT SUSTAINABLE COMMUNITY

Section 1

Statutory Basis for Planning and Regulation



Municipal and Regional Planning and Development Act – Chapter 117

1921 – The Vermont Legislature first authorized municipalities to create planning commissions that could draft municipal plans

1931 – The Vermont Legislature first authorized Zoning Regulations.

1968 – Municipal and Regional Planning and Development Act – Chapter 117

- Included purposes of planning and zoning
- Contents of municipal plans
- Adoption process for municipal plans
- Authorized zoning including specific types of review and regulations

1988 – Act 200 substantially updates local and regional planning portions of Chapter 117

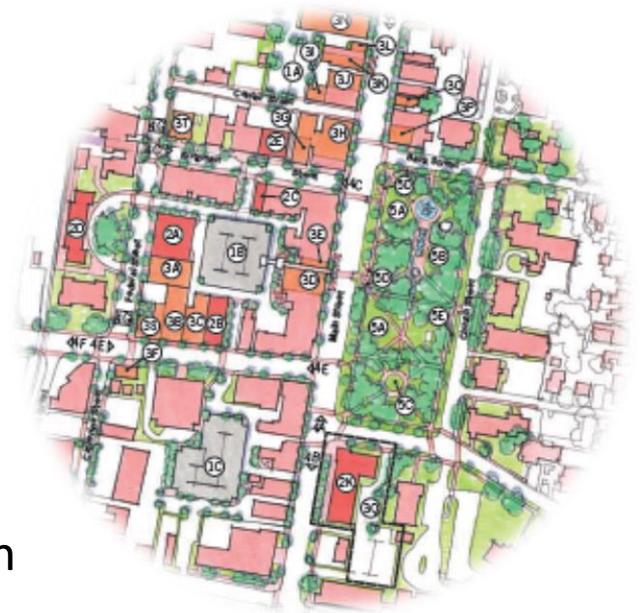
2004 – Act 115 incorporates additional significant updates to the zoning portions of Chapter 117

What is a Municipal Plan? Why have one?

What: A guide for accomplishing community aspirations and intentions through public investments, land use regulations and other implementation programs.

Why:

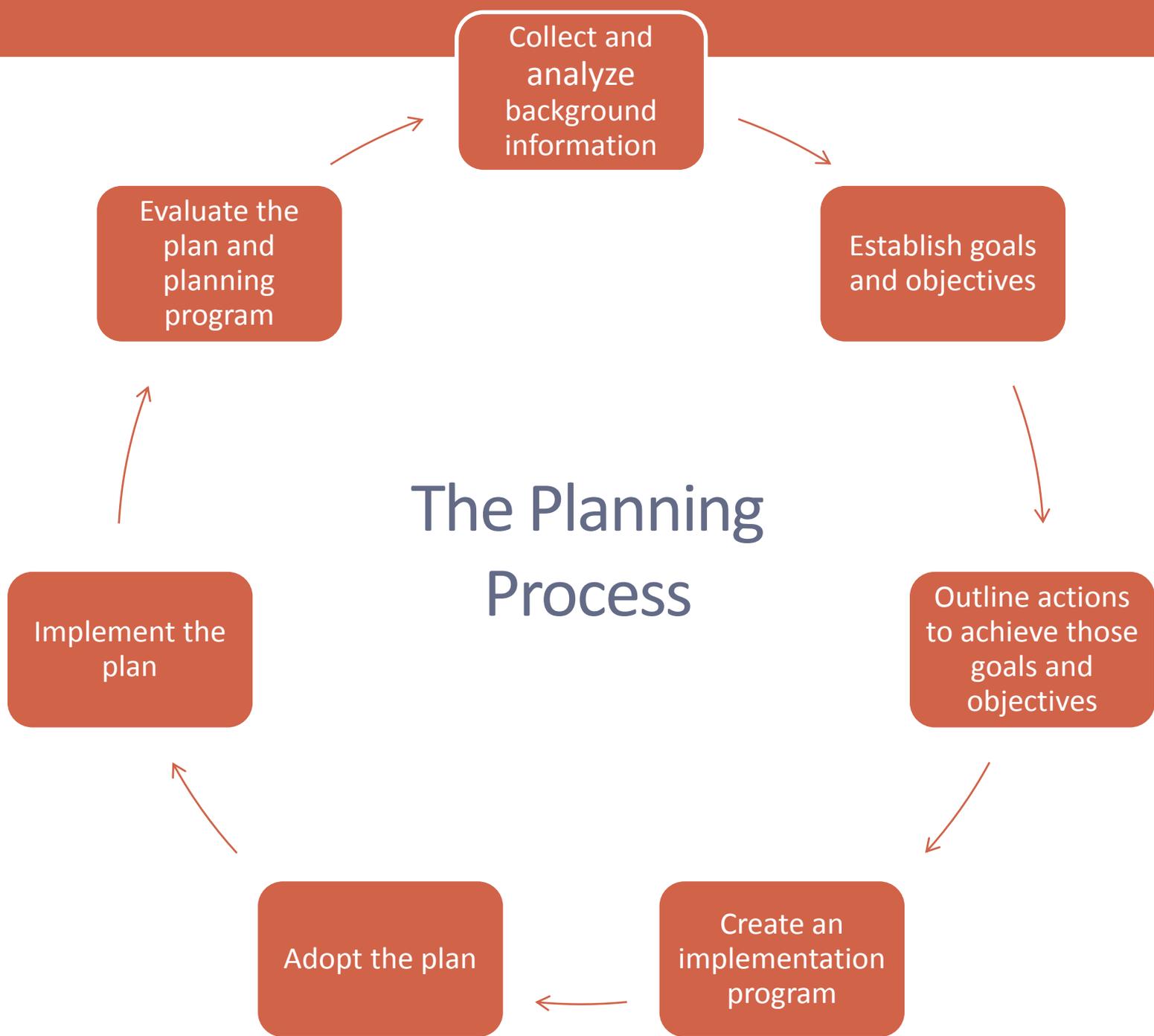
- Inclusive process develops community-wide vision
- Empowers communities to respond to change in ways that reflect their own goals, needs, priorities and values.
- Allows communities to designate growth areas to attract new business and other areas to preserve rural character or protect natural resources



If you Plan, then you can...

- Adopt Zoning, Subdivision and Flood Hazard Regulations
- Act 250 Applications must conform to your Town Plan
- Your Town Plan will be considered in Section 248 Certificate of Public Good Applications
- More competitive grant applications





Vermont Planning Process Goals

Planning Process

- Coordinated comprehensive process to guide decision
- Citizen participation at all levels
- Consider use of resources and consequences of growth and development locally and beyond
- Work with neighboring municipalities and region to implement plans

*The process is often more
important than the
product!*

Who Should be Involved in Planning?

Everyone!

St. Albans Housing Study - Landlord Survey

1. Where do you currently live?

- St. Albans City
- Another Franklin County Community
- Chittenden County
- Other (please specify) _____

2. How many rental properties do you own (regardless of how many rental units are in each property)?

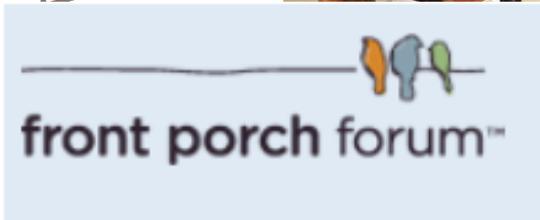
How many total rental units do you own in the City?

- 1 or 2 Properties
- 3 or 4 Properties
- 4 or 5 Properties

3. How much rent do you charge per bedroom?

4. Are heat and other utilities included?

- Yes



Steven Vance

VERMONT PLANNING GOALS



It's Your Municipal Plan (But there are requirements)

1. Objectives, Policies and Programs
2. Land Use (Map and Statement), including any state designation
3. Transportation (Map and Statement)
4. Utilities and Facilities (Map and Statement)
5. Education (Map and Statement)
6. Energy
7. Economic Development
8. Housing
9. Flood Resilience
10. Policies on Preserving Rare Natural Areas
11. Compatibility with Adjacent Municipalities and Region
12. Implementation Program

Plan Adoption and Regional Approval

➤ **Plans expire every 5 years**

- Must make minimum necessary edits to data and implementation program,
OR
- Revise or rewrite

➤ **Adoption process can take several months**

- Planning Commission hearing with notice to adjacent communities
- Selectboard hearing (1 in rural towns and 2 in urban)
- Shall be adopted by Legislative Body, unless the Legislative Body or voters have elected to adopt by Australian Ballot
- Plans go include effect upon adoption

➤ **Regionally approved plans allow municipalities to:**

- Attain village or downtown designation
- Apply for municipal planning grants
- Levy Impact fees
- Requires state agencies to consider local plan in their planning