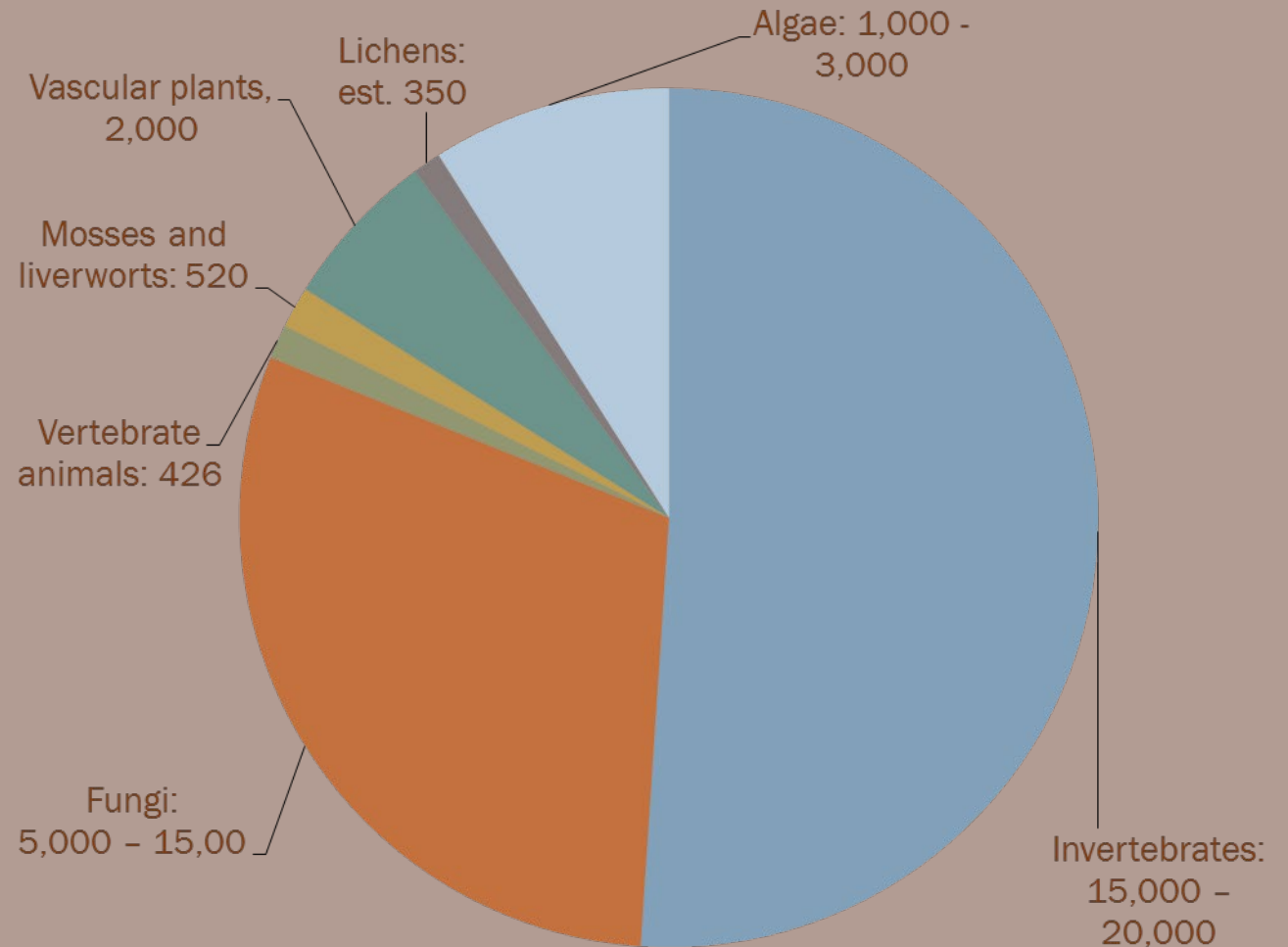


# Whole Communities



# Biological Diversity in Vermont

- Estimated 24,000 – 43,000 species in Vermont.
- Most species we know **little** about





# Whole Communities

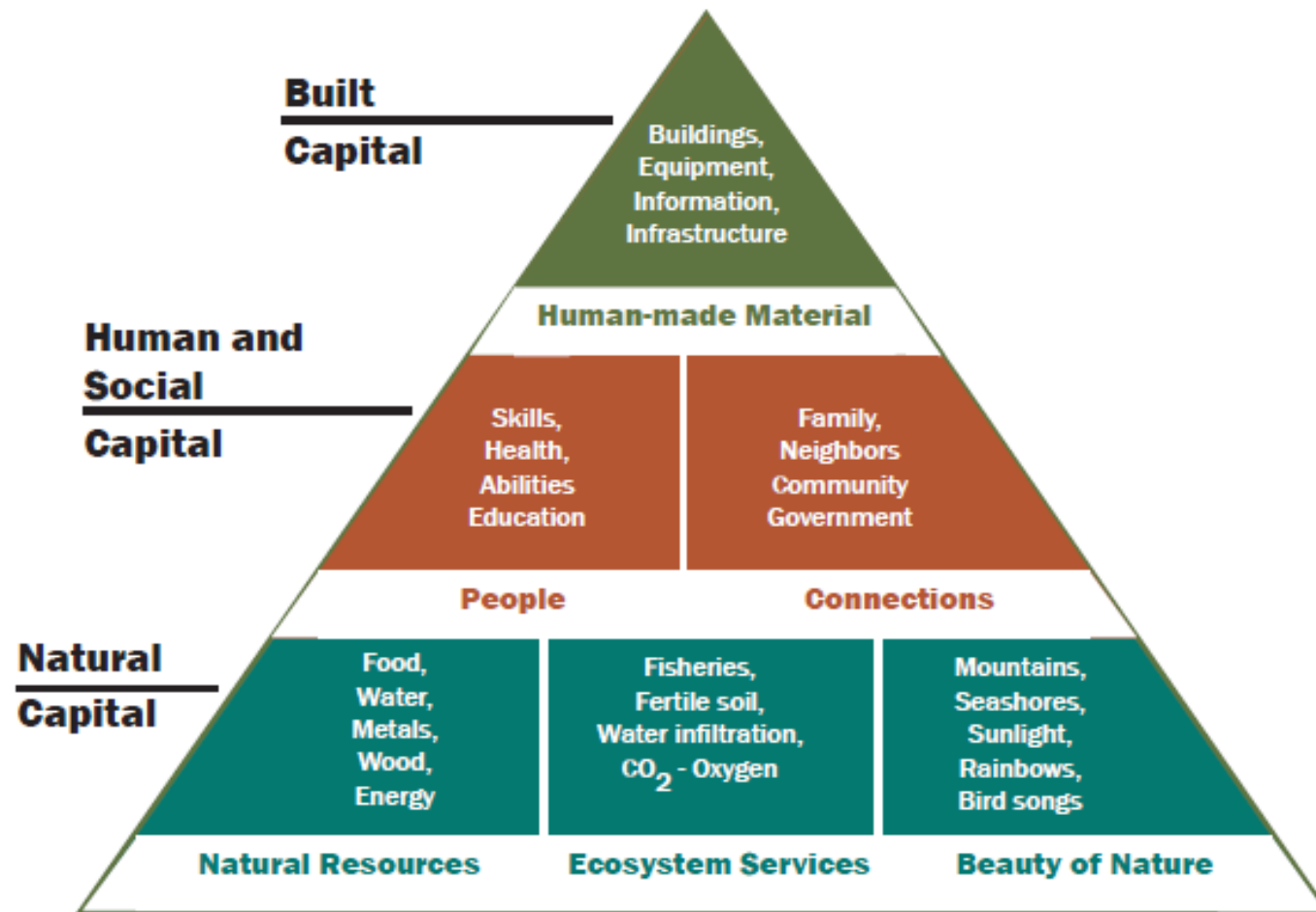


Growth |

Health and Wellness



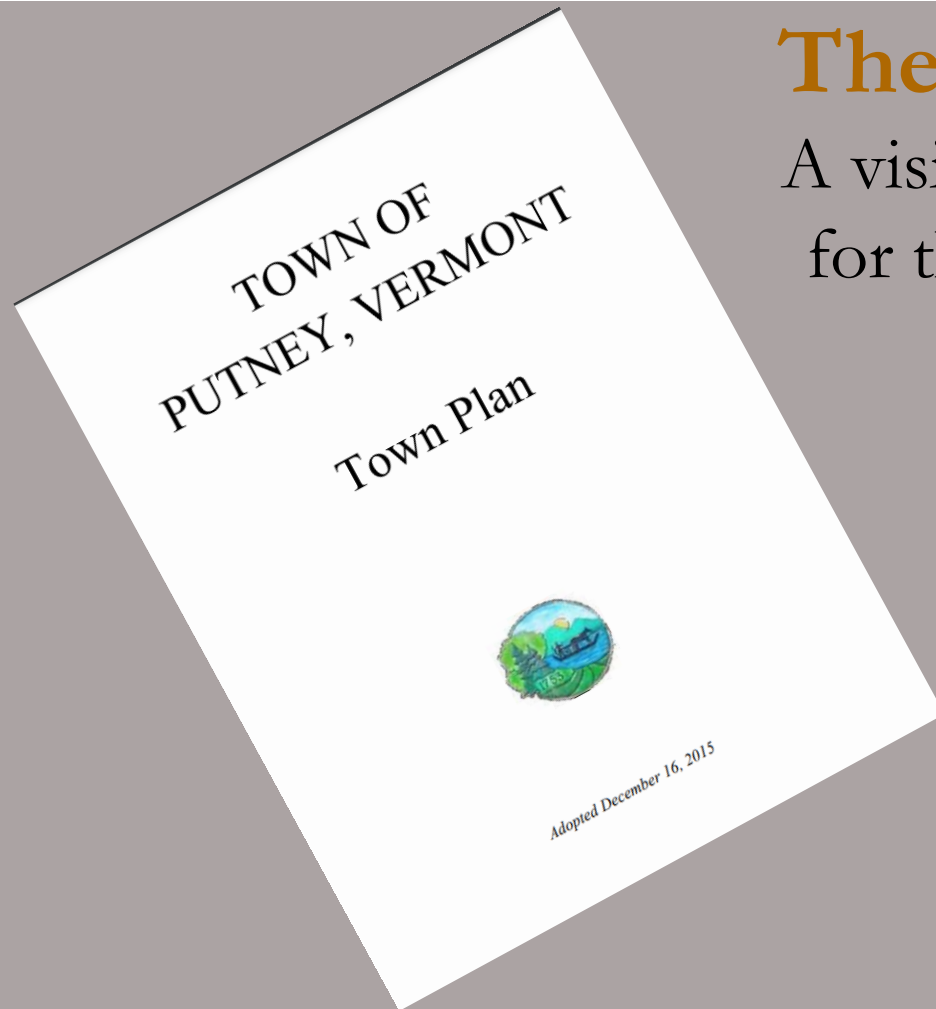
# Every Community is Unique



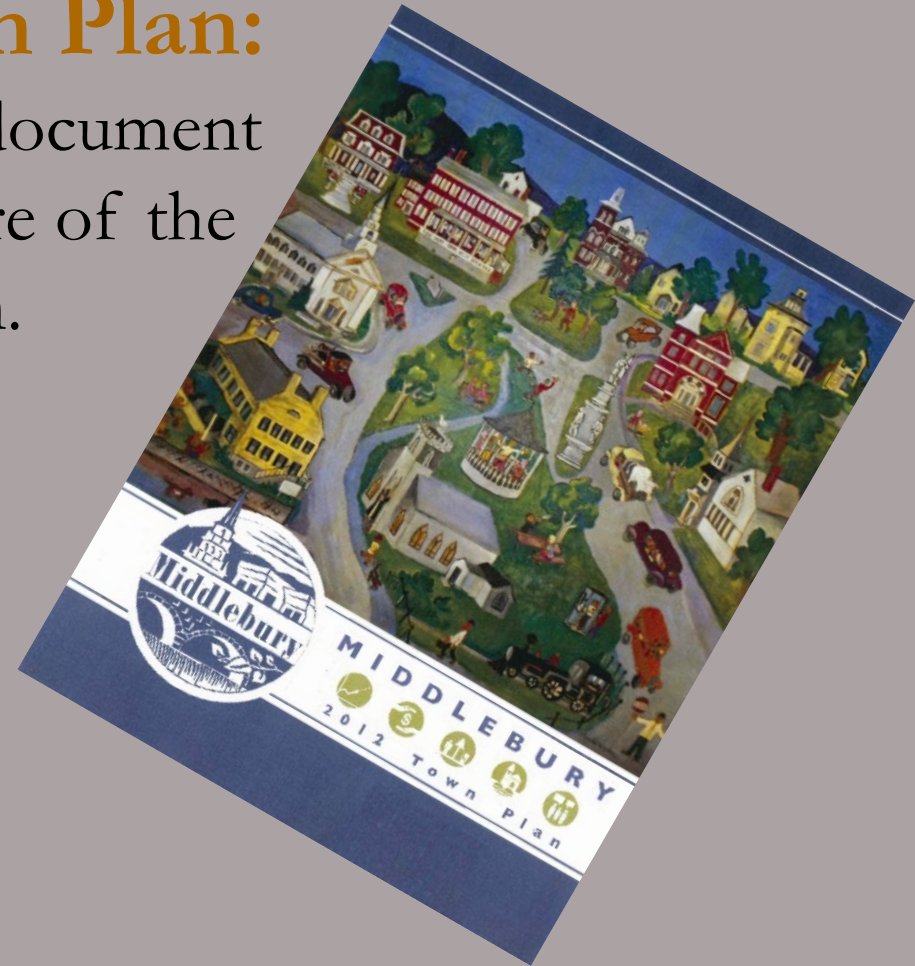
Community receives benefits from and relies on for continued existence.

An investment is to manage in a way so it improves its value.

# It All Comes Together



**The Town Plan:**  
A visionary document  
for the future of the  
town.



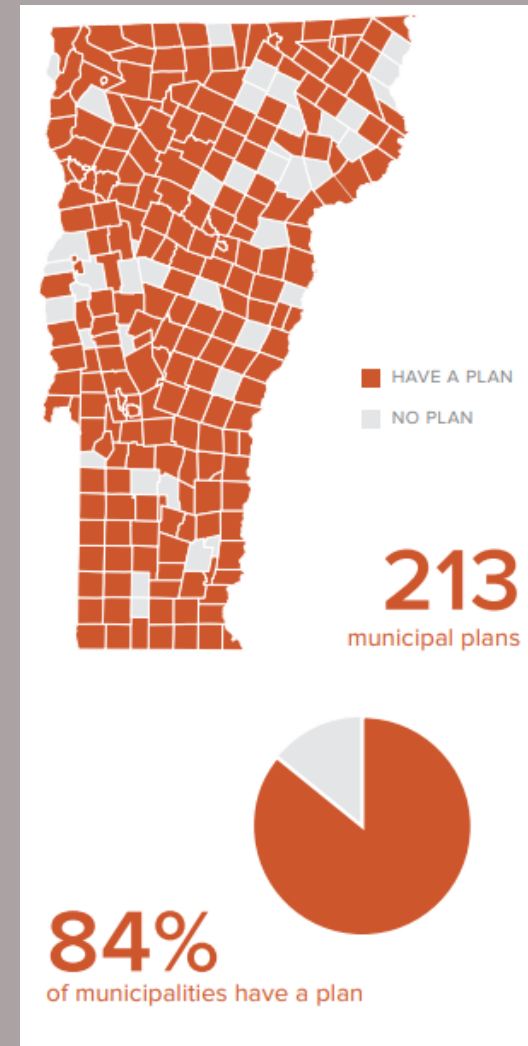
Public Process | Trends | Various Plan Elements | Maps

# Legal Framework of Town Planning

## Planning is local

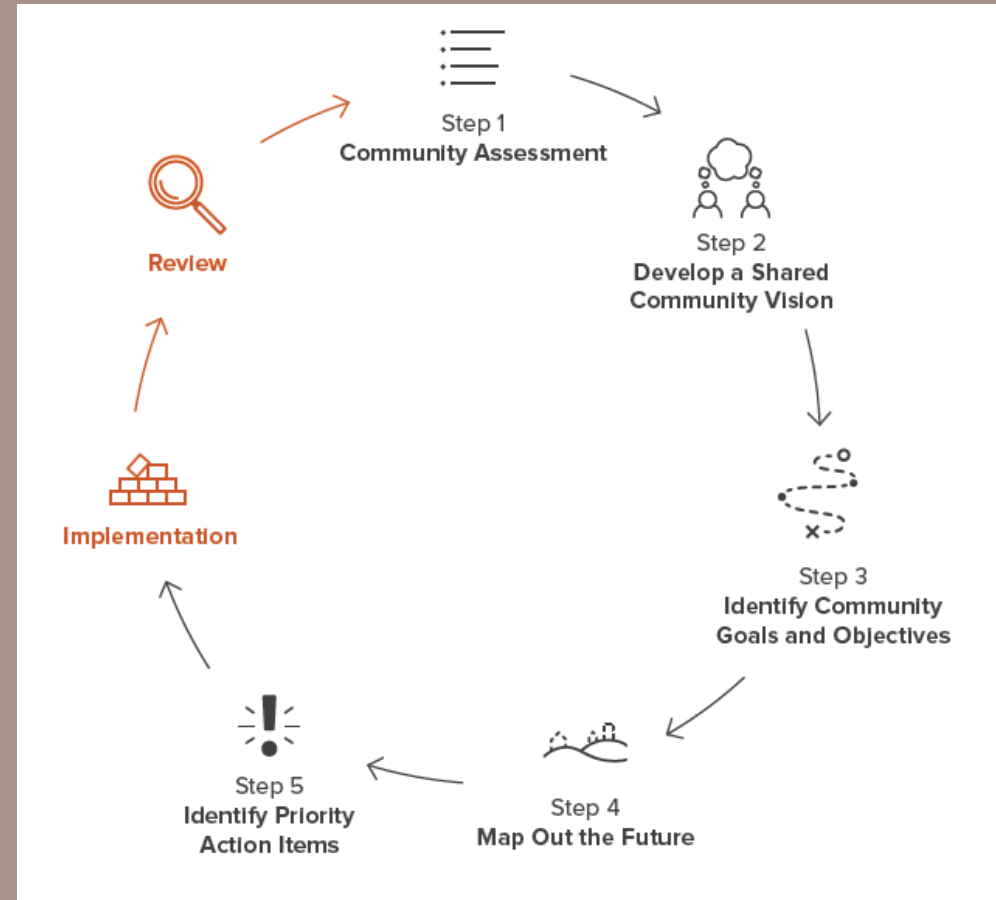
- ▶ 24 V.S.A. Chapter 117:  
Vermont Planning & Development Act
- ▶ 4 Process Goals and 14  
Planning Goals
- ▶ No statewide land use planning

Department of Housing & Community Development





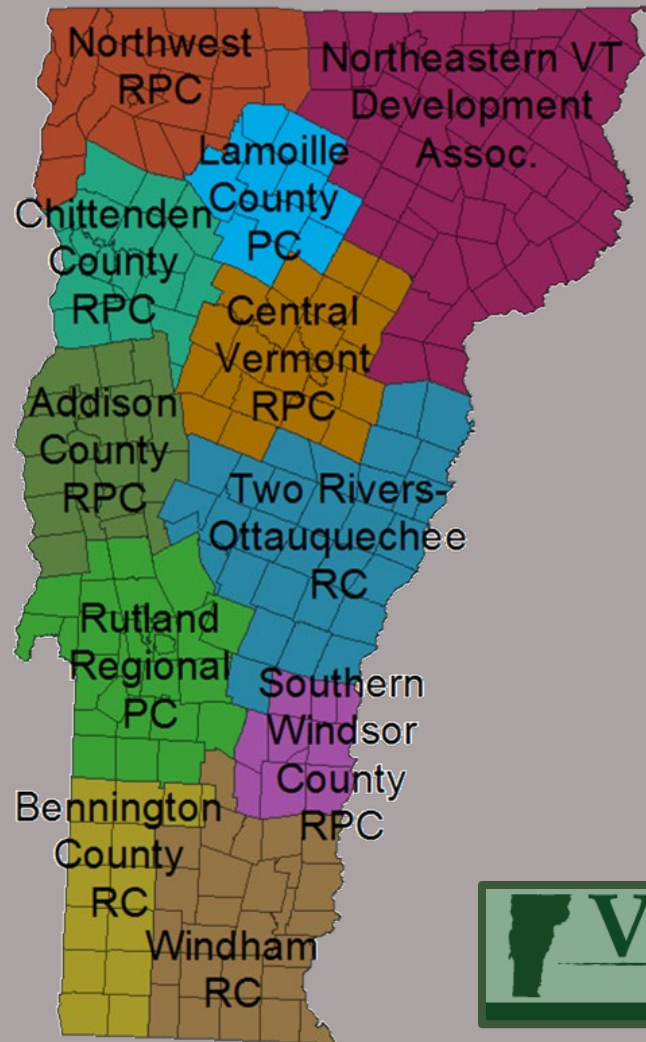
## Five Step Process



State Planning Manual

□ Working with Existing Plans

# Regional Planning Commissions



- Regional Plan
- Technical Assistance
- Data Repository



# Working Together

To encourage citizen participation at all levels of the planning process.

## Roles & Responsibilities

- Planning Commission
- Town Planner
- Conservation Commission
- Selectboard
- Development Review Board
- Zoning Administrator
- Town manager



Guilford Conservation Commission physically-distanced meeting

# Community Engagement



Creating and re-affirming a shared vision

## Ask the Community

- Community Survey
- Value Mapping
- Engaging Events
- Meet them where they are



# Community Values Mapping

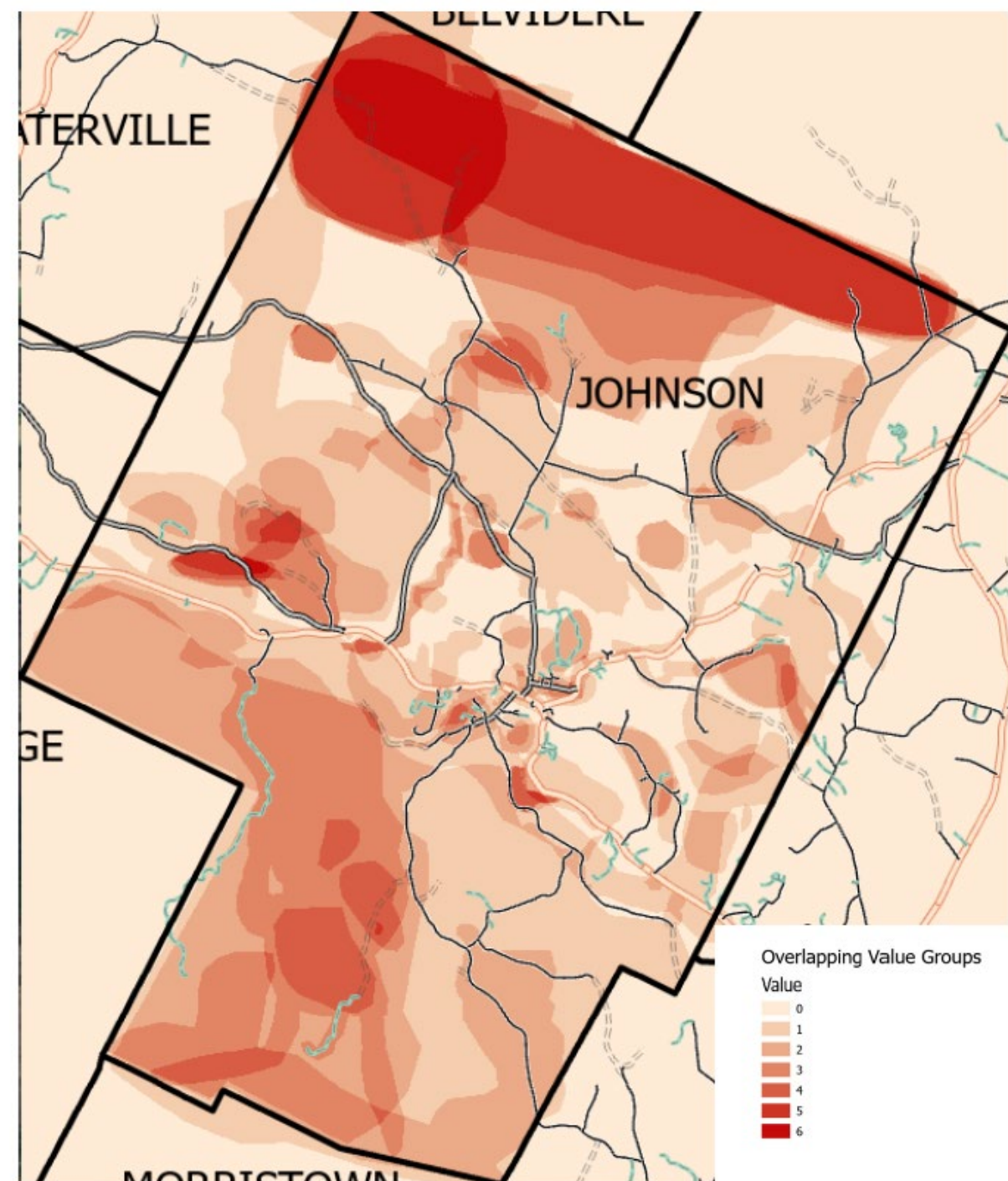
Zoom Meeting

Participants (27)

Find a participant

- SL Steve Lembke
- JK Janet Kight Porter
- LL Linda Lembke
- SB Susan Bonthron
- AK Anna Klein
- BD Bill Dell'Isola
- EM Eric Morse
- GG Grace Glynn
- JG Joanne Garton
- Joslyn McIntyre
- JB Julie Beet
- KM Karen Murphy
- Margo Ghia, WRC
- MC Marie Caduto
- MB Michael Becker
- PH Paul Hamelin

Unmute Stop Video Security Participants 27 Chat Share Screen Record Breakout Rooms Reactions End



Team 1

What do you love about living here?

Where are those most important places?

Community Values

- 1) Left click to Select the Pen tool  
Choose the color from the value groups in the legend.  
Set the line to be thicker
- 2) Zoom in and draw on the map. With a mouse, click and hold while drawing. - Circle an area that you think is important for that value.
- 3) If you make a mistake, select the arrow tool at left: click on the drawing that you want to change or erase.

- Working Lands
- Scenic Areas
- Recreation
- Hunting & Fishing
- Historic Sites
- Community Places
- Natural Areas

Instructions



# Meeting Multiple Values



**Agriculture and Forest Land: Economy & Ecology**

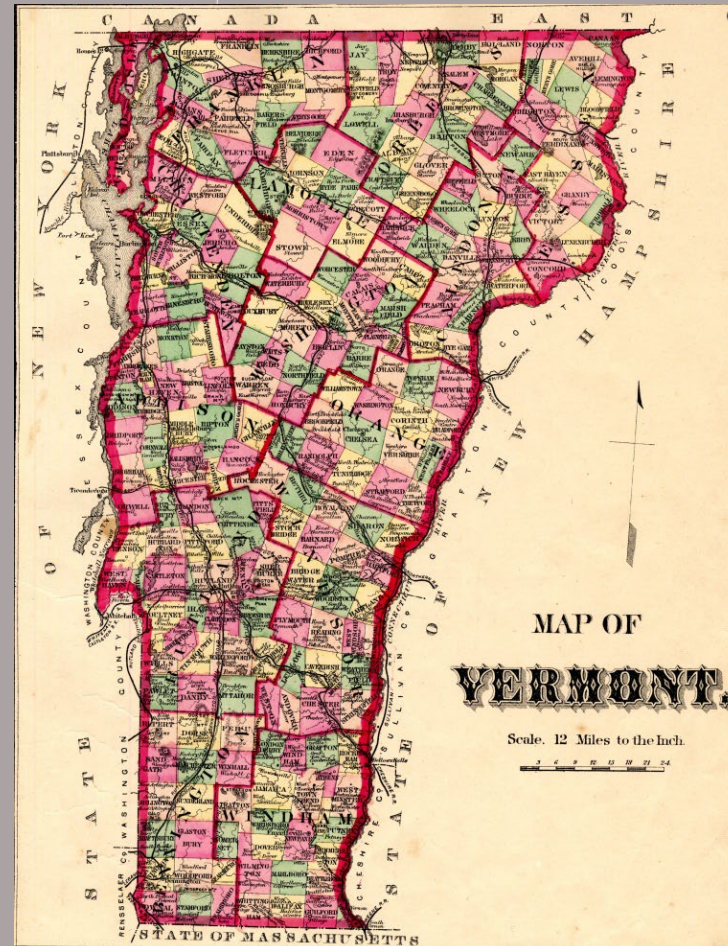
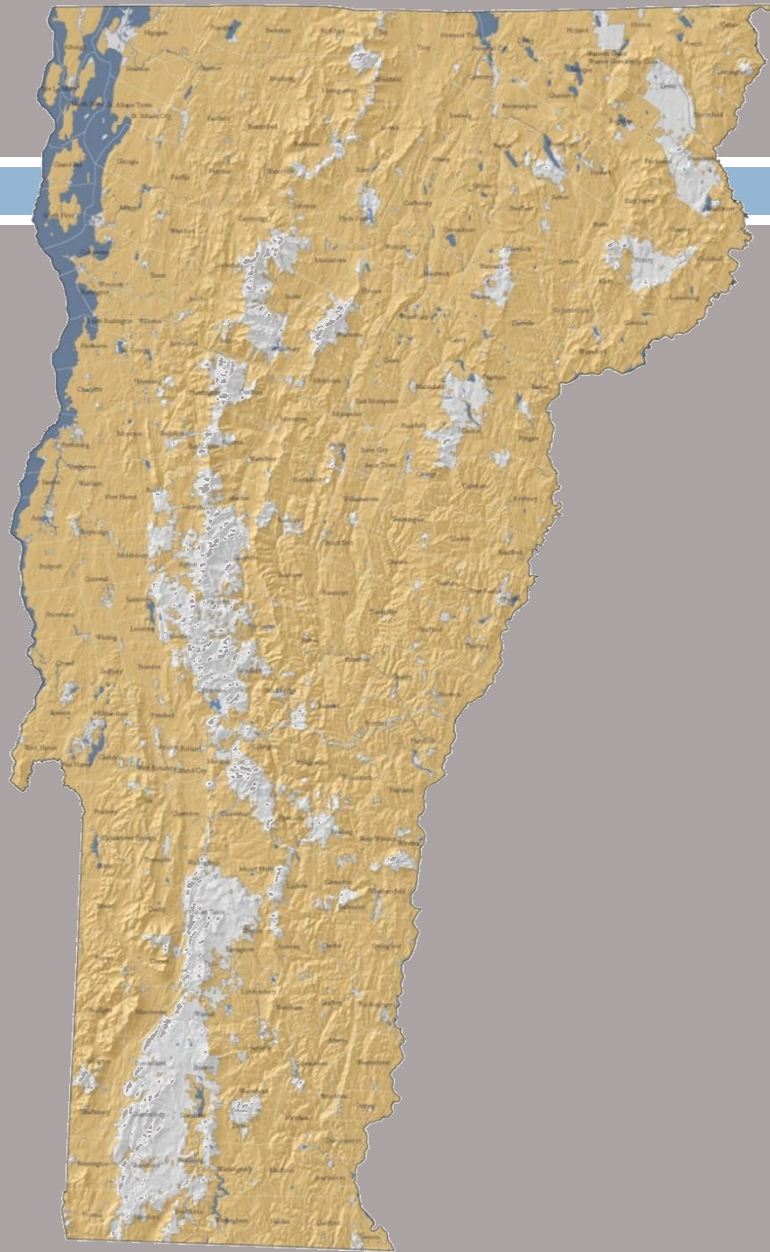
# Planning and Property Rights

- A careful balance and key consideration for planning
- Good land use planning considers property rights as well as other community goals

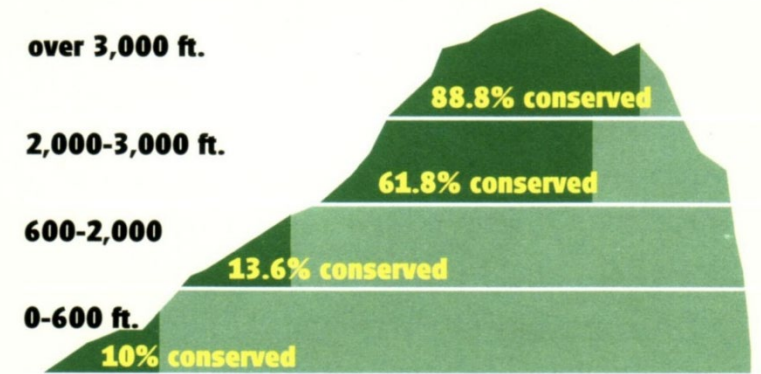




# 83% Private land



**Percentage of each elevation zone in conserved lands. Much of Vermont's biodiversity is found at low elevations, but the lowest elevations are the least protected.**

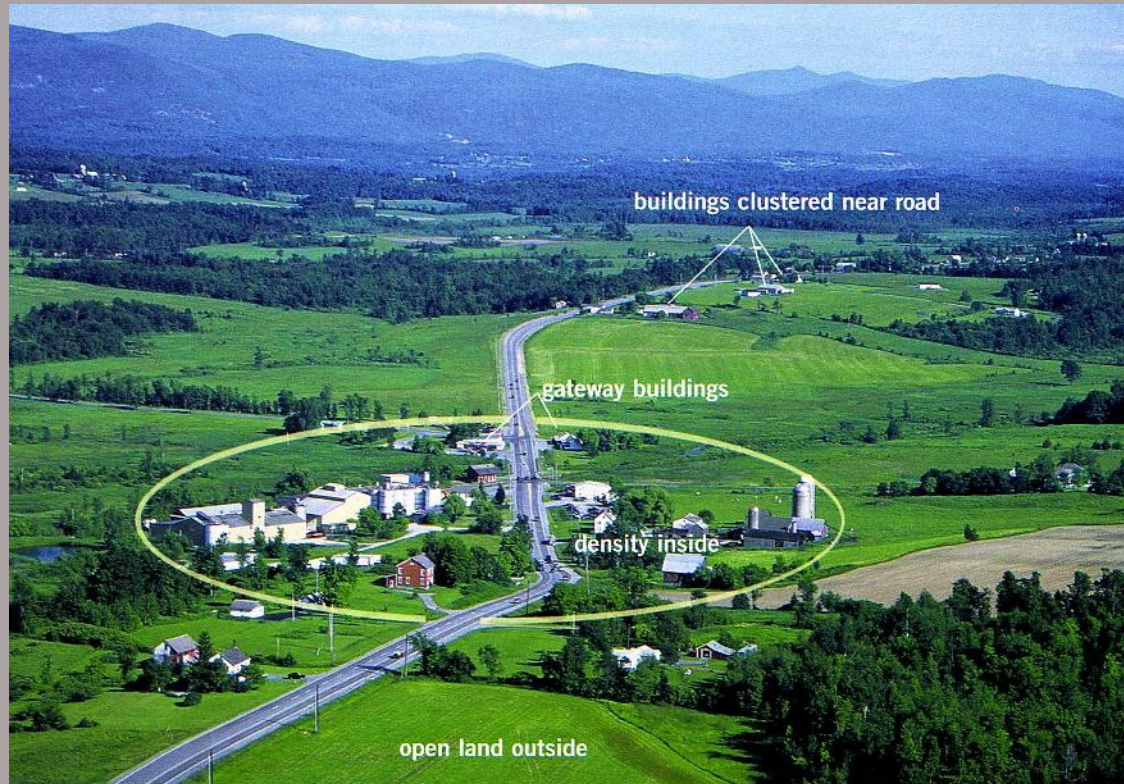


Vermont Biodiversity Project



# Compact Village and Urban Centers

A vision of compact development – surrounded by farms & forest



The Roadscape Guide 2006



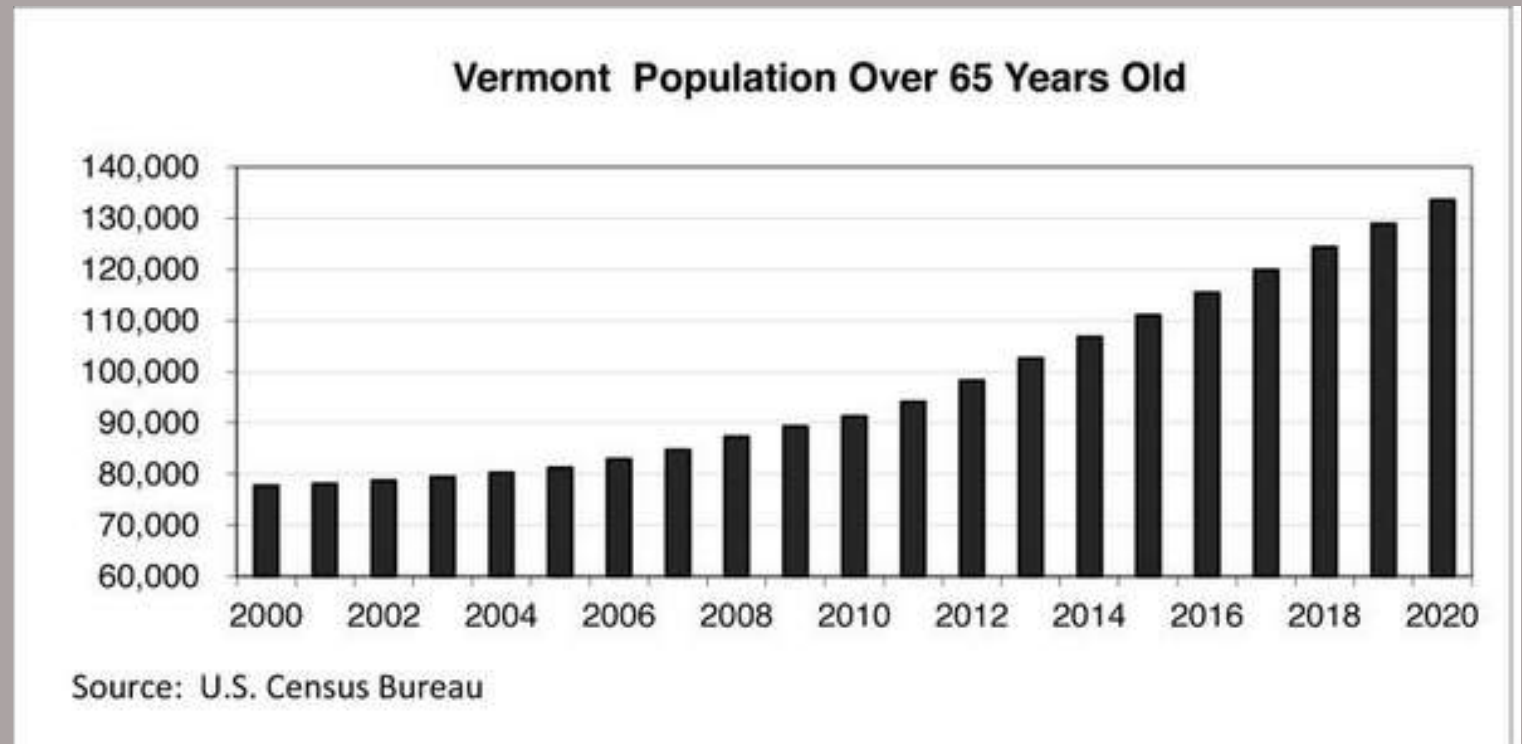
**79% of subdivision occurred within a Rural Residential type district.**

- Published May 2014
- Study Period: 2002-2010
- 14 Towns

# Changing Expectations

What are the implications for housing and transportation?

- In 2030,
  - 25% of Vermonters will be > 65.
- This is the fastest growing age group in VT .



# Ready for Growth Downtown?



Financial Resources  
need to be in place  
to support growth  
where appropriate



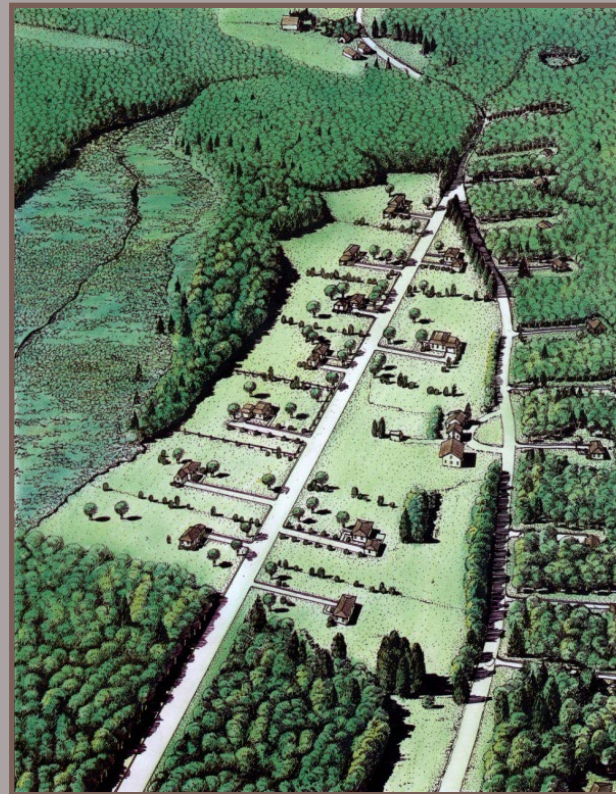
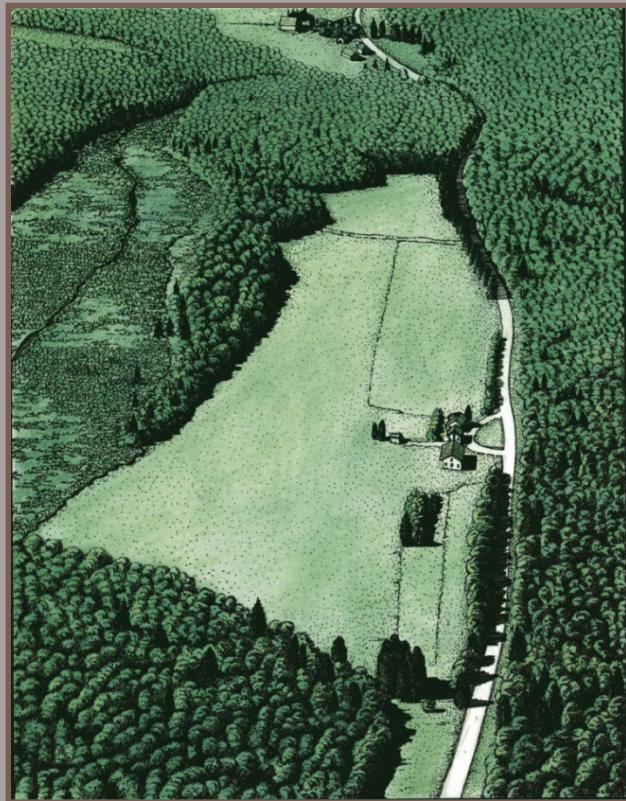


# Planning for Development





# Where is the 'Right Place' For Development?



Multi-functionality | Connectivity | Habitability | Resiliency |  
Identity | Return on Investment



# Poor Land Use Planning

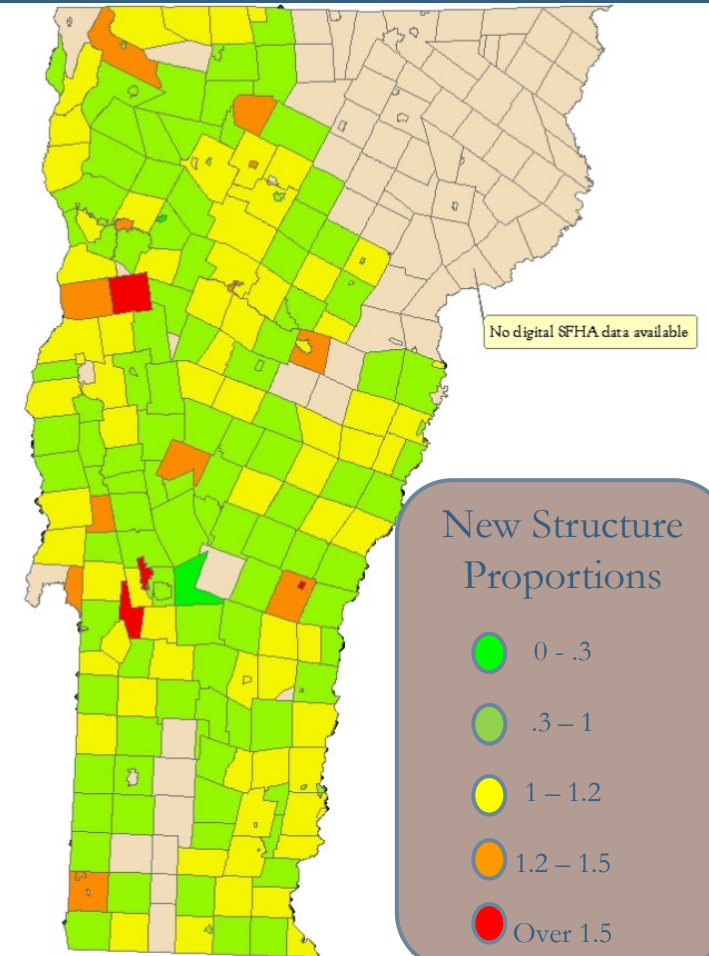
## COSTS US ALL



Tropical Storm Irene 2011



Changes in the # of structures in floodplains from 2008 to 2010



New Structure Proportions

- 0 - .3
- .3 - 1
- 1 - 1.2
- 1.2 - 1.5
- Over 1.5



# Many Ways of Moving Forward

## Range of options

### Landowner

Education

Landowner  
Management  
decisions

Incentive  
Programs

Management  
Agreements

Conservation  
Easements

Land Acquisition

### Municipal

Education  
& Outreach

Inventory

Town  
Plan

Bylaws

Zoning

No one tool is right for every landowner or town



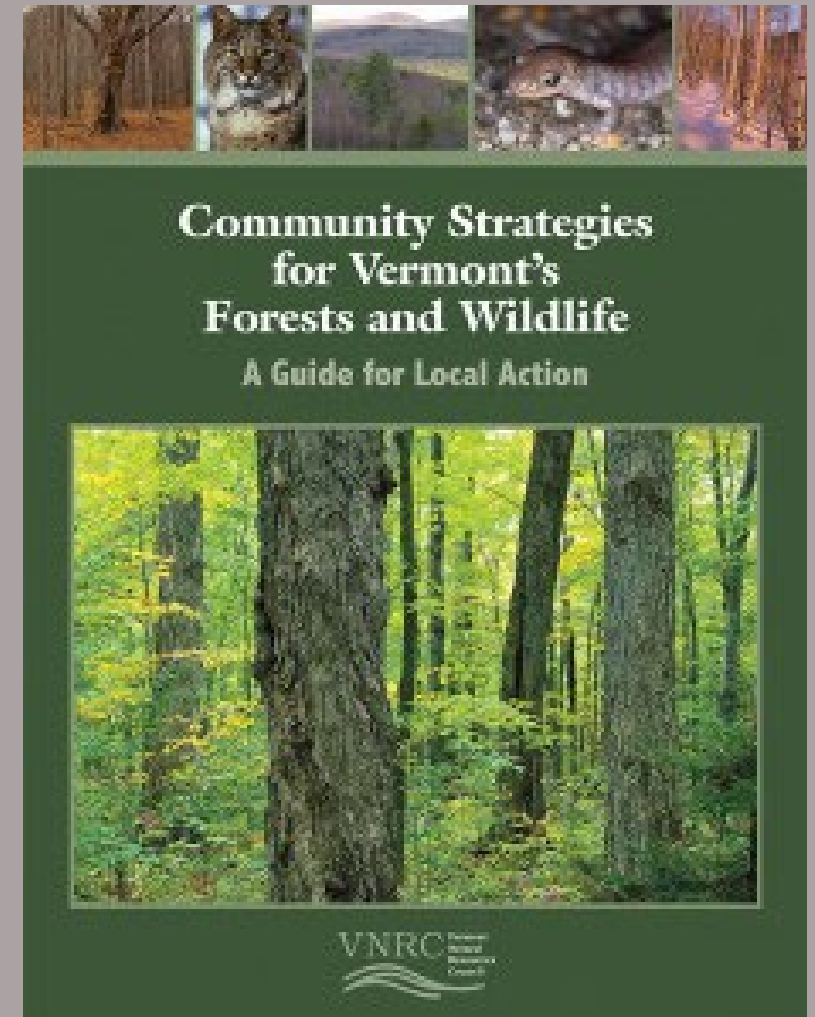
# Non-Regulatory Approaches

- ❑ Use Value Appraisal (Current Use)
- ❑ Conservation easements and land trusts
- ❑ Site design around mapped natural resource features – biological inventories, management plans
- ❑ Landowner Cooperatives
- ❑ Compact, village-style development
- ❑ Town Forests



# Regulatory Approaches

- ❑ Conservation/forest zoning districts
- ❑ Overlay districts
- ❑ Subdivision regulations
- ❑ Planned Unit Developments
- ❑ Clustering and conservation subdivisions





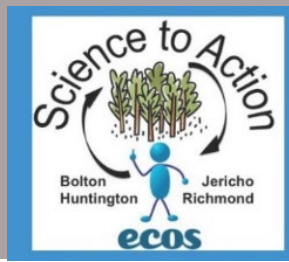


# Subdivision Regulations

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- Control the pattern of development and help towns plan for infrastructure – but can also help protect natural resources
- Guides parcel size and configuration – can help minimize open space and forest fragmentation
- Manages and mitigates impacts of development (e.g., fragmentation, erosion control, traffic, etc.)
- May include design guidelines or standards to promote conservation

# Science to Action



Richmond, Jericho, Bolton, Huntington

- Inventory
- Celebration
- Values mapping
- Municipal planning and regs
- Coordinated





# Questions?

