



Town of Shelburne, Vermont

CHARTERED 1763

P.O. BOX 88 5420 SHELBURNE ROAD SHELBURNE, VT 05482

Clerk/Treasurer (802) 985-5116	Town Manager (802) 985-5110	Zoning & Planning (802) 985-5118	Assessor (802) 985-5115	Recreation (802) 985-9551	FAX Number (802) 985-9550
-----------------------------------	--------------------------------	-------------------------------------	----------------------------	------------------------------	------------------------------

INVITATION TO COMMENT ON TOWN PLAN AMENDMENT

TO: DISTRIBUTION LIST
FR: SHELBURNE PLANNING COMMISSION VIA DEAN PIERCE, DIR OF PLANNING
RE: TOWN PLAN MAP AMENDMENT
DA: February 11, 2013

On Thursday, March 28, 2013, the Shelburne Planning Commission will hold a public hearing on the proposed amendment of Shelburne's Municipal Plan. The hearing will begin at 7:00 p.m. and take place in the Shelburne Municipal Complex Meeting Room. Those who plan to speak at the hearing are encouraged to also submit a written version of their comments.

Materials associated with this proposal can be downloaded from the following link <http://goo.gl/N4SZI> . Should you have any difficulties accessing the file please contact Dean Pierce immediately.

Finally, please note it is not necessary to appear at the hearing to offer comments. Written comments may be submitted to Dean Pierce, AICP, Director of Planning and Zoning, 5420 Shelburne Road, PO Box 88, Shelburne, VT 05482. Electronic submissions are encouraged. Please direct email to dpierce@shelburnevt.org.

**Planning Commission Reporting Form
for Municipal Plan Amendments
Prepared for the Commission by Staff
Approved by Planning Commission January 24, 2013**

This report is in accordance with 24 V.S.A. §4384(c) which states:

“When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.

If the proposal would alter the designation of any land area, the report should cover the following points:

- 1. The probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.*
- 2. The long-term cost or benefit to the municipality, based consideration of the probable impact on:
(A) the municipal tax base; and
(B) the need for public facilities;*
- 3. The amount of vacant land which is:
(A) already subject to the proposed new designation; and
(B) actually available for that purpose, and the need for additional land for that purpose.*
- 4. The suitability of the area in question for the proposed purpose, after consideration of:
(A) appropriate alternative locations;
(B) alternative uses for the area under consideration; and
(C) the probable impact of the proposed change on other areas similarly designated*
- 5. The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area.”*

Brief explanation of the proposed Plan amendment.

The Planning Commission has prepared these amendments to comply with statutory requirements found in § 4387 of Title 24, Vermont Statutes Annotated (Readoption of plans):

- (a) All plans, including all prior amendments, shall expire every five years unless they are readopted according to the procedures in section 4385 of this title.

Shelburne’s current Comprehensive Plan was adopted by the Shelburne Selectboard on January 5, 2012. The current Comprehensive Plan is based almost entirely on the Plan adopted in 2007 (i.e., the Selectboard readopted the prior plan).

The changes proposed by the Planning Commission consist of both substantive and stylistic/format edits throughout the document. Substantive changes include revisions to policy and narrative language and to maps.

Although substantive, the changes to the policy and narrative language are considered by the Planning Commission to be largely incremental. Tables and figures have been updated wherever possible. Stylistic/formatting changes include a reordering of plan sections (former Volume I would become Volume II and vice versa).

It should be noted, however, that the current proposal does not include modification of the Plan’s “Composite Future Land Use Map” (Map 5). Other map changes reflect the availability of updated information and data layers.

Brief explanation of the extent to which the plan, as amended, is consistent with the goals established in section 4302 of this title.

As the proposed changes to the Plan are considered incremental in nature, and because the Town's planning process has been confirmed by the Regional Planning Commission as recently as August 30, 2011, and because confirmation by the Regional Planning Commission requires that it find the Town "is engaged in a continuing planning process that, within a reasonable time, will result in a plan which is consistent with the goals contained in section 4302 of this title", the Shelburne Planning Commission believes the resulting Plan, as amended, would be consistent with statutory goals.

More specifically, the Planning Commission hereby finds that:

- (1) The amendment does not materially affect the degree to which the Plan supports to establish a coordinated, comprehensive planning process.
- (2) The amendment does not materially affect the degree to which the Plan encourage citizen participation at all levels of the planning process.
- (3) The amendment does not materially affect the degree to which the Plan considers the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.
- (4) The amendment does not materially affect the degree to which the Plan encourages municipalities to work creatively together to develop and implement plans.
- (5) The amendment does not materially affect the degree to which the Plan maintains the historic settlement pattern of compact village and urban centers separated by rural countryside, in that it would not increase intensive residential development in areas not related to community centers nor encourage strip development nor nor discourage economic growth nor modify public investment plans.
- (6) The amendment does not materially affect the degree to which the Plan provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards.
- (7) The amendment does not materially affect the degree to which the Plan broadens access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.
- (8) The amendment does not materially affect the degree to which the Plan provides for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.
- (9) The amendment does not materially affect the degree to which the Plan integrates highways, air, rail and other means of transportation.
- (10) The amendment does not materially affect the degree to which the Plan protects and preserve important natural and historic features of the Vermont landscape, including significant natural and fragile areas; outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands; significant scenic roads, waterways and views; or important historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas.
- (11) The amendment does not materially affect the degree to which the Plan maintains and improve the quality of air, water, wildlife and land resources.
- (12) The amendment does not materially affect the degree to which the Plan encourages the efficient use of energy and the development of renewable energy resources.
- (13) The amendment does not materially affect the degree to which the Plan maintains and enhance recreational opportunities for Vermont residents and visitors.
- (14) The amendment does not materially affect the degree to which the Plan encourages and strengthen agricultural and forest industries.
- (15) The amendment does not materially affect the degree to which the Plan provides for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the

proper restoration and preservation of the aesthetic qualities of the area.

- (16) The amendment does not materially affect the degree to which the Plan ensure the availability of safe and affordable housing for all Vermonters.
- (17) The amendment does not materially affect the degree to which the Plan provides for an efficient system of public facilities and services to meet future needs, including fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.
- (18) The amendment does not materially affect the degree to which the Plan ensures the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.

Brief explanation of the probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.

The Planning Commission has concluded that, given there are no proposed changes to the Composite Future Land Use Map contained in the Plan, the amendments would be unlikely to have a significant negative impact on the surrounding area, traffic generation, and overall land use patterns. The proposed revisions would encourage economic development to a greater degree than does the current Comprehensive Plan. However, the Planning Commission does not foresee significant negative impacts on the surrounding area resulting from possibly elevated levels of economic activity.

Brief explanation of the long-term cost or benefit to the municipality, based upon consideration of the probable impact on municipal tax base; and the need for public facilities.

The Planning Commission has concluded that, given there are no proposed changes to the Composite Future Land Use Map contained in the Plan, the amendments would be unlikely to have negative impact on municipal tax base and the need for public facilities. As noted above, the proposed revisions would encourage economic development to a greater degree than does the current Comprehensive Plan. Given surplus capacities in water and wastewater systems, the Planning Commission foresees no negative impacts on the need for public facilities as a result of the proposed policy changes. Further, the Planning Commission foresees the revised policies resulting in positive impacts on the municipal tax base.

Brief explanation of the amount of vacant land which is: already subject to the proposed new designation; and actually available for that purpose, and the need for additional land for that purpose.

As noted above, the set of proposed amendments does not include modification of the Plan's "Composite Future Land Use Map" (Map 5). Thus, the Planning Commission is not proposing directly any new designations of future land use. In early 2011, the Planning Commission did propose changes to future land use patterns. It summarized the impacts of those changes at that time.

Brief explanation of the suitability of the area in question for the proposed purpose, after consideration of: appropriate alternative locations; alternative uses for the area under consideration; and the probable impact of the proposed change on other areas similarly designated.

As noted above, the set of proposed amendments does not include modification of the Plan's "Composite Future Land Use Map" (Map 5). Thus, the Planning Commission is not proposing directly any new designations of future land use. In early 2011, the Planning Commission did propose changes to future land use patterns. It addressed the suitability of the areas subject to the proposed changes at that time.

Brief explanation of the appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability, and existing development in the area.

As noted above, the set of proposed amendments does not include modification of the Plan's "Composite Future Land Use Map" (Map 5). Thus, the Planning Commission is not proposing directly any new designations of future land use. In early 2011, the Planning Commission did propose changes to future land use patterns. It addressed the appropriateness of the size and boundaries of the areas subject to the proposed changes at that time.

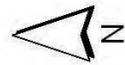
ATTACHMENTS

Composite Future Land Use Map
Confirmation Letter

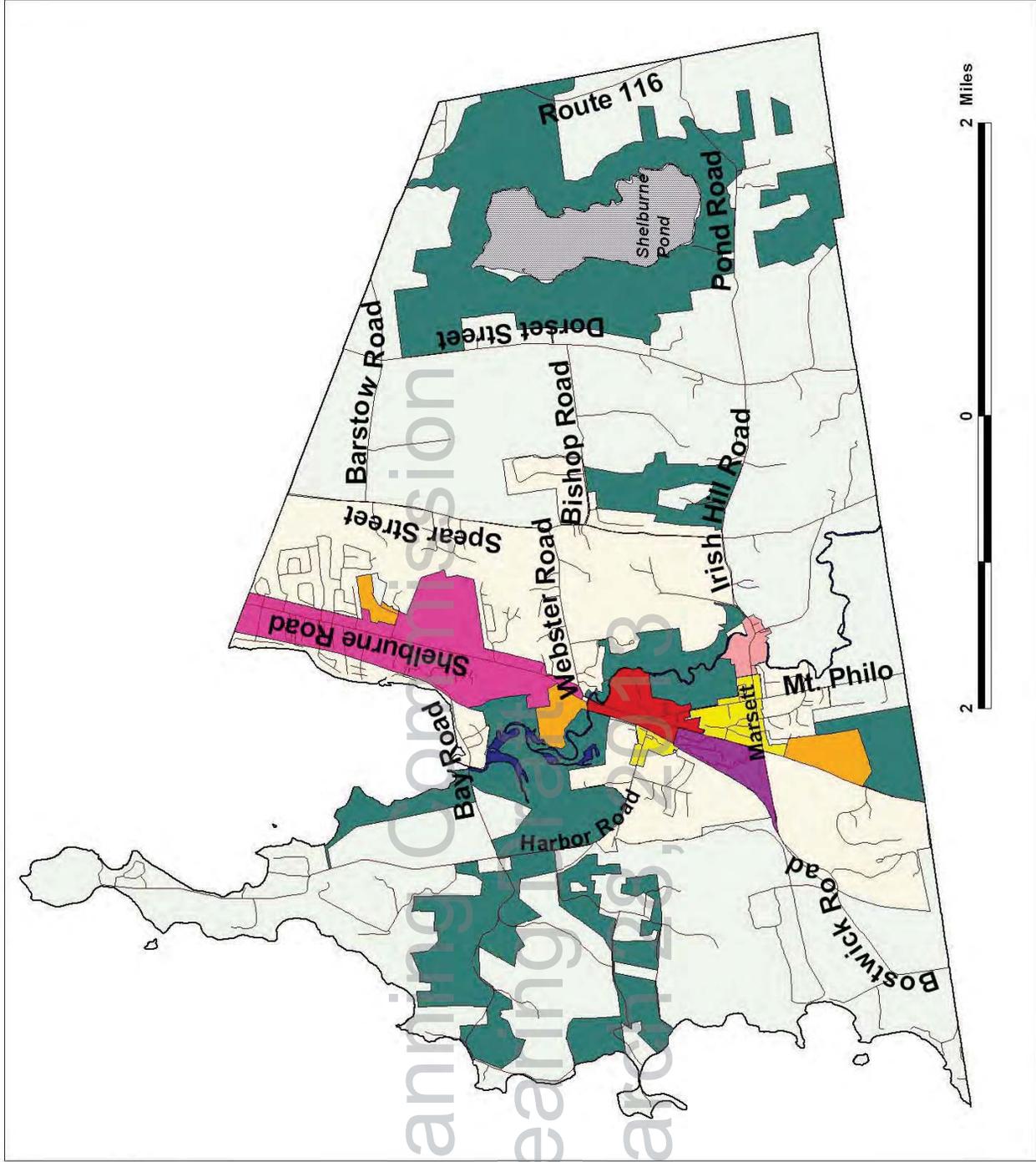
Map 5.

Composite Future Land Use

-  Village Center Area
-  Village Residential Area
-  Institutional/Museum Area
-  Shelburne Falls Area
-  Mixed Use Area
-  Commercial/Industrial Area
-  Growth Area 2 Residential
-  Rural Area
-  Conservation Area
-  Roads
-  Shelburne Pond



September 26, 2011



SERVING THE
MUNICIPALITIES OF

Bolton
Buels Gore
Burlington
Charlotte
Colchester
Essex Junction
Essex Town
Hinesburg
Huntington
Jericho
Milton
Richmond
St. George
Shelburne
South Burlington
Underhill
Westford
Williston
Winooski



Chittenden County
Regional Planning Commission

TEL 802.846-4490 FAX 802.846-4494

EMAIL info@ccrpcvt.org WEB www.ccrpcvt.org

110 West Canal Street • Suite 202 • Winooski •
Vermont 05404-2109

August 30, 2011

Dean Pierce, AICP
Director of Planning and Zoning
P.O. Box 88
Shelburne, VT 05482

Dear Dean:

I am writing to confirm that the Chittenden County Regional Planning Commission approved the Town of Shelburne's adopted municipal plan and confirmed the planning process on April 27, 2009. The plan approval and planning process confirmation are current.

If I can provide any additional information, please contact me at 802-846-4490x23 or cbaker@ccrpcvt.org. Thank you for the opportunity to provide assistance.

Best regards,

Charlie Baker
Executive Director