

Town of East Montpelier Planning Commission Report on 2018 Town Plan Update

The East Montpelier Planning Commission has drafted an updated 2018 Town Plan to guide the town for the next eight years. A report is required by state law when considering an amendment of a municipal plan. This report is intended to meet the statutory requirements of 24 V.S.A. § 4384(c). The Planning Commission will begin a 30-day warning on the Plan once this report is received and acknowledged by the chairperson of the planning commissions of all adjacent towns, the executive director of the Central Vermont Regional Planning Commission, and the Department of Housing and Community Affairs.

The 2018 Town Plan is consistent with the state planning goals established in 24 V.S.A. §4302, as well as other recent state requirements for municipal plans. It provides updated data, information and mapping.

The Planning Commission proposes reorganizing the Town Plan, as well as edits and updates to all chapters, maps and appendices that will result in a new Town Plan for the Town of East Montpelier.

Chapters with significant updates to meet new statutory requirements include:

- Hazard Mitigation and Flood Resilience; and
- Forest Resources and Integrity.

New sections include:

- Executive Summary;
- Community Health;
- Air Quality; and
- Implementation.

Sections with major updates include:

- Education;
- Transportation;
- Wastewater Treatment;
- Energy and Energy Conservation; and
- Scenic Resources

Most maps have been updated. New maps include:

- East Montpelier Village Sidewalks
- East Montpelier Public and Protected Lands
- East Montpelier Priority Forest Blocks and Habitats
- East Montpelier Significant Natural and Scenic Resources
- East Montpelier Future Land Uses
- East Montpelier Village Planning Areas
- 2015 East Montpelier Zoning Overlay Districts

The Land Use chapter reflects a continued emphasis on concentrating growth within East Montpelier Village and the identified growth areas. The *East Montpelier Village Master Plan* is incorporated by reference.

The 2018 Town Plan proposes establishing a boundary for East Montpelier Village, with new zoning based on the Village Planning Areas that implements the *East Montpelier Village Master Plan*. The plan for East Montpelier Village envisions a business- and pedestrian-friendly village core, surrounded by walkable residential neighborhoods. Some traffic impacts may occur over the long term due to increased growth within the village. Similarly, there could be costs resulting from possible infrastructure or facility investments, and tax benefits due to increased growth of businesses and housing within the village.

The 2018 Town Plan also proposes a review and update of the *Land Use and Development Regulations* to ensure that they reflect current conditions, future land uses, and the goals of the Town Plan. No significant traffic or facility impacts are expected.