
SHELBURNE COMPREHENSIVE PLAN 2016

VOLUME I

VISION, GOALS, OBJECTIVES, AND RECOMMENDED ACTIONS

[As approved by Selectboard
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TABLE OF CONTENTS

PROLOGUE	Page i
INTRODUCTION	Page 1
VISION STATEMENT	Page 3
LAND USE	Page 5
Growth Area 1, Shelburne Village	Page 7
Growth Area 2, Beyond the Village	Page 14
The Rural Area, Outside the Growth Area	Page 19
Land Use Summary	Page 24
Policy on Noise	Page 25
NATURAL AND SCENIC RESOURCES AND LAND CONSERVATION	Page 29
HISTORIC AND CULTURAL RESOURCES	Page 35
GROWTH AND DEVELOPMENT	Page 39
Population Growth	Page 39
Economic Development	Page 40
Community Utilities, Facilities, and Services	Page 42
PARKS AND RECREATION	Page 45
HOUSING	Page 47
CHILD CARE	Page 51
TRANSPORTATION	Page 53
ENERGY	Page 61
TOWERS AND TELECOMMUNICATION FACILITIES	Page 63
CITIZEN PARTICIPATION/AMENDING THE PLAN	Page 65

Prologue

The 2013 Shelburne Comprehensive Plan (the Plan) is the result of over three years of work by the Shelburne Planning Commission, Selectboard, and citizens. Data were gathered and reviewed, residents were surveyed, and public meetings and forums were held.

The results are presented in two volumes. Volume 2 consists of important background information and analysis. The information and analysis contained in Volume 2 highlight aspects of the community likely to contribute to or detract from the realization of the Vision. Text contained in Volume 2 is also intended to clarify, where appropriate, the meaning of statements contained in Volume 1.

Volume 1 begins with a long range vision statement and then presents goals, objectives (or policies) and recommended actions for each of a variety of topics. These policy statements are to be applied to all land use decisions, both public and private, Town programs, and any actions affecting land use. Such actions include, but are not limited to, local development reviews (e.g., conditional use, site plan, and subdivision), regional reviews (e.g., Act 250), and statewide reviews (e.g., Section 248).

As used in this Plan, Goals, Policies, Objectives, and Recommended Actions mean the following:

Goals are broadly based statements that establish a framework for all land use decisions. Shelburne's Goals were written to capture the uniqueness of the community. Implementation of these Goals will help insure attainment of the Community's vision for the future.

Policies are specific (i.e., clear, unqualified, and unambiguous) and mandatory (i.e., binding and not merely advisory) statements intended to be full effect in the Act 250, Section 248, and Section 248a review process.

Objectives set more specific directions that help reach our Goals and guide Recommended Actions. Objectives may be linked to time frames and sometimes are quantifiable. They are specific statements that are key in guiding land use decision making and, therefore, should be considered carefully in relation to applicable land use requests.

Recommended Actions set forth specific activities or courses of action available to the Town, applicants, and others to further the Goals and Objectives and implement the Plan. For example, Recommended Actions provide ideas for changes to the Town's implementation tools such as the zoning bylaws, subdivision regulations, and capital expenditures plan.

Introduction

The Plan is a policy document created to guide development and conservation in the Town. The Plan was created by a group of citizens who share deep respect for the Town's past, who understand present conditions and trends, and who wish sincerely to advance the aspirations residents have for the Town's future. As the principal statement of land use policy for the Town of Shelburne, the Plan directs Town efforts in land use planning and growth management, the provision of public facilities and services, environmental protection, land conservation, and economic development.

Authority

The Town of Shelburne is authorized to prepare and implement the Plan by the Vermont Municipal and Regional Planning and Development Act (Title 24, Vermont Statutes Annotated, Chapter 117). The stated purpose of the Act is:

to encourage the appropriate development of all lands... in a manner which will promote the public health, safety against fire, floods, explosions and other dangers; to promote prosperity, comfort, access to adequate light and air, convenience, efficiency, economy and general welfare; to enable the mitigation of the burden of property taxes on agricultural, forest and other open lands; to encourage appropriate architectural design; to encourage the development of renewable resources; to protect residential, agricultural and other areas from undue concentrations of population and overcrowding of land and buildings, from traffic congestion, from inadequate parking and the invasion of through traffic, and from the loss of peace, quiet and privacy; to facilitate the growth of villages, towns and cities and of their communities and neighborhoods so as to create an optimum environment, with good civic design; to encourage development of a rich cultural environment and to foster the arts; and to provide a means and methods for the municipalities and regions of this state to plan for the prevention, minimization and future elimination of such land development problems as may presently exist or which may be foreseen and to implement those plans when and where appropriate.

The Act contains several requirements governing the content and extent of municipal plans. Some of these requirements identify specific elements municipal plans must include, while others establish goals and policies which, if relevant, plans must address. Both types of requirements have guided the development of the Plan.

Citizen Participation in the Planning Process

This Plan is a statement of policies of, by, and for the people of Shelburne. It was developed following extensive input from residents and property owners. Participation came in a variety of ways, including public meetings, public hearings, and a community wide public opinion survey.

The goals, policies and proposals of Volume I are a synthesis of these public involvement efforts and represent the views of a broad cross-section of Shelburne residents. Elected and appointed Town officials and several volunteer committees met frequently to discuss the scope and direction of the Plan and its policies. The goals, policies, and proposals/recommended actions are also informed by the data contained in Volume 2 of this Plan

Implementation and Amendment of the Plan

The Plan will be implemented through local, regional and state regulatory processes, through the work and actions of various Town committees and boards, and through the activities of Town government departments. Regulatory forms of implementation include the administration of the Town's zoning and subdivision bylaws and use of the Plan in the Act 250 (state land use and development control) and Section 248 (certification of energy facilities) processes. Non-regulatory forms of implementation include the updating and amendment of Shelburne's capital budget and program and public works specifications.

Upon adoption of this Plan, the Town's bylaws, capital budget and program, and public works specifications will be reviewed and revised, where necessary, to be consistent with the goals and objectives of this Plan. It should be noted that, as a result of statutory changes enacted in 2004, **Vermont's planning law now requires that local land use regulations be in conformance with local plans.** "Conformance" is specifically defined in reference to the municipal plan in effect at the time the bylaw was enacted.

Consistent with state law, the Planning Commission will update this Comprehensive Plan every five years. However, the Commission may—and likely will—review and evaluate the effectiveness of the Plan in attaining and implementing the goals of the Plan more frequently than every five years.

250 Years and Counting

A Vision Statement for Shelburne in the 21st Century

In the mid 21st century, Shelburne will be a place where—through careful and inclusive planning—residents have thoughtfully guided the evolution of their community.

Historically a rural and agricultural town, Shelburne in 2050 will be a place that embraces the economic vitality of the greater Burlington Chittenden County area while maintaining a strong Village center, large areas of conserved and rural lands, a vibrant and diverse economy, and attractive working landscape. The community will continue to successfully balance the diverse interests that have existed in Shelburne for decades. This diversity will be manifest in the cohesive business community located in the Village center, multi-use areas, and industrial zones, as well as the Town’s thriving neighborhoods, agricultural areas, and cultural resources. As a result, residents, business owners, local workers, and visitors will all experience boundless “pride of place.” Success in four critical areas—addressing our need for to balance 1) growth (both residential and business); 2) conservation of culture, history, and land; 3) environmental stewardship; and 4) successful integration of the Town into a larger regional community—will be hallmarks of the community and its planning efforts. Resolving conflicts between these areas will be viewed as our challenge and— by binding us together in common purpose—our strength.

Land Use in Shelburne

Introduction:

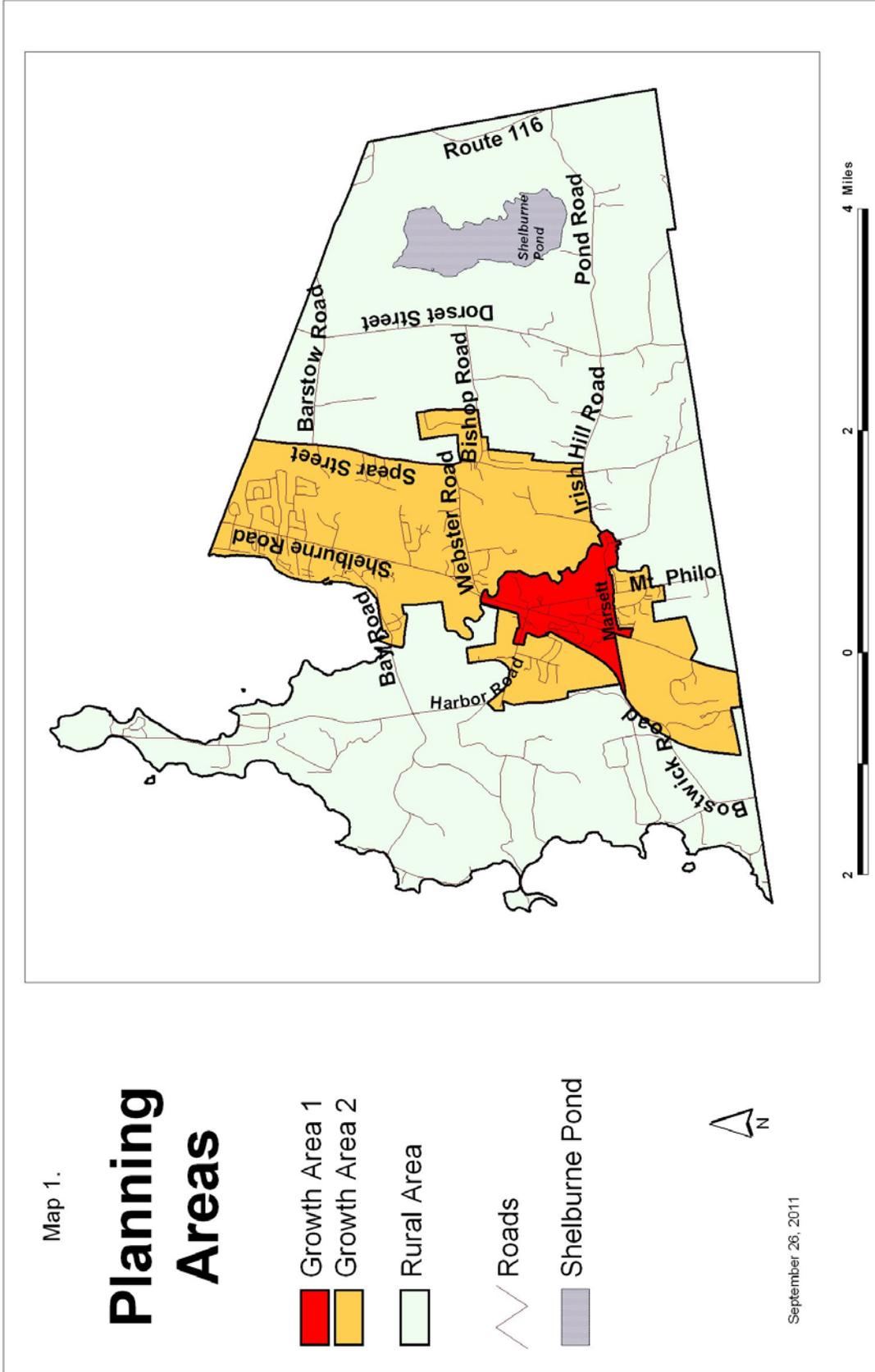
Land use is a critical reflection of a community's planning efforts. The over-riding intention in Shelburne is that the pattern of land uses should create and/or reinforce a compact and prominent village center first surrounded by residential neighborhoods, and then by lower-density development and a diverse mixture of open lands and natural areas.

Reflecting this fundamental vision, the Land Use section of this Town Plan is divided into three basic areas: 1) Shelburne Village (Growth Area 1), which is the center of the Town's Growth Area; 2) The Growth Area Beyond Shelburne Village (Growth Area 2); and 3) the surrounding Rural Areas.

The Planning Areas Map (Map 1) shows how the Town is divided into these three basic land use areas.

The Town's Growth Area, into which a major portion of future growth is directed, is defined as the area that is currently designated to be served by the municipal sewer system under the Town's Sewer Allocation Ordinance. The Growth Area is divided into two sections: Growth Area 1—encompassing Shelburne Village and Growth Area 2—encompassing portions of the sewer service area beyond the Village. It is the Town's position that in this Growth Area, and particularly in the Village segment of it, compact development is to be encouraged, but not without due regard to conservation of exceptional natural resources.

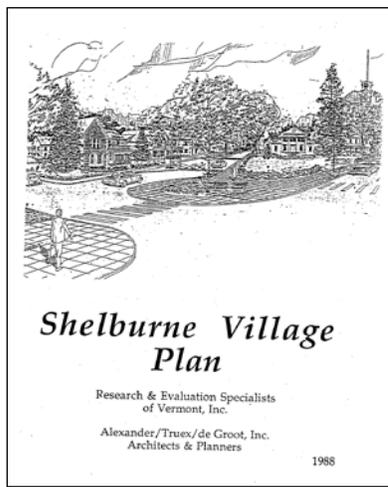
The next part of this section of the Town Plan presents Goals, Objectives and Recommended Actions to achieve the vision of a compact and prominent village center, i.e., Growth Area 1. Subsequent parts will address the remainder of the Town's Growth Area, i.e. Growth Area 2, and then the outlying rural areas.



Growth Area 1: Shelburne Village

Shelburne Village is the social and functional center of the Town, and contains the area delineated on the Village Planning Sub-Areas Map (Map 2) on the following page.

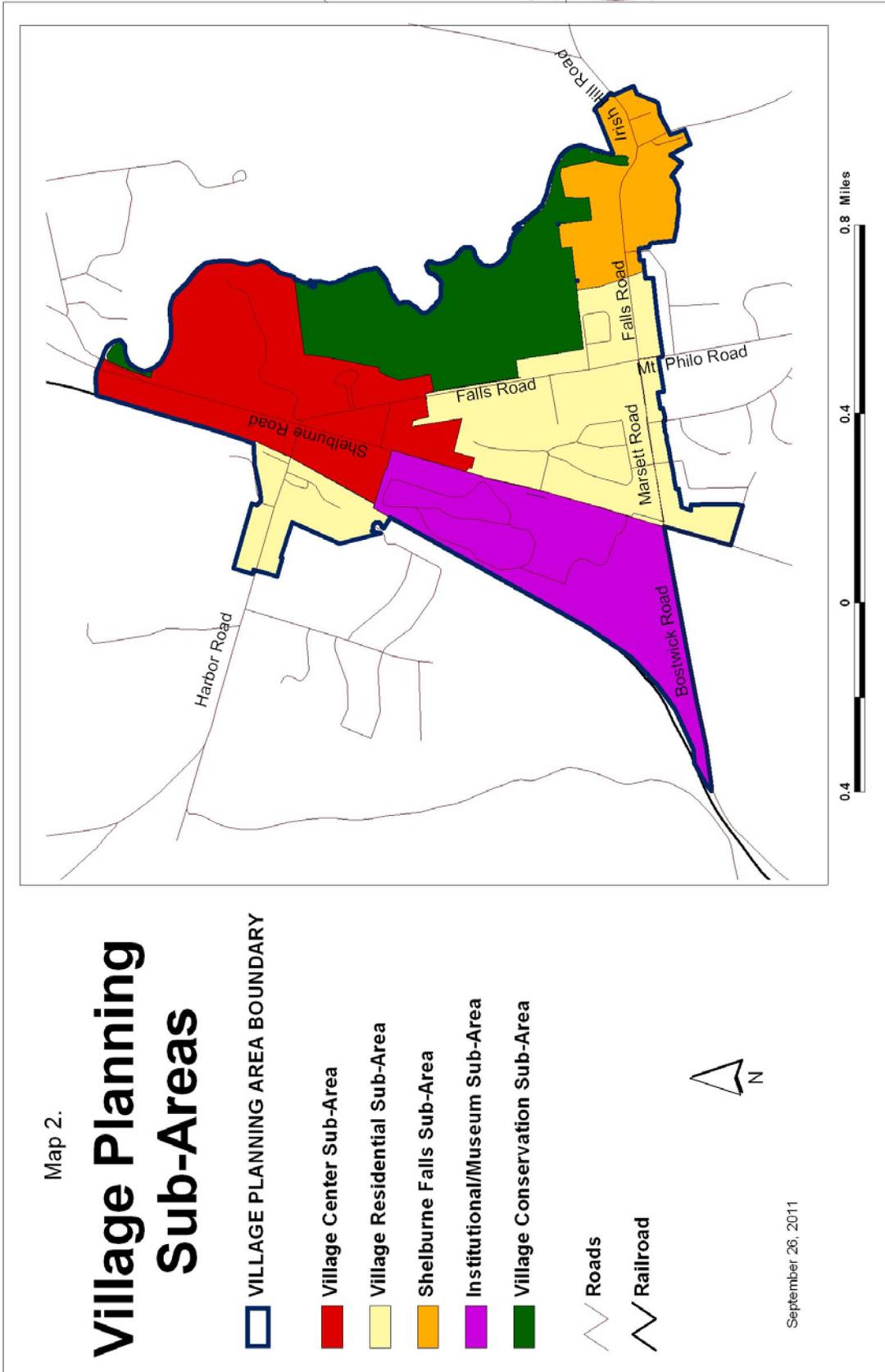
GOAL: TO ENSURE THAT SHELburne VILLAGE CENTER CONTINUES TO FUNCTION AS A CENTER OF ECONOMIC, SOCIAL, AND CULTURAL VITALITY, CONTAINING A DIVERSE MIXTURE OF RESIDENCES, BUSINESS ESTABLISHMENTS, CULTURAL AND RELIGIOUS FACILITIES, AND SUPPORTING GOVERNMENT OFFICES THAT IS LASTING AND DOES NOT LIMIT FUTURE OPPORTUNITIES.



The 1988 Shelburne Village Plan (Research and Evaluation Specialists of Vermont, Inc., Alexander-Truex-De Groot, Inc.) and the June 2006 Update of the Shelburne Village Plan (ORW Landscape Architects and Planners) provide the foundation for many of the objectives and recommended actions in this Section, and are incorporated into this Plan by reference.

The 1988 Village Plan identified five distinct sections of the Village Area. Careful review of existing conditions has resulted in a slight modification of the delineation of the five sections of the Village Area. These sections are also shown on Map 2, and are briefly identified below.

- The Village Center is the dense, mixed use area surrounding the Shelburne Road/Harbor Road/Falls Road intersection, and contains most of the Village Area businesses, the triangular Village green, the parade ground, and many of the Town's public buildings.
- The Institutional/Museum sub-area is located west of Shelburne Road, south of Church Street and is primarily made up of the Shelburne Museum.
- The Village Residential sub-area is a predominantly residential area, mostly to the south of the Village Center, and extending east on both sides of Falls Road. There is also a section of the Village Residential area west of the railroad tracks, along Harbor Road.
- The Shelburne Falls sub-area, the original village center, is the historic cluster of dwellings and small businesses on both sides of the LaPlatte River bridge.
- The Village Conservation sub-area consists of a protected strip of land along the east side of Falls Road, part of the LaPlatte River Nature Park, and other conserved lands such as the former Elkins property.



In addition to the above delineated sub areas, Shelburne Village also includes a Designated Village Center (DVC) and a Vermont Neighborhood (VN, and also known as a Neighborhood Development Area), both of which are recognized by the State of Vermont. The specific boundaries of the DVC and VN are discussed below.

Designation of the DVC supports community goals by giving the community priority consideration for state grants and other resources. Specific benefits of DVC designation include 10% Historic Tax Credits, 25% Facade Improvement Tax Credits, 50% Code Improvement Tax Credits, Priority Consideration For HUD, CDBG and Municipal Planning Grants, Priority Consideration By State Building And General Services (BGS), and Special Assessment Districts. (Also known as special benefits district or business improvement district, a Special Assessment District may be used to raise funds for both operating costs and capital expenses to support specific projects in the designated village center.) DVC benefits helped the redevelopers of the Shelburne Inn property realize the potential of that site.

Similarly, designation of the VN supports community goals by providing special permit and tax incentives for communities and developers that commit to building mixed-income housing within and adjacent to designated downtowns, village centers, new town centers, and growth centers. Specific benefits of VN designation include the following: Qualified “mixed income” projects are exempt from Act 250 regulations; Act 250 projects not qualifying for the exemption receive a 50% discount on application fees; Agency of Natural Resources fees for wastewater review are capped at \$50.00 for projects that have received sewer allocation from an approved municipal system; and Exemption from the land gains tax. VN benefits helped the developers of the Harrington Village project realize the potential of that site.

OBJECTIVES:

1. Reinforce the Village Center area around the Shelburne Road/Falls Road/Harbor Road intersection as the commercial, civic and social center of Shelburne village. Preserve and enhance the mixture of uses in this area including residential, commercial, office, and public uses. Encourage a mixture of housing types (detached and attached).
2. Enhance Shelburne Road as the “Main Street” of the Village by maintaining the visual qualities and residential character of development along it. Shelburne Road shall remain two lanes as it passes through the Village Area. The visual qualities will be addressed, in part, by landscaping, by the spacing and setback of structures, and by the presence of stately street trees.
3. Encourage a variety of appropriately scaled commercial, residential, and mixed use development and redevelopment in the Village, including development that enhances the attractiveness of the Village as a destination for commerce and an informal gathering place for town residents, while maintaining its character and compatibility with surrounding buildings.

FUTURE LAND USE

4. Encourage continued private investment in the Village through thoughtful and timely public investments in infra-structure (streets, parking, utilities, etc.) and amenities (landscaping, streetscape, streetlights, etc.)
5. Maintain and enhance pedestrian accessibility in and to the Village. The scale and design of buildings and street amenities (landscaping, pavements, enhanced pedestrian crossings, benches, signs, street lights, etc.) shall enhance the experience of pedestrians in the Village area. To the greatest degree possible, there shall be various pedestrian routes within the Village and connecting the Village to surrounding areas and/or facilities.
6. Street intersections shall contain marked crosswalks at all sidewalk crossings. Signalized intersections shall contain pedestrian activated walk phases. A typical conceptual design for signalized intersections should be developed that specifies cantilevered signal poles, exposed aggregate ramps at sidewalk crossings, the location of pedestrian signal poles, landscaping, pedestrian scaled lighting, etc.
7. Using features such as street design, landscaping, and building design, create attractive and clearly identifiable entrances to the Village. The entrances should clearly differentiate the Village from surrounding areas.
8. Continue to preserve and protect the historic structures and patterns located in the Village.
9. Consistent with the 1995 Village Green and Parade Ground Landscape Master Plan (and subsequent updates), refine and reorganize the triangular Village Green as a visual focal point for the Village. It should be closely linked to civic and commercial areas and should be an integral part of the pedestrian circulation system.
10. Consistent with the 1995 Village Green and Parade Ground Landscape Master Plan (and subsequent updates), reinforce the Parade Ground north of Church Street as an active open space in the Village. It must be protected from infringement. And it should be retained as an open area suitable for a variety of activities such as craft shows, farm markets, field games, ice rinks, garden shows, etc., and be connected to the pedestrian/bicycle path network.
11. Link the cluster of Town buildings on the west side of Shelburne Road to the rest of the Village by pedestrian ways, visual features such as landscaping, streetlight design, and signage.
12. Integrate the Shelburne Museum into the Village, both visually and functionally, using features such as sidewalks.
13. The Shelburne Falls area, a distinct historic area, shall be reinforced as a compact, mixed use neighborhood and linked to the rest of the Village by pedestrian ways and pedestrian friendly streets.

14. The Village Conservation area provides informal recreation opportunities and visual and functional access to the LaPlatte River Nature Park. This must be retained as an important undeveloped Village feature. In addition, pedestrian and bicycle access to this area should be preserved and enhanced. Limited parking in this area along Falls Road should be created and carefully delineated. The Town should continue to manage this area in accordance with the 2011 “Management Plan for La Platte Nature Park”. Limited additional parking should be created for users of the La Platte Nature Park.

RECOMMENDED ACTIONS:

The goals and objectives set forth above will be implemented by a long term, coordinated, set of decisions by both public (i.e. the Town) and private parties. Private decisions will be influenced directly by Town Zoning requirements, and indirectly by Town investments in the Village area. Recommended Actions intended to achieve the goals and objectives are presented below.

1. Zoning: Periodically revisit the provisions of the Town’s Zoning Bylaws that pertain to the Village Area to ensure that they encourage and facilitate the pattern and types of development envisioned for each of the five sub-parts of the Village, and that they promote the visual qualities appropriate to a compact, pedestrian oriented center. Residential densities in the Village generally speaking should be higher than in other parts of town. Within the Village, densities should be highest in the Village Center, next highest in the Shelburne Falls section, and next highest in the residential areas. Specific issues to be addressed by zoning include preservation of historic structures, the proper mix of uses, and the appropriate design of buildings, streetscapes, and parking areas. Specific tools to be considered (some of which already exist) are overlay districts, design review districts, additional landscape requirements under Site Plan Review, and/or special Planned Unit/Planned Residential Development provisions. The Zoning Ordinance shall be revised as needed. The Planning Commission should investigate whether use of a Form Based Code and/or Transit Oriented development zoning would be appropriate in the Village Area.”
2. Support existing establishments and facilitate additional appropriately scaled commercial development in the Village Center. The following specific steps should be implemented.
 - Encourage the improvement of accessibility to the area north of the current shopping park.
 - Redesign and reconstruct upper Falls Road, Route 7 along the triangular Village green, and Church Street, as described in the 2006 Village Plan Update and the Streetscape improvement plans created to implement the Village Plan update.
3. Work with the Shelburne Museum to better integrate the Museum into the Village Area. Actions to be considered include:

- As described in the 2006 Village Plan update, establishing a pedestrian connection between the Museum grounds and the Village center.
 - Joint promotion between the Museum and Village businesses.
4. Continue to work with CCTA on the installation of pedestrian friendly bus stops throughout the Village. Bus stops should include shelters, should be located to provide convenient access to village activities as well as for easy connection to the pedestrian/bicycle path network, and should be funded by grant sources whenever possible.
 5. Based on the concepts set forth in the 1988 Shelburne Village Plan and in the 2006 Village Plan Update, continue to make improvements to the pedestrian circulation system in the Village Center. A specified set of projects could include new walkways and lighting, reconstructed walkways with lighting, and lighting of existing walkways. In particular, pedestrian improvements associated with the high priorities specified in the Village Plan Update, should be implemented as soon as possible.
 6. Landscaping: In order to achieve the visual qualities and pedestrian orientation described in the Goals and Objectives and the 1988 Shelburne Village Plan and in the 2006 Village Plan Update, a comprehensive multi-year landscaping program should be initiated. The assistance of a qualified landscape designer may be helpful.
 - Initiate a long-term street tree planting program consistent with recommendations contained within the Shelburne Village Plan Update. This program will involve filling gaps in existing street trees, anticipating the death and removal of existing street trees, and establishing street trees where none currently exist. Appropriate professionals (e.g., landscape architects and/or arborists) should be consulted during the development and implementation of this program.
 - Develop and implement a design for landscaping the triangular Village green as a focal point in the Village, consistent with recommendations contained within the 2006 Village Plan Update and the Village Green and Parade Ground Landscape Master Plan (and subsequent updates). This may involve connecting it visually to other areas of the Village, and functionally to the pedestrian walkway network.
 - Develop and implement designs for landscaping the principal entrances to the Village, consistent with recommendations contained within the 2006 Village Plan Update. The intent is to visually differentiate the Village from the surrounding areas, as well as to announce arrival into the Village.
 7. Develop a design for Shelburne Road as it passes through the Village, consistent with recommendations contained within the 2006 Village Plan Update. The design should be limited to two lanes, must incorporate pedestrian amenities, and must be sensitive to the

visual qualities of Shelburne Village. Also, the undergrounding of overhead utility lines should be a feature of the design.

8. Street lighting: The Town should install street lighting where appropriate. This determination shall recognize different needs for different areas such as along Shelburne Road, along other streets in the Village, and along pedestrian walkways. Fixtures should clearly differentiate the Village from surrounding areas, and create a relaxed, inviting, and pedestrian scaled atmosphere.
9. “Way Finding”: The Town should implement a unified design for a “way finding” system for the Village that incorporates directional and informational signs and identifies routes to various attractions (paths, trails, facilities, commercial establishments, cultural facilities, etc.) both within and outside of the Village.
10. Parking: Update the 2000 study¹ of current parking usage and anticipated parking needs in the Village. The new study should include an overall concept for meeting anticipated parking needs in the Village. If needed, additional parking shall be constructed, at developers’ expense, on schedule to be available when new development opens.
11. Utility Lines: The Town shall explore the possibility of placing existing overhead utility wires (both transmission and distribution lines) in the Village underground. At the very least, overhead street crossings should be moved underground to reduce visual clutter. Other options include moving overhead utility lines away from street rights-of-way to mid-block locations. In addition, the Town shall strongly encourage the undergrounding of utility lines along parcels undergoing development or redevelopment.
12. Conduct research on the potential benefits and impacts of an Official Map . The Official Map is a tool set forth in 24 V.S.A., Chapter 117, by which a municipality may designate locations for future public facilities and claim the right to purchase the sites if development is proposed on them.
13. Ensure the protection and proper management of the LaPlatte Nature Park by implementing (updating as needed) the Management Plan for the LaPlatte Nature Park.
14. Maintain Designations as Designated Village Center and Vermont Neighborhood (Neighborhood Development Area).

To facilitate the public improvements suggested above, it is recommended that they be incorporated into the Town’s on-going Capital Budget and Program as described in Vermont Statute (24 V.S.A., Chapter 117).

¹ “Shelburne Village Transportation Plan Report”, Lamoureaux and Dickinson Consulting Engineers, Inc., December, 2000.

Growth Area 2: Beyond the Village

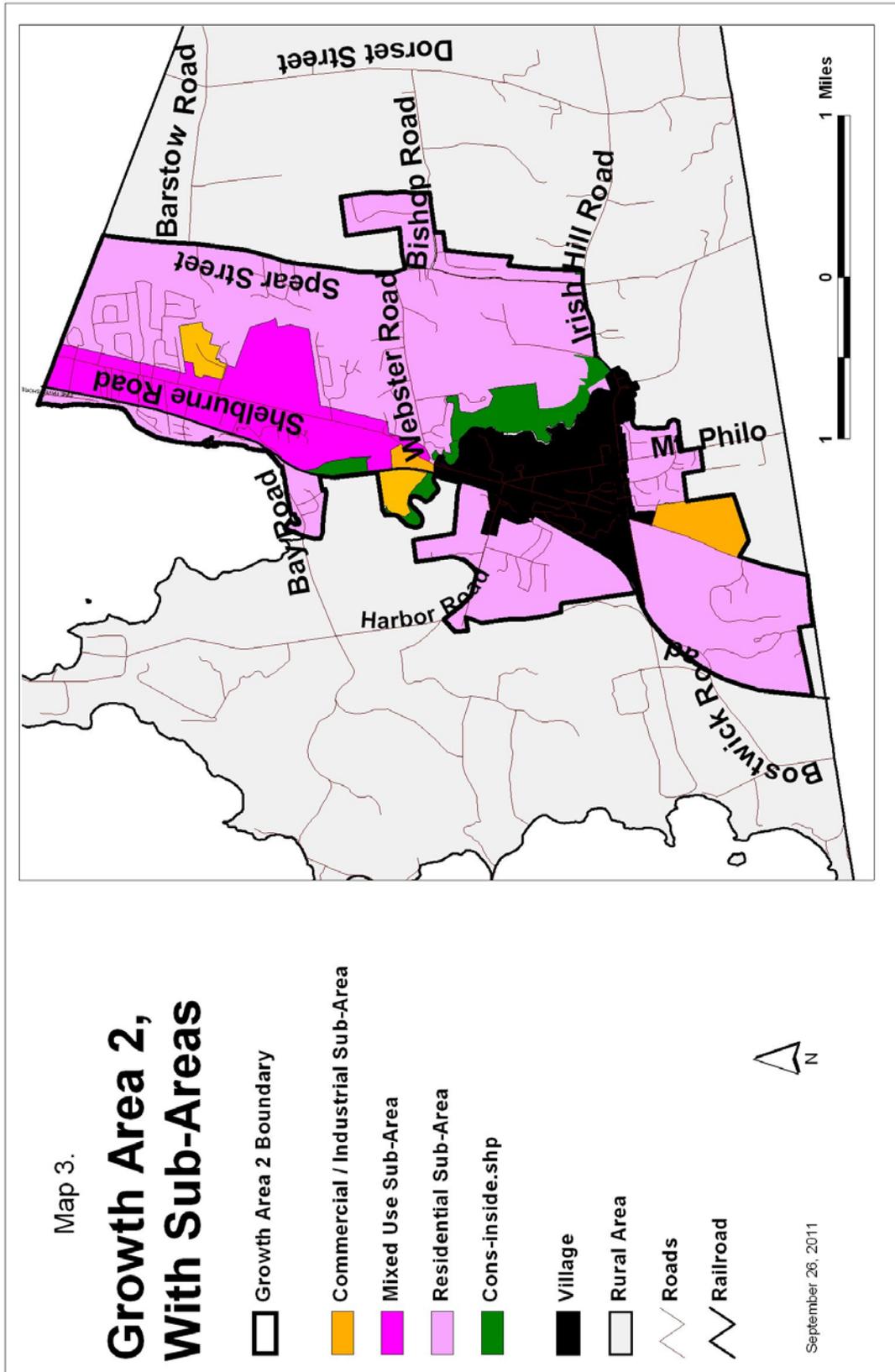
As noted above and shown in Map 1, the Shelburne Growth Area includes Shelburne Village (Growth Area 1) and the area beyond the Village (Growth Area 2) that is currently designated to be served by the municipal sewer system under the Town's Sewer Service Allocation Ordinance. It is Growth Area 2 that is to contain the majority of Shelburne's residential neighborhoods, along with commercial and industrial activities that do not fit into the Village Center but are well suited for other locations within the Sewer Service Area.

GOAL: TO CREATE AN AREA SURROUNDING THE VILLAGE THAT CONTAINS PLEASANT, MODEST DENSITY NEIGHBORHOODS, AND THAT WILL ACCOMMODATE APPROPRIATE LEVELS OF SUB-REGIONAL COMMERCIAL AND INDUSTRIAL ACTIVITIES.

Growth Area 2 is entirely served by the municipal sewer system and can accommodate densities that are higher than in the Rural Area but lower than in the Village Area. Significant portions of Growth Area 2 will be residential, and thus accommodate much of the anticipated residential growth. In addition, this area will contain most of the Town's industrial establishments and some large, region-serving commercial establishments. There are four components to Growth Area 2.

- **The Residential Area:** In acreage terms, most of the growth area will be residential and comprised of pleasant neighborhoods with a mixture of attached and detached dwellings. Some of these residential areas abut rural lands while a portion fronts on Lake Champlain.
- **The LaPlatte River Conservation Corridor:** Threading through the growth area and the Village is a series of conserved parcels along the LaPlatte River. Most of these have been conserved or are Town owned. These areas contain significant natural features and have been identified on the LaPlatte River Greenway Map.
- **The Commercial/Industrial Areas:** Immediately north of Shelburne Village, on the west side of Shelburne Road, is a small cluster of industrial establishments, and further west, vacant land designated for industrial use. A second cluster is located immediately south of Shelburne Village on the east side of Shelburne Road. A third area is located on the east side of Shelburne Road in the vicinity of Executive Drive.
- **The Mixed Use Area:** Along Shelburne Road north of Shelburne Village is a corridor which will contain a mixture of residential and commercial uses. This Mixed Use corridor may be broken up into clusters, separated by intervening areas of open land or public amenities. This area was the focus of Sustainable Development Assessment Team (SDAT) report prepared by a group sponsored by the American Institute of Architects, as well as of a Pilot Project completed by William Dennis of B. Dennis Town & Building Design. In the Mixed Use area, these qualities may be enhanced through the development of a Form Based Code.

The Growth Area with Sub-Areas Map (Map 3) shows these components of Growth Area 2.



OBJECTIVES:

1. Encourage non-residential development that is not suitable for the Village Area (Growth Area 1) but is well suited for other portions of the Town to locate in appropriate sections of Growth Area 2.
2. In the Commercial/Industrial Area, promote policies that will encourage developers to build using form-based solutions that enhance the community.
3. Clearly distinguish the points at which the Village Area begins. These Village entries are found on Shelburne Road north of the LaPlatte River bridge and south of Bostwick Road, on Harbor Road near the Shelburne Community School, and on Irish Hill Road just east of the LaPlatte River bridge.
4. Create a true mixture of residential and commercial development in the Mixed Use Area along Shelburne Road north of the Village Area. This should range from apartments above commercial uses to various types of residential structures linked with and integrated into the commercial developments. Commercial uses should be oriented towards local and sub-regional markets (e.g. drug stores, hardware stores, neighborhood stores). More specifically, the following objectives should be achieved in the Mixed Use Area:
 - Encourage clustered development in the Mixed Use Area, with buildings sited in groups with varying setbacks and well landscaped areas between structures and the road. Manage the intensity and siting of development so that it does not overwhelm the capacity of Shelburne Road.
 - Ensure that the Mixed Use Area does not become a suburban strip. Encourage developers to build using physical forms and architectural styles that enhance the community. Identify appropriate breaks in development for open spaces and/or mini-parks. Require appropriate front set-backs along Shelburne Road. Continue to promote shared driveways, and the location of parking away from areas immediately adjacent to the Shelburne Road right of way. A mixture of one and two story buildings can provide variation in roof lines. A secondary access road, parallel to Shelburne Road, may provide local access to both commercial and residential development.
 - If and until such time as comprehensive, physical form-based regulations are enacted in the district, continue to require that development on parcels of three acres or more be treated as Planned Developments, with design standards to achieve the desired mixed use neighborhoods.
 - Work to develop north-south pedestrian connections, off of Shelburne Road, to connect the various neighborhoods north of the Village and encourage vehicular connections between the boundaries of future residential developments.

FUTURE LAND USE

- Ensure that Shelburne Road and development in the mixed use corridor is well served by pedestrian and bicycle amenities and that the area is designed and landscaped with amenities appropriate to slow moving travelers.
 - Integrate transit stops into the pattern of mixed uses in order to serve both the residential and commercial developments.
5. Direct most of the Town's anticipated residential growth to Growth Area 2. Ensure that zoning regulations for this area are consistent with accommodating that growth.
 6. In the residential parts of Growth Area 2, encourage development of pleasant, compact neighborhoods. Require that development of parcels of three acres or more be treated as Planned Developments with design standards to encourage the following characteristics.
 - A mixture of housing types (detached and attached).
 - Encourage compact patterns of development with a range of residential lot sizes.
 - Narrow streets with street trees on both sides and sidewalks on at least one side.
 - Convenient access to transit stops.
 - Bicycle/pedestrian paths that connect residential neighborhoods to each other, to transit stops, to the Village and to other attractions.
 - Streets connecting future neighborhoods to eliminate the need to go onto collectors.
 - Neighborhood design should reflect and protect natural landforms.
 - Overall residential density in Growth Area 2 should be lower than in the Village Residential areas but higher than in the Rural Areas.
 7. Where natural features justify it, design residential neighborhoods to preserve open spaces and natural features.
 8. Protect streams and waterways with appropriate buffers and stormwater management systems.
 9. Look for opportunities to provide further connections for non-motorized travel between Spear Street and Shelburne Road.

RECOMMENDED ACTIONS:

The following actions are recommended to achieve the above goals and objectives:

1. Zoning: Revise the Zoning to periodically re-examine uses, dimensional requirements, and access requirements for the Residential, Commercial/Industrial and Mixed Use areas.
2. Undertake a design/build-out study of the Mixed Use Corridor to identify the visual qualities needed to ensure that development in this area achieves the above objectives and accommodates mixed use development while becoming an attractive prelude to the Village. One option available to complete this task is to supplement the Sustainable Development Assessment Team (SDAT) report prepared by the American Institute of Architects and the 'Pilot Project' report completed by William Dennis of B.Dennis Town & Building Design.
3. Using recommendations contained in the SDAT and Pilot Project reports improve the design review process guiding development in the Mixed Use Corridor. In addition to visual characteristics, the development review process should also consider such things as signage, circulation, impacts on Shelburne Road and its intersections, and alternative modes of transportation.
4. Building on the recommendations contained in the SDAT and Pilot Project reports, actively explore the development of a Form Based Code for the Shelburne Road corridor, starting with the completion of a multi-day design charrette involving property owners, residents, and a range of design professionals.
5. Subdivision Regulations: Revise Subdivision standards to encourage compact neighborhoods with street trees, narrow streets, sidewalks, and bicycle/pedestrian paths. Regulations should encourage provision of open spaces and bicycle/pedestrian paths that connect between subdivisions. Such regulations should also specify that subdivision designs will accommodate significant natural features and access to the public where appropriate.
6. Re-examine the Town's Public Works Standards to ensure that roads in the residential areas are no wider than necessary to provide safe residential and emergency vehicle access.
7. Establish connections for non-motorized travel between Spear Street and Shelburne Road. One possibility is to utilize the existing sewer line right-of-way. Non-motorized connections to surrounding neighborhoods shall also be created.
8. Using state guidelines as a minimum, review and if necessary update regulations establishing appropriate buffers of streams and other water bodies, and to require necessary treatment and management of stormwater.

9. Prohibit development and ensure the protection of the LaPlatte Nature Park and Shelburne Bay Park by implementing (updating as needed) the 2011 “Management Plan for Shelburne Bay Park: and 2011 “Management Plan for LaPlatte Nature Park”. In addition, develop and implement management plans for other conserved lands along the LaPlatte River.
10. Continue to pursue construction of the path network linking the Village Area and the residential neighborhoods north of Webster Road.
11. To the maximum extent allowed by law, require those proposing development or redevelopment in this Area to subscribe to the foregoing design and conservation principles.

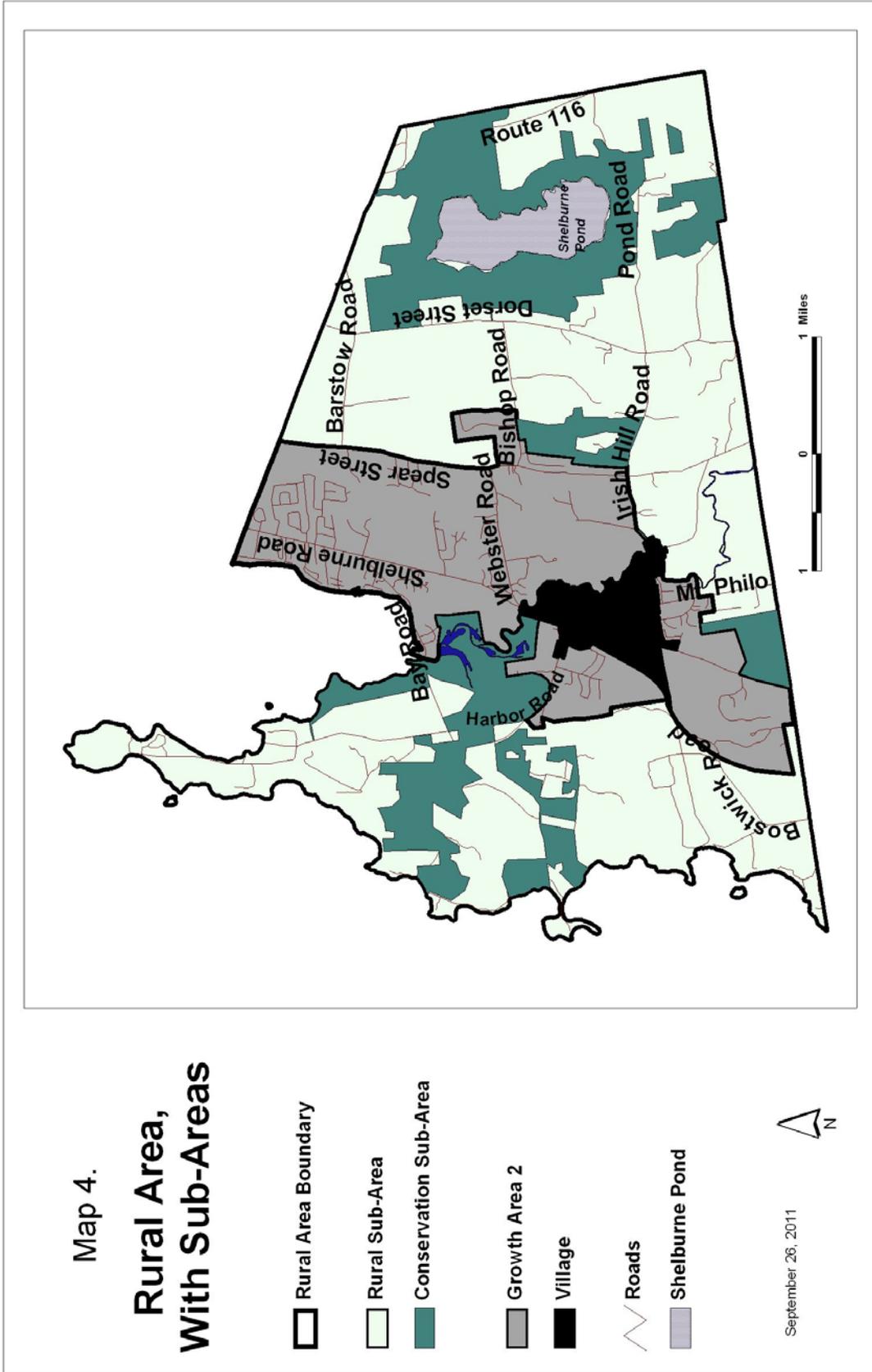
The Rural Area: Outside of the Growth Area

The area outside of Shelburne’s Growth Area is designated as the Rural Area. It is the Town’s policy to discourage development in the rural area in favor of development in the Growth Area. This is consistent with the Vision statement which reads: **“The Town will feature a compact and prominent village center first surrounded by residential neighborhoods, and then by lower-density development and a diverse mixture of open lands and natural areas.”** In addition, the Town will continue to actively protect the scenic and natural resources found in the outlying areas. The Town recognizes that these scenic and natural resources represent opportunities to our community for both traditional forms of recreation (hunting, fishing, snow-mobiling, and cross-country skiing) as well as more recently emerging activities (biking, hiking and jogging).

GOAL: TO PRESERVE AND MAINTAIN THE AGRICULTURAL, ECONOMIC, ENVIRONMENTAL, RECREATIONAL, AND AESTHETIC BENEFITS PROVIDED BY SHELBURNE’S RURAL LANDS WHILE AT THE SAME TIME BALANCING THE TOWN’S NEED FOR GROWTH AND SUCCESSFUL INTEGRATION OF THE TOWN INTO THE LARGER REGIONAL COMMUNITY.

The area defined as the Rural Area, i.e. the area outside of the Growth Area, is shown on the Rural Area with Sub-Areas Map (Map 4). The maps of scenic and natural resources (See in particular Maps 5, 7, 8, 9, 10, 11, 12, 13, and 16 in Volume 2 of this Plan) demonstrate that the Rural Area contains a diverse mix of farm land, forest land, open land, wildlife habitat, wetlands, and ponds.

Much of this area has already been conserved by the Town and/or various non-profit organizations. Some of the Rural Area has experienced residential development that is not consistent with the overall rural character. It is the Town’s policy that these residential areas shall not be expanded and that additional development within them be limited in order to minimize the infringement on the rural qualities of the Town.



While some development is anticipated in the Rural Area, it should be limited, of low density, and should give very high priority to identifying and preventing undue adverse impacts to the area's scenic and natural features and resources.

The density and intensity of uses in the Rural Area shall be distinctly lower than in the Growth Area, described above.

OBJECTIVES:

1. Identify and establish mechanisms to prevent undue adverse impacts on important scenic and natural resources and features in the Rural Area, including but not limited to productive agricultural and forestry soils, significant natural areas, critical wildlife habitat and corridors, wetlands, aquifer recharge areas, important views, ridgelines, and shorelines.
2. Identify and exclude from development locations that present significant constraints or hazards to sound development, including wet or unstable soils, flood hazard areas, and steep slopes. Undevelopable land area, such as wetlands, steep slopes, floodplains shall not be counted in determining density.
3. Conserve those resources identified on the Agricultural Potential of Soils Map (Map 5), LaPlatte River Greenway Map (Map 7), Wildlife Habitat and Associated Areas Map (Map 9), Natural Heritage Sites and Biological Natural Areas Map (Map 10), Public and Conserved Lands Map (Map 11), Surface Waters and Watercourses Map (Map 12), Wetlands and Hydric Soils Map (Map 13), and Significant Views Map (Map 16), all of which are contained in the Map Volume of this Plan.
4. Where development does occur in the Rural Area, encourage a clustered pattern that preserves the rural character, conserves open land for uses such as agriculture and passive recreation, and is sensitive to the land form and other natural features.
5. Strongly encourage land uses in the Rural Area that are resource based (such as forestry, agriculture, and horticulture) and that are comprised of small scale economic units that conserve the rural landscape. Uses shall be compatible with the scale and nature of the Rural Area.
6. Ensure that future residential development in the Rural Area is low density and designed to preserve and protect the scenic and natural resources and features of the area.

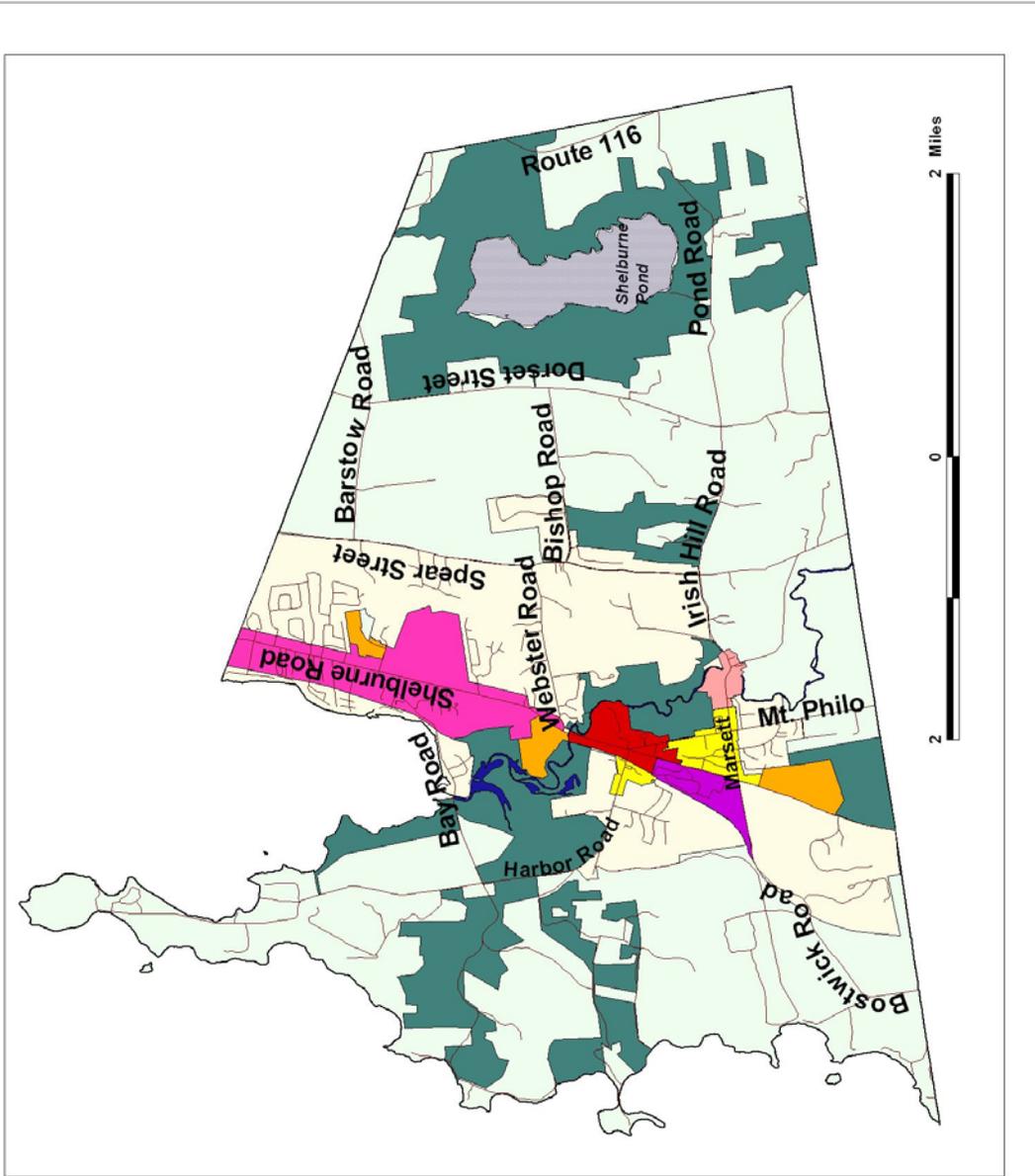
Map 5.

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



RECOMMENDED ACTIONS:

1. Revise the Zoning Regulations to implement the above goal and objectives. Such revisions shall include:
 - On ongoing basis, consider the need to revise zoning district boundaries and descriptions, and update maps, as appropriate.
 - Add provisions to require the development of appropriate land management plans for lands being preserved or conserved.
 - Allow uses of farm structures which allow economic benefits while retaining the visual characteristics and agricultural utility of farm structures. Such uses might include storage facilities, forestry and wood products related uses, nursery businesses, maple sugaring, or wine making, small equipment repair, and appropriate associated activities.
 - Add provisions to ensure that adequate buffers are provided between residential and agricultural uses. Lot layouts and other design considerations should be used to minimize conflicts between these uses. Right-To-Farm deed language, which acknowledges the presence of and right to continue agricultural uses, may be required in these situations.
2. Amend the Town's Subdivision Regulations to reinforce the development objectives of the Rural Area. This may include:
 - Amend the Planning Standards to require that the natural and scenic resources and features identified in the Agricultural Potential of Soils Map (Map 5), LaPlatte River Greenway Map (Map 7), Wildlife Habitat and Associated Areas Map (Map 9), Natural Heritage Sites and Biological Natural Areas Map (Map 10), Public and Conserved Lands Map (Map 11), Surface Waters and Watercourses Map (Map 12), Wetlands and Hydric Soils Map (Map 13), and Significant Views Map (Map 16) (all contained in Map Volume of this Plan) be considered as appropriate in a manner consistent with the Vermont Supreme Court's "JAM Golf" decision.
 - Specify a subdivision design process that begins by identifying scenic and natural features and resources to be protected, including but not limited to those identified in the maps described in the bullet above, and then looks for ways that development might fit in around those features and resources.
3. Continue the Town's policy of not extending sewer lines beyond the boundaries of the current sewer service area.
4. Continue to provide information to land owners about conservation options for rural land.

5. Continue to support the Town's Conservation Fund and use that fund to conserve lands containing the natural and scenic features and resources described in this section and elsewhere in this Comprehensive Plan. If appropriate, amend the guidelines for use of the Conservation Fund to include the development and implementation of management plans for conserved lands.
6. Work to ensure that utility lines are located (and relocated if possible) underground whenever possible, with consideration given to cost and whether the project giving rise to utility work involves new construction, renovation, and municipal activity.
7. To the maximum extent allowed by law, require those proposing development or redevelopment in the Rural Area to subscribe to the foregoing design and conservation principles.

Land Use Summary

The discussion of the three land use areas can be combined to create a Future Land Use Map for Shelburne as shown in the Composite Future Land Use Map (Map 5). This map contains a total of nine designated areas. Of these:

- Two are described as areas for non-residential development (The Commercial/Industrial Area, and the Institutional/Museum Area),
- Three are described as areas for a mix of residential and non-residential uses (The Village Center Area, The Mixed Use Area, and The Shelburne Falls Area),
- Two are for residential development of varying densities (the Village Residential Area and the residential area in Growth Area 2),
- One is the Rural Area, and
- One is the Conservation Area.

The Village Center is expected to be the dominant location for retail and office uses, followed by the Mixed use Area.

The six areas that are intended to accommodate residential development will demonstrate a hierarchy of residential densities, as follows:

- Highest residential Density: Village Center Area
- Next Highest residential density: Mixed Use Area
- Third Highest residential density: Village Residential Areas and Shelburne Falls Area
- Next to lowest residential density: Residential Areas in Growth Area 2
- Lowest residential density: Rural Area

The large Rural Area is intended to convey the image of open lands, and, in conjunction with the Conservation Area, is where much of the Town's conservation efforts are to be focused.

The Village Center portion of Growth Area One also contains the vast majority of Shelburne's Designated Village Center and Vermont Neighborhood (also known as a Neighborhood Development Area). The specific boundaries of the Designated Village Center and Vermont Neighborhood are depicted in Map 6 below. As noted above, the DVC supports community goals by giving the community priority consideration for state grants and other resources. VN designation supports community goals by providing special permit and tax incentives for communities and developers that commit to building mixed-income housing within and adjacent to designated village centers.

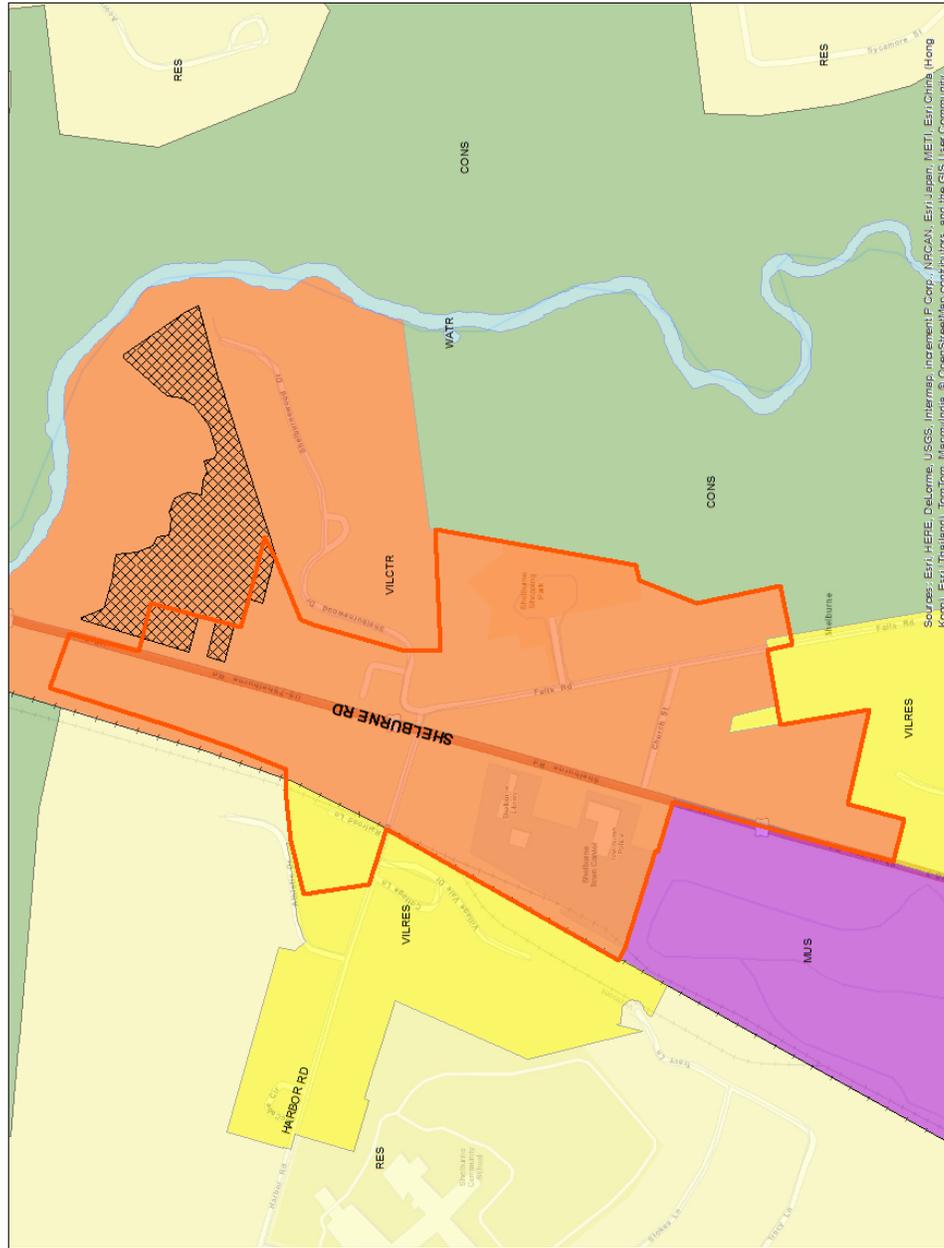
Altogether, these land use goals, objectives, and recommended actions will achieve the land use vision set forth in the Vision Section of this Plan.

Policy on Noise

In the Town's rural, residential and conservation zoning districts, in particular, but also in other districts, the Town has a substantial interest in preserving the public health, safety, and welfare of its residents and visitors by prohibiting unreasonable and disturbing noise and preventing noise that is prolonged, unsuitable for the time and place and/or detrimental to the peace, health and good order of the community. Thus, in such districts, no person shall make or cause to be made any loud or unreasonable noise, and the Town should, through available legal, regulatory and law enforcement mechanisms, take steps to prevent such noise. Noise shall be deemed "unreasonable" when it exceeds what is usual and customary in the rural, residential and conservation districts and disturbs, injures or endangers the peace and health of another or the health, safety and welfare of the community, and may include, without limitation, unreasonable noise from fixed outdoor audio devices, wind mills, wind turbines, or similar devices. It should be noted that the foregoing text in this paragraph is intended to meet the so-called "Mirkwood" standard (see below), as developed by the former Environmental Board and applied by the PSB to municipal plan provisions. Under *Mirkwood*,² a provision of a town plan evinces a specific policy if the provision: (a) pertains to the area or district in which the project is located; (b) is intended to guide or proscribe conduct or land use within the area or district in which the project is located; and (c) is sufficiently clear to guide the conduct of an average person, using common sense and understanding.

² Re: The Mirkwood Group and Barry Randall, #1R0780-EB, Findings of Fact, Conclusions of Law, and Order at 29 (Aug. 19, 1996).

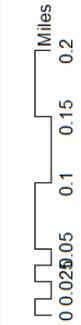
Map 6.
Boundaries of
Designated Village Center
and
Vermont Neighborhood
in Relationship to
Planning Areas



Legend

- Designated Village Center (DVC)
- Vermont Neighborhood
- 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
- Water/Sheburne Pond
- Highways and Streets
- Railroad
- Lakes and Ponds

Date: 10/22/2014



NATURAL AND SCENIC RESOURCES AND LAND CONSERVATION

Shelburne has an abundance of significant scenic and natural resources, that add to the Town's overall character and quality of life. Most, but not all, of these resources are located in the portions of the Town designated as the Rural and Conservation Areas. It is important to plan for these features to ensure that their benefits will be enjoyed by future generations.

GOAL: TO IDENTIFY, MANAGE, AND CONSERVE SHELBURNE'S NATURAL AND SCENIC RESOURCES SO THAT THEY MAY BE APPROPRIATELY USED AND ENJOYED NOW AND IN THE FUTURE.

OBJECTIVES:

1. Ensure that important scenic and natural resources are correctly inventoried and identified. The maps included in Volume 2 of this Plan (including the Agricultural Potential of Soils Map (Map 5), LaPlatte River Greenway Map (Map 7), Wildlife Habitat and Associated Areas Map (Map 9), Natural Heritage Sites and Biological Natural Areas Map (Map 10), Public and Conserved Lands Map (Map 11), Surface Waters and Watercourses Map (Map 12), Wetlands and Hydric Soils Map (Map 13), and Significant Views Map (Map 16)) Fluvial Erosion Hazards Map (Map 30) should be comprehensive and up to date.
2. Employ a broad array of tools for the conservation and protection of the resources identified on the above-mentioned maps, where such conservation and protection are feasible; these tools should be designed so that the identified resources exist for the use and enjoyment of future generations.
3. Ensure that new development is designed to minimize conversion of productive agricultural lands.
4. Support the concept of "right to farm" to ensure that new development does not directly conflict with and diminish the productive use of agricultural land.
5. Ensure that critical wildlife habitat (particularly contiguous segments) and connecting corridors are protected and able to continue to support a healthy and diverse population of native land and water based plants and animals.
6. Ensure that the alteration or disturbance of significant natural areas and areas particularly at risk of degradation is minimized to the greatest extent possible.
7. Ensure that future development does not jeopardize surface and ground water quality or degrade drinking water supplies.

NATURAL AND SCENIC RESOURCES AND LAND CONSERVATION

8. Protect and improve the quality of Lake Champlain as a water resource, a natural area, and a scenic resource.
9. Direct development in a manner to minimize undue adverse impacts on the Town's scenic beauty, open lands, shorelines, and ridgelines with particular attention paid to roadside views or views from Lake Champlain. Identification of such resources can be aided by the maps listed in Objective 1 above.
10. Require that development in significant forested areas include a professionally prepared forest management plan.
11. Require that all extraction of earth resources include an approved site restoration plan, and ensure that any restoration plan be implemented in a way that prevents adverse impacts on natural, scenic, and water resources. Work with owners of existing extraction operations to encourage effective closing and reclamation of such facilities, when use of such facilities ceases, in accordance with these objectives.
12. Use the policies and maps contained in this Plan as a clear written community standard in the Section 248 and Act 250 processes to prevent development that would have undue adverse impacts on the Town's scenic resources. This includes using the scenic resources identified on Map 16 and any related maps depicting scenic resources located within Shelburne's built environment.

RECOMMENDED ACTIONS:

The following actions are recommended for achieving the above goal and objectives.

1. Expand and update the inventory of scenic and natural features, using contemporary mapping techniques. The maps included in this Comprehensive Plan should be reviewed and updated on a schedule determined by the Planning Commission with input from the SNRCC. Additional features should also be identified and mapped. The highest priority for mapping would be a) an updated Significant Views Map and b) a new map depicting critical wildlife areas and corridors.
2. Continue to fund the Town's Conservation Fund and develop management strategies to enhance the effectiveness of the fund. Explore additional strategies to expand the resources available in the Conservation Fund, including implementation of a local property transfer tax.
3. Continue to use the Conservation Fund to work with willing landowners to conserve lands containing significant resources, ideally by leveraging funding from other sources such as the Vermont Land Trust and the Vermont Housing and Conservation Board.
4. Continue to steward the Town's Conservation Fund. It is appropriate that this fund be used to conserve and manage the most important natural resources. The Town should

NATURAL AND SCENIC RESOURCES AND LAND CONSERVATION

continue to employ a structured process for identifying and prioritizing these resources. Properties which are contiguous to a larger pattern of conserved lands and parcels abutting the LaPlatte River should be given high consideration.

5. Employ a variety of techniques to conserve lands identified on the Town Plan maps, including conservation easements held by the town and/or other qualified organizations, regulatory approaches, purchase and/or lease, tax incentives, gifts and donations, and other voluntary efforts. Consistent with the charter created by the Selectboard, the Shelburne Natural Resources and Conservation Committee should play an active role in these efforts.
6. Create, maintain, and implement appropriate management plans for all conserved lands for which the Town is responsible (by easement or direct ownership). Management plans for lands currently in this category shall be updated or created. As the Town takes responsibility for additional lands, new management plans shall be created. The management plans shall address matters such as appropriate uses including recreation and agriculture, public access, seasonal limits, maintenance and stewardship, and limits on construction, and be approved the Shelburne Selectboard. The Shelburne Natural Resources and Conservation Committee should work with Town staff in the creation and implementation of these plans.
7. Where appropriate, assign responsibility for long term management and/or stewardship of lands containing significant to appropriate third parties.
8. Amend the Town's Zoning Ordinance to more effectively achieve the Goal and Objectives of this section. Specifically, the amendments shall address at least the following (where appropriate, similar changes shall be made to the Subdivision Regulations):
 - Make clear that features identified in the Agricultural Potential of Soils Map (Map 5), LaPlatte River Greenway Map (Map 7), Wildlife Habitat and Associated Areas Map (Map 9), Natural Heritage Sites and Biological Natural Areas Map (Map 10), Public and Conserved Lands Map (Map 11), Surface Waters and Watercourses Map (Map 12), Wetlands and Hydric Soils Map (Map 13), Significant Views Map (Map 16), Archeologically Sensitive Areas Map (Map 14), Historic Resources Map (Map 15), Flood Hazard Areas Map (Map 17), and Steep Slopes Map (Map 18) (all contained in Volume 2 of this Plan) are generally treated as site constraints during the design and approval process. Impacts on such features should be avoided whenever it is possible to do so (while also maintaining a coherent and viable project design).
 - Require management plans for lands set aside as open space, deeded to the Town, or otherwise, when appropriate.
 - When development will impact significant wooded areas, require preparation and implementation of a professionally developed forest management plan.

NATURAL AND SCENIC RESOURCES AND LAND CONSERVATION

- Incorporate Low Impact Development (LID) techniques and promote use of materials, design, and other features that improve environmental quality.
9. Amend the Subdivision Regulations to specify a design process that, for lands located in the Rural and Conservation districts, begins by identifying scenic and natural features and resources to be protected and then looks for ways that development might fit in around those features and resources. If development will impact significant wooded areas, require the preparation and implementation of a professionally developed forest management plan.
 10. Create incentives or other programs for conserving or protecting the mapped scenic and natural resources. This can include encouraging participation in the State's Use Value Appraisal program and/or establishing a municipal tax relief program.
 11. Support education and outreach programs to assist landowners in making informed choices regarding the care and use of the important natural or scenic features on their land. Possibilities include educational efforts, assistance in creating agricultural management plans, support of neighborhood initiatives, etc. The Shelburne Natural Resources and Conservation Committee shall play an important role in these efforts.
 12. Support education and outreach programs to landowners and other interested parties on development methods that protect Shelburne's natural resources and avoid potential losses to persons and property from Floods and Fluvial Erosion Hazards.

ACTIONS SPECIFICALLY RELATED TO AGRICULTURAL RESOURCES:

1. Create incentives such as tax stabilization or abatement programs and/or other programs.
2. Amend the Zoning Ordinance and Subdivision Regulations to require that any subdivision or development of property subject to Act 250 and containing prime agricultural soils or soils of statewide significance in the Rural Area be required to minimize or mitigate the disturbance to those productive soils.
3. Implement "right to farm" provisions that ensure that new development does not conflict with the productive use of agricultural land.
4. Support markets for local agricultural products through support for farm stands, a local farmers market, and the use and sale of farm products by local shops and restaurants.
5. Seek opportunities to combine farmland conservation with the production of affordable farm labor housing, and pursue funding assistance through the Vermont Housing and Conservation Board and other public and private sources.
6. Support and encourage small scale diversified farming enterprises.

ACTIONS SPECIFICALLY RELATED TO WILDLIFE HABITAT:

1. Identify critical wildlife habitats in Shelburne and corridors which connect those habitats within Shelburne and in surrounding towns.
2. Consider amending the Zoning Ordinance and Subdivision Regulations to include a Wildlife Habitat Overlay District that will identify the most important habitat features in Town and help guide the location of building envelopes. Also consider amending Zoning Regulations to require submittal of assessment documenting habitat disturbance as part of major development proposals such as those subject to Act 250 review.
3. Work with property owners, sportsmen's organizations, wildlife managers, and foresters to encourage informed land management that enhances the quality of wildlife habitat in the Town.
4. Amend the Zoning Ordinance and Subdivision Regulations to require that any subdivision or development of property in the Rural Area subject to Act 250 and containing critical wildlife habitat or wildlife corridors be required to minimize or mitigate the disturbance to those habitats and corridors. Consultation with the State Department of Fish and Wildlife or with qualified professional advisers should be required.

ACTIONS SPECIFICALLY RELATED TO VISUAL RESOURCES:

1. Amend the Zoning Ordinance and Subdivision Regulations to strengthen the protection of significant views from public roadways, paths and trails, and waterways. At a minimum, this will include the views identified on the Significant Views Map, along with other views that may be identified using equivalent methodologies. Approaches to protection may include selective designation of three-dimensional building envelopes, careful siting of roads and utility lines, scenic easements, required landscaping, etc.
2. Update the existing viewshed analysis to reflect current conditions and to incorporate modern computer-based analytical methods.
3. Identify and work to protect and enhance scenic views associated with gateways or entries to the Town and Village, using techniques listed above.

ACTIONS SPECIFICALLY RELATED TO WATER QUALITY:

1. Amend the Zoning Ordinance and Subdivision Regulations to require that all development that disturbs one half acre or more of land provide and implement a storm

NATURAL AND SCENIC RESOURCES AND LAND CONSERVATION

water management plan that addresses run-off both during and after construction. These plans shall be consistent with the State's current Stormwater Management Manual and other applicable laws.

2. Re-examine stream and lakeshore buffer requirements in the Town's Zoning Ordinance. Consider state buffer guidelines as well as available scientific research when identifying streams to be buffered and when determining the appropriate size and characteristics of the buffer strip. Consider modifying the buffer requirements, if warranted.
3. Amend the Zoning Ordinance to require that uses with the potential for adverse impacts on ground water be isolated from aquifers and recharge areas.
4. Support education and outreach programs to assist landowners, farmers, and others to reduce the amount of chemicals used for maintaining lawns, driveways, crops, etc., to improve water quality.
5. Review water quality monitoring data at least every two years and make recommendations to the agency that has responsibility for updating relevant maps.

HISTORIC AND CULTURAL RESOURCES

The lands within the boundaries of present day Shelburne have been the scene of human activities for hundreds of years. Traces of these activities range from native American artifacts from years prior to European settlement through today's built environment, and form an historic record of the Town's cultural evolution. It is important that this record be preserved to form a visual and functional link to the community's past. The Historic Resources Map (Map 15) included in Volume 2 of this Plan shows the historic districts and sites that have been identified in the Town.

Archeological evidence of human activities prior to European settlement are clustered along the Town's major bodies of water. Evidence of post European settlement is found in the Shelburne Falls area, the Shelburne Village area, in nineteenth century farmsteads, and in the pattern of cleared and wooded land throughout the Town. Archeological evidence is often buried and its existence is not always obvious. The Map of Archeologically Sensitive Areas, (Map 14) in Volume 2 of this Plan, shows areas in which such evidence can be expected.

Shelburne has several recognized historic resources. Two major areas are included in the National Register of Historic Districts. Shelburne Village is listed as an Historic District, and Shelburne Farms is listed both as an Historic District and as a National Historic Landmark. The Shelburne Falls area is eligible for National Register historic designation. In addition, there are two historic districts that are on the State Survey of historic sites and districts—the Bostwick Farms Historic District and the Shelburne Shipyard Historic District. Further, the Town contains numerous historic sites outside of historic districts, and at least one underwater historic site. Shelburne's historic resources also include a second National Historic Landmark, which is the Shelburne Museum's Ticonderoga side-paddle-wheel lakeboat.

As noted in Volume 2 of this Comprehensive Plan, the Town contains several noteworthy institutions that have been identified as important cultural resources. These include but are not limited to Shelburne Farms and The Shelburne Museum. Such cultural resources should continue to be important facets of the Town as it moves into the twenty first century.

GOAL: TO IDENTIFY, PRESERVE, AND PROTECT THE CHARACTER AND DEFINING ELEMENTS OF THE BUILT ENVIRONMENT AND LANDSCAPE. THESE ELEMENTS INCLUDE HISTORIC STRUCTURES, HISTORIC AREAS, SIGNIFICANT VIEWS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, AND ARCHEOLOGICAL SIGNIFICANCE. THESE ELEMENTS CONTRIBUTE TO THE SENSE OF PLACE, IDENTITY, EVOLUTION, OWNERSHIP, AND COMMUNITY THAT DEFINES THE TOWN OF SHELBURNE.

OBJECTIVES:

1. Maintain the Town's status as a Certified Local Government with the Vermont Division For Historic Preservation. This will enable the Town and the Historic Preservation and Design Review Commission to continue to benefit from state preservation funding, educational opportunities, and assistance in making the public more aware of the Town's historic resources.
2. Create and maintain a program for the identification and inventorying of significant archeological and historic resources, including sites, structures, objects, and areas, including significant historic landscapes.
3. Conserve the Town's historic and cultural resources, including, but not limited to, the resources identified on the Historic Resources Map (Map 15 in Volume 2 of this Plan). Conservation may involve protection of historic sites, structures, objects and areas as mentioned above, as well as adoption of measures to ensure the open public identification of resources.
4. Work to protect archeological evidence that may be present within the Town. Development proposed on sites designated on the Archeologically Sensitive Areas Map (Map 14 in Volume 2 of this Plan) as potentially containing archeological resources should be very carefully planned. Approvals of major subdivisions or PUDs on such property should be conditioned on preparation of an archeological survey and/or plan to stabilize and preserve any archeological sites present.
5. Support the Town's major cultural resources, such as Shelburne Farms and the Shelburne Museum, so they continue to thrive as important contributors to the overall quality of life in the Town.
6. Sustain the Town's historic and cultural resources as a means of advancing economic development objectives.

RECOMMENDED ACTIONS:

The following actions are recommended for achieving the above goal and objectives.

1. On a regular basis, the Planning Commission will update the Historic Resources Map. The information depicted on the map will reflect the information from the historic sites and structures survey maintained by the Historic Preservation and review Commission.
2. Update the Archeologically Sensitive Areas Map and establish guidelines for development proposals to avoid or minimize impacts on such areas. Investigate use of density bonuses that create incentives for developers to avoid archeologically sensitive areas.

3. Establish and provide access to a data base of the inventoried historic and archeological resources which includes architectural, historic, and cultural significance, past land use, and other information about the resource.
4. The Historic Preservation and Design Review Commission shall advise the Selectboard on the designation of historic landmarks, sites, and structures within the Town. When owners of these designated properties propose to alter them, the Commission shall assist them ensuring that planned alterations are consistent with preservation objectives.
5. Review the Town's Zoning Regulations for the historic Village Center to ensure that such regulations afford protections to the historic resources in the area and promote new development that is compatible with the existing patterns of settlement, and with the 2006 Village Plan Update (and further updates). Within these limits established by the zoning bylaw, development in the Village Area shall be compatible with the existing setting and historic structures located there.
6. Include Village area capital improvement projects outlined in the 2006 Village Plan Update (as it may be updated from time to time) in the Town's Capital Budget and Program.
7. By participating fully in state and regional transportation planning efforts, endeavor to ensure that improvements to Shelburne Road (Route 7) through the village (from the LaPlatte River to Bostwick Road) are compatible with the visual and functional scale of the Village Area.
8. Working cooperatively with other organizations, develop an educational outreach program to promote knowledge of Shelburne's history and historic resources. Possibilities include:
 - Public presentations discussing the Town's resources and/or other communities' efforts at historic preservation;
 - Oral history presentations;
 - Development of self guided walking tours;
 - Development and distribution of informational brochures.
 - Introducing students at area elementary and middle schools to local history and heritage.
9. Continue to seek funding from appropriate sources for the protection of the Town's historic resources.
10. Using tools such as the Historic Structures and Sites Survey and the Town's new Built Environment Significant Views Map, evaluate development proposals that might have a significant negative impact on historic and cultural resources; such proposals may include, but would not be limited to, installation of solar energy facilities, wind turbines, cellular telephone towers, and activities generating undue, adverse levels of noise.

GROWTH AND DEVELOPMENT

As set forth in the Vision Statement of this Comprehensive Plan, the Town of Shelburne desires to foster future residential and non-residential development while considering the need for conservation of culture, history, and land; environmental stewardship; and successful integration of the Town into a larger regional community.

Realizing this vision requires that planned future growth, both residential and non-residential, be in balance with planned community services and facilities. This section of the Comprehensive Plan will support the Vision Statement by discussing anticipated growth in both population and in employment (economic development), and then describing how to keep this growth compatible with the planned community facilities and services and environment.

Population Growth

Over the past half century Shelburne's population has grown dramatically, from 1,805 persons in 1960 to [7,144] persons in 2010. During that time, the Town added just under 107 new residents per year, on average. The growth rate was highest in the sixties and lowest in the 2000s. Absolute growth held relatively stable at 107 persons per year from 1970 to 2000. However, according to recent Census counts, since 2000, the rate of growth has fallen to roughly 20 persons per year. One factor in slowing population growth appears to be reduced average household size.

Shelburne is a part of Chittenden County, the fastest growing county in Vermont. Recognizing its responsibilities as a part of this growing market, Shelburne has determined that it can and should sustain a growth rate that continues its historic growth trend—a growth rate that anticipates the addition of 110 new persons per year, on average. This “growth rate” should not be taken as a goal to be achieved on an annual basis but, rather, as an expression of the maximum number of new residents it appears the Town can reasonably accommodate on a yearly basis. This “growth rate” may change as circumstances warrant it.

GOAL: TO MANAGE THE GROWTH OF THE COMMUNITY SO THAT POPULATION GROWS AN AVERAGE OF 110 PERSONS PER YEAR OVER THE COMING DECADE.

OBJECTIVES:

1. To achieve and maintain a manageable rate of residential growth that achieves the above goal without extreme fluctuations from year to year.

GROWTH AND DEVELOPMENT

2. To ensure that the Town continues to house a diversity of residents including young families and elders, and residents with a wide range of income levels, and cultural backgrounds.
3. Provide community utilities, facilities and services to meet the need of future growth, to ensure that new development does not overload those utilities, facilities, and services, and to ensure that new development does not reduce the quality of services provided.
4. To ensure that the location, intensity, and pattern of new development is consistent with the land use objectives of this Plan.

RECOMMENDED ACTIONS:

1. Utilize the Town's sewer allocation policy to reinforce the residential growth objectives set forth above.
2. Utilize the Town's residential phasing authority to further the residential growth objectives set forth above.
3. Amend the Town's Zoning Ordinance to encourage the development of diverse housing options, including affordable and workforce housing.
4. Ensure that new and expanded utilities and facilities are located and designed to reinforce the objectives of the Land Use section of this Plan.
5. Amend the Zoning and Subdivision Regulations to further clarify that approval of proposed developments may not be granted unless there is clear demonstration that public services and facilities adequate to support the proposed developments will be available before the proposed developments are occupied or used.
6. Periodically assess the capacity of community facilities and services to ensure that they are consistent with recent and planned growth.
7. Plan future commercial and residential development in designated growth areas, including mixed-use areas that encourage connectivity while simultaneously considering economic concerns.

Economic Development

Economic development is the creation of incremental jobs and taxes and is the responsibility of the public and private sector. It provides a tax base to support the provision of community facilities and services. It provides places of employment for community residents (and others). It enables the provision for personal, professional, business and retail services to

GROWTH AND DEVELOPMENT

community residents (and others). A vibrant business community will offer a variety of choices to the community and its residents. In addition, the number, location and size of business establishments can strongly impact the overall character of the community. As a supplement to the Vision statement, the Planning Commission has drafted the following economic development policy statements regarding economic development it believes should describe Shelburne in 2050:

- “Economic opportunities will be highly diverse and the need for economic vitality is recognized by all. The Town will continue to work to achieve a balance between economic and other interests by clearly identifying places where different types of activities are appropriate and/or inappropriate.”
- “The village center and commercial areas identified in this Plan will continue to be the center of sustainable economic, social, and cultural vitality, containing a vibrant mixture of residences, business establishments, and supporting government offices.”
- “New development will be appropriately designed to fit individual sites as well as the community’s overall visual character. The Town will work to develop clear community standards to guide the design of future development.”

GOAL: TO ENCOURAGE THE CONTINUED GROWTH AND DIVERSIFICATION OF SHELBURNE’S ECONOMY IN A MANNER THAT ENHANCES THE GENERAL WELL-BEING OF THE COMMUNITY, AND WHICH DOES NOT DETRACT FROM THE OVERALL CHARACTER OF THE COMMUNITY.

OBJECTIVES:

1. Ensure that commercial and appropriate industrial development, and associated employment opportunities, take place in accordance with the Land Use section of this Plan.
2. Actively encourage development of a variety of small scale commercial uses in the Village to reinforce this area as a mixed use center of the Town, as described in the Land Use Section of this Plan.
3. Actively encourage development of appropriately scaled commercial uses in mixed use areas of the Town, as described in the Land Use Section of this Plan
4. Actively encourage forms of economic development that complement and are compatible with existing institutions and businesses.
5. Actively encourage appropriately scaled, value added agricultural and forest products enterprises, and the use of locally grown and produced products throughout the Town.

6. Encourage town residents and businesses to utilize local service providers (professionals, trades, etc.) in order to support local businesses efforts.

RECOMMENDED ACTIONS:

1. Take active steps to attract appropriate types and sizes of businesses to Shelburne and utilize local, regional and state organizations for assistance. Explore using tools such as revolving loan funds, tax incentives, tax rebates, and tax stabilization agreements to attract such businesses;
2. Earmark sewer allocation specifically for appropriate businesses in suitable locations;
3. Facilitate development review and permitting to the extent permitted by law for commercial and industrial development in areas designated for such uses in the Land Use section of this Plan. Establish expedited review process for development projects implementing key objectives of Comprehensive Plan

Community Utilities, Facilities, and Services

Population growth and economic development will be accompanied by increasing demands on the various community utilities, facilities, and services provided by the Town. It is the Town's intent that the rate of growth be balanced by the Town's ability to continue to provide high quality services at reasonable costs. As a supplement to the Vision Statement the Planning Commission has drafted the following three community facility related policy statements it believes should describe Shelburne in 2050:

- “The amount and location of development to be accommodated by the Town will reflect the Town's ability to continue to provide high quality services and facilities at a reasonable cost. With this in mind, the Town will direct and incentivize the major portion of new development into the existing public water and sewer service areas. In this manner the Town will be able to protect many more valuable resources in other areas.”
- “Community facilities and services, such as the library and public safety will continue to be of high quality, readily accessible, efficiently operated, and of a scale proportionate to the Town and its needs.”
- “Educational opportunities will be diverse and excellent. Public school facilities will serve a variety of functions in the Town and will be centrally located in the growth area where they can efficiently serve the entire community. The Town will carefully monitor the needs of its population and add or modify facilities and programs as required.”

GOAL: TO PROVIDE, IN A COST EFFECTIVE MANNER, TOWN UTILITIES, FACILITIES, AND SERVICES CONSISTENT WITH THE PLANNED RATES OF POPULATION, HOUSING, AND ECONOMIC GROWTH.

Planned rates of growth are based on the understanding that the Town can continue to provide high quality utilities, facilities, and services while maintaining reasonable costs.

OBJECTIVES:

1. Unless satisfactory alternatives are found acceptable to the Town, utilities, facilities, and services shall be provided in advance of or concurrent with anticipated growth.
2. Concentrate infrastructure expansions in the growth areas identified in the Land Use Section of this Plan (e.g., the area currently designated to be served by the municipal sewer system under the Town's Sewer Allocation Ordinance). When considering any changes to future sewer allocation and/or sewer service area policies, recognize the primacy of the Town's Future Land Use map. That is, recognize the Future Land Use Plan as the primary vehicle for expressing Shelburne's desired future land use pattern.
3. Ensure that, to the extent allowed by law, the costs of providing expanded utilities and facilities are borne by the new development that will benefit from such expansions.
4. Ensure that the ability to continue to provide existing levels of services is applied as a criterion during reviews of proposed new development.

RECOMMENDED ACTIONS:

1. Undertake and when necessary update capacity and needs studies for all facilities and services provided by the Town, capacity and needs studies. Such studies should, at a minimum, determine existing capacity and specified levels of service, the ability to accommodate future growth, and expansions needed to accommodate the planned rates of growth at desired service levels. Attention should be paid to the facilities needs of the Fire Department and the Shelburne Rescue Squad, as with other Town Departments. Evaluate the services provided by the Fire Department and Rescue Squad and the equipment and facilities necessary to provide those services. Develop a plan to meet the long-term needs of both departments based on the expected growth in demand for services and identify necessary facility renovations, expansions or replacements.
2. Work with the School Board to plan for the continued provision of high quality education services, consistent with the planned rates of growth.

GROWTH AND DEVELOPMENT

3. Ensure that the Town's Capital Budget and Program includes capital facility expansion projects needed to accommodate the planned rate of growth. Capital projects should be scheduled for completion concurrently with the need for the services.
4. Include in the Town's Capital Budget and Program those Village area capital improvement projects specified in the 2006 Village Plan Update, as it may be updated, as well as capital improvement projects specified in comparable documents for other areas of the Town.
5. Where appropriate, and as allowed by law, adopt impact fees to allocate the costs of needed capital facility expansions to the new development that will benefit from the expansions.
6. Establish a funding mechanism for the long term maintenance of the Town's capital facilities. Sources of funds might include, but are not limited to, grants, gifts, user fees, and/or tax revenues.
7. Monitor the Town's sewer allocation process to ensure that sewer capacity is not allocated to development outside of the current service area, and that the rate of allocation is consistent with the planned life span for current capacity. At least once every five years review and if necessary update the Town's sewer allocation process, including allocation rates, planned life span, and service boundaries
8. Take available steps to reduce infiltration into sewer lines, thus increasing the treatment capacity available for future development.
9. Continue to cooperate and work with other municipalities towards a regional solution to solid waste, recycling, and stormwater management needs.
10. Amend the Zoning and Subdivision Regulations to make it clear that approval of proposed developments may not be granted unless there is clear demonstration that public services and facilities adequate to support the proposed developments will be available before the proposed developments are occupied or used.
11. At least once every five years, review and if necessary update the Town's policy and associated regulations regarding the siting, construction, monitoring and removal of telecommunications facilities and equipment. Consistent with previous Plans, the purpose of the policy and regulations shall be to minimize the number of facilities and ensure that their impact on the visual and natural features and resources is minimized.
12. "Regularly review Shelburne's Zoning and Subdivision regulations, Illicit discharge ordinance, and Public Works specifications to address stormwater priorities and objectives, including projects identified as part of Regional Stormwater Education Program (RSEP) activities, potential regulation of redevelopment proposals in stormwater "trouble spots", and incorporation of open drainage system protocols into local public works practices.

PARKS AND RECREATION

The Town of Shelburne has an active Recreation Department that provides a diverse set of recreation activities for Shelburne Residents. In recent years, the Town's recreation facilities have come to be enhanced by a network of paths and trails. In the future, recreation facilities and programs will keep pace with the needs of the growing community.

GOAL: TO CONTINUE TO PROVIDE HIGH QUALITY AND ACCESSIBLE PARKS, FACILITIES, AND RECREATION PROGRAMS TO ALL SHELBURNE RESIDENTS AT REASONABLE COST TO THE COMMUNITY.

GOAL: TO ENCOURAGE THE RETENTION OF EXISTING OUTDOOR RECREATIONAL OPPORTUNITIES ON PRIVATE LANDS

OBJECTIVES:

1. Develop a comprehensive parks and recreation plan that identifies and inventories existing facilities and programs, projects future needs, and explores funding possibilities (grants, impact fees, user fees, Town appropriations, gifts, etc.).
2. Continue to provide a reasonable variety of recreation opportunities, both passive and active, to Shelburne residents of all ages.
3. Ensure that all existing parks and facilities are maintained or upgraded to provide the intended services to Town residents.
4. Explore all means of expanding recreational opportunities and reducing recreation costs. Possibilities include joint efforts with private recreation providers, coordination with local school districts, and cooperation with neighboring towns.
5. Explore the possibility of creating a social center/gathering place for both youth and elders.
6. Ensure that the network of paths and trails developed throughout the Town link parks and recreation facilities to residential neighborhoods, other gathering points, and adjacent communities. Proposed new development should be interconnected with existing and planned pedestrian facilities.
7. Take appropriate steps to ensure that recreational resources on private land, such as the Vermont Association of Snow Travelers (VAST) trail system, can continue.
8. Increase appropriate public accessibility to Lake Champlain for recreational and educational purposes.

9. Explore the creation of incentives that might increase recreation opportunities via the development review process.

RECOMMENDED ACTIONS:

1. Undertake and implement a Parks and Recreation Master Plan that includes, but is not limited to, the following:
 - An inventory of all recreation facilities provided by the Town.
 - An assessment of recreation programs and activities provided by the Town.
 - An assessment of community desires for future facilities and programs, based on the planned rate of growth.
 - Identification of future park lands, trails, and greenway corridors.
 - A priority list of recreation capital expenditures for land, facilities, park improvements, and other projects.
 - Exploration of financing possibilities such as impact fees, grants, donations, user fees, etc.
 - Proposed strategies for implementing path and trail corridors should be guided by the recommendations of the Bike and Pedestrian Paths Committee.
2. Continue to develop and implement recreation management plans for major park facilities, such as those created for the Shelburne Bay Park and the LaPlatte Nature Park. These management plans, as they may be amended from time to time, are hereby incorporated by reference into this Comprehensive Plan⁴.
3. Establish and maintain impact fees that offset the capital cost of providing new recreation facilities to serve anticipated future residents, in accordance with State law.
4. Establish a funding mechanism for the long term maintenance of the Town's recreation facilities. Sources of funds might include, but are not limited to, grants, gifts, user fees, tax revenues and/or property transfer tax proceeds.
5. Continue to expand the path and trail network that connects key destinations and residential areas.
6. Continue to secure appropriate additional public access to Lake Champlain and Town-owned lands, where appropriate. Carefully maintain the quality of sites, such as the Town Beach, Shelburne Bay Park, and the LaPlatte Nature Park, where public access currently exists.
7. When the Town does acquire property, for recreation or other purposes, establish legal mechanisms to ensure that the property only be used for the designated purposes.
8. Ensure that land development decisions do not preclude the continued enjoyment of outdoor recreation resources such as the VAST trail system.

⁴ In addition, there are resource management plans, as described in the Land Use Section of this Comprehensive Plan, that should be consulted.

HOUSING

As stated in the Growth and Development Section of this Plan, the Town of Shelburne expects to continue its historic growth pattern over the coming decades, and with that will come a corresponding increase in housing. The Town has historically contained a fairly diverse range of housing types and sizes. Over the last decade or more, however, there has been a noteworthy increase in the amount of housing for elders. The Town has made efforts to encourage more modestly priced housing and in past years has partnered with a non-profit organization for that purpose. Nonetheless, as noted in the report of the Chittenden County Housing Target Task Force (2006), there is a substantial regional need for housing in general and affordable housing in particular. It is important that Shelburne continue to do its share in meeting this regional housing challenge.

GOAL: TO HAVE AN ADEQUATE SUPPLY OF HOUSING TO ACCOMMODATE A DIVERSE ARRAY OF RESIDENTS, BUT WHICH DOES NOT ADVERSELY IMPACT ON THE TOWN'S SCENIC AND NATURAL RESOURCES OR THE ABILITY TO PROVIDE PUBLIC FACILITIES AND SERVICES.

OBJECTIVES:

1. The rate of construction of new housing shall not exceed the ability of the Town to provide needed public facilities and services.
2. The construction of housing and associated infrastructure (roads, utility corridors, out buildings, etc.) shall not have undue adverse impacts on the Town's scenic and natural features and resources (refer to the Land Use and Open Space Sections of this Plan).
3. The rate of new housing construction should not exceed an average of 45 units per year. This is consistent with a rate of population growth of an average of 110 persons per year, and with the planned rate of expansion of community facilities and services⁵. The Town considers this rate of growth manageable, in that it should be possible to integrate such growth into the community at reasonable cost, while preserving the character and natural resources of the Town. For the purposes of this objective, a unit of elder or group housing shall be considered as 2/5 of a dwelling unit.
4. Consistent with regional guidelines, the Town will develop and pursue policies that should result in, on average, ten percent of new housing units constructed being affordable to households with incomes between 80% and 120% of the county median income for the appropriate household size. Perpetual affordability shall be assured through binding legal mechanisms, where appropriate.

⁵ According to the 2100 U. S. Census, Shelburne had a population of 7,244 persons, of which 162 (2.3 %) were in group housing. The average number of persons per household is 2.42. If all 110 persons added per year live in dwelling units, in households of the average size, there would be 45.4 such units.

HOUSING

5. Consistent with regional guidelines, the Town will develop and pursue policies that should result in, on average, ten percent of new housing units constructed being affordable to households with incomes no more than 80% of the county median income for the appropriate household size. Perpetual affordability shall be assured through binding legal mechanisms, where appropriate.
6. Affordable and workforce housing, in particular, should be located close to public services and facilities so residents can benefit from these and other public resources.
7. The maintenance, rehabilitation and restoration of the existing housing stock shall be encouraged. Federal and state funding, where appropriate, shall be used to augment private funding for the rehabilitation of substandard housing.
8. Continue to encourage the development of a variety of appropriately scaled housing options for elder residents (congregate housing, continuing care, assisted living, home care, nursing care, etc.) and young families (rental apartments, small condominiums, small detached dwellings).
9. Promote use of innovative and creative development layouts and construction techniques so that residential buildings fit their landscape and setting. Also encourage use of energy-efficient residential building designs.
10. Housing construction shall be consistent with applicable provisions of the Land Use Section of this Plan.
11. Explore the creation of incentives that might increase production of housing via the development review process.

RECOMMENDED ACTIONS:

1. Incorporate definitions of affordable housing and affordable housing developments, like those in the recently revised planning statute (24 V.S.A., Chapter 117), into the Subdivision Regulations.
2. Continue to participate in regional housing discussions, with particular emphasis on affordable housing.
3. Re-examine the density and other dimensional standards in the Zoning Ordinance, particularly in the designated growth areas.
4. Encourage the purchase of mobile home communities by their residents, as permitted by 10 V.S.A., Section 6242, and by other means.
5. Implement a residential phasing policy to ensure that the rate of residential growth does not exceed the targets set forth in the above objectives.

6. Amend the Town's Zoning Ordinance to encourage, within areas designated for high levels of growth, the development of housing for young families (e.g. rental apartments, small condominiums, and small, detached dwellings), and a variety of housing options for elders.
7. Consider density bonuses and/or inclusionary zoning provisions to stimulate construction of new affordable and workforce housing in the Town's designated growth area. Any inclusionary zoning provision should contain provision for payment of a fee in lieu of actually constructing affordable dwellings. Appropriate legal mechanisms shall be used to ensure that affordable housing constructed under this provision shall be perpetually affordable.
8. Re-examine the Town's table of Impact Fee Waivers to ensure that it serves as an effective incentive for the construction of affordable housing.
9. Consider increasing the size limits on accessory apartments, on a district by district basis.
10. Identify and publicize outstanding examples of residential designs for higher density housing developments which might be applicable in the Village and Growth Area.
11. Encourage and support the continued work of groups such as the Shelburne, Charlotte, Hinesburg Interfaith Projects, Inc. (SCHIP) to facilitate the provision of more housing for households of modest means.
12. Amend the Zoning and Subdivision Regulations to make clear that approval of proposed developments may not be granted unless public services and facilities are adequate to support the proposed developments or will be available before the proposed developments are occupied or used.

CHILD CARE

GOAL: TO ENSURE THE AVAILABILITY OF SAFE AND AFFORDABLE CHILD CARE AND TO INTEGRATE CHILD CARE ISSUES INTO THE PLANNING PROCESS; SPECIFIC TOPICS THE TOWN MIGHT FACILITATE DISCUSSION OF , INCLUDE CHILD CARE FINANCING, INFRASTRUCTURE, BUSINESS ASSISTANCE FOR CHILD CARE PROVIDERS, AND CHILD CARE WORK FORCE DEVELOPMENT.⁶

As working parents of young children well know, the availability and cost of child care services are pervasive issues in Chittenden County. While most parents prefer to find child care either near their homes or their workplaces, most choose quality care where they can find it. The options available to small towns wishing to help with this problem are limited. Several aspects, such as business assistance and work force development, are best addressed at the regional or state level. However, in fulfillment of statutory requirements, this Plan includes the following child care-related policies intended to guide local decision-making.

OBJECTIVES:

1. To recognize the importance of adequate and affordable child care services to Shelburne residents and those who work in Shelburne.
2. To enable the provision of childcare services in a variety of settings from small home day-care facilities to larger day-care centers.
3. Where appropriate, to facilitate the creation, expansion, or continuation of child care services in Shelburne.

RECOMMENDED ACTIONS:

1. Review the Zoning Ordinance to minimize other regulatory obstacles to the provision of child care services.
2. With assistance from regional child care information providers, periodically update the assessment of child care needs and the availability of child care services in Shelburne.
3. Encourage the School District and appropriate childcare providers to explore the State Average Daily Membership (ADM) reimbursement for pre-school services.

⁶ 24 V. S. A., Section 4302-©-(13). This is one of several “specific goals” that Chapter 117 “shall be used to further”.

CHILD CARE

4. Encourage the Town's larger employers to provide child care services for their employees and explore the creation of incentives, in the zoning bylaw and elsewhere, that might increase child care opportunities via the development review process for developers .

TRANSPORTATION

The facilities used to move people and goods within, between, and through communities are some of the most prominent physical characteristics of modern towns. In spite of advances in communications technology, the demand to travel has steadily increased. The demand for travel is closely associated with the patterns of uses and activities on the landscape. Where transportation planning once focused almost exclusively on moving automobiles from point to point, it is now recognized that such an approach has a number of unintended negative consequences (traffic congestion, air pollution, declining health, aesthetic impacts, inefficient use of land, to name a few). It is also recognized that just as new development stimulates added demand for travel, construction of new transportation facilities stimulates new patterns of development.

In response to this recognition, Shelburne (along with many other communities) seeks to create a transportation system that: a) provides a variety of travel options for all types of people, b) facilitates efficient movement of people and goods, c) creates safe routes to school, and d) complements the desired physical and visual characteristics of the community.

GOAL: TO DEVELOP AND MAINTAIN A MULTI-MODAL TRANSPORTATION SYSTEM THAT FACILITATES THE SAFE AND EFFICIENT MOVEMENT OF PEOPLE AND GOODS, IS IN SCALE WITH THE PRESENT AND ANTICIPATED CHARACTER OF THE COMMUNITY WHILE RECOGNIZING OUR ROLE WITHIN THE LARGER REGION, AND REINFORCES THE LAND USE PATTERNS AND VISUAL CHARACTERISTICS SET FORTH IN THIS PLAN.

In Shelburne the transportation system encompasses a diverse array of facilities such as roads and highways, airports, railroad tracks, sidewalks, paths, trails, and public transportation. Parking must also be considered as part of the transportation system in the village. While it is important that all of these be treated as an integrated system, for clarity, they will be discussed separately.

SIDEWALKS, PATHS AND TRAILS

Shelburne intends to continue its commitment to a wide range of modes of travel by creating an integrated network of sidewalks, paths, bike lanes, and trails that will accommodate walkers, cyclists, joggers, and other non-motorized travel modes. This will provide healthy, energy efficient, and pleasant ways of moving about the community.

OBJECTIVES:

1. Create an integrated network of sidewalks, paths, bike lanes and trails that connects with surrounding towns, and connects residential areas with other key locations such as the

TRANSPORTATION

Village, the beach, schools, Shelburne Pond, recreation areas, cultural facilities, and shopping areas, as described in the Bike and Pedestrian's Committee comprehensive map.

2. Explore the creation of incentives that might encourage private development of walkways that connect to the public path and trail network, via the development review process and in other ways.
3. Provide safe crossings where sidewalks, paths or trails intersect vehicular roadways.
4. Develop and maintain a formal system of Primitive Paths in parks and selected natural areas.
5. Provide access to the Primitive Paths from the sidewalk, path and road system, including consideration of adequate parking as needed.

RECOMMENDED ACTIONS:

1. Depending on the location, construct shared paths, sidewalks, and on-road facilities as parts of the integrated network.
2. Construction of the various elements shall be consistent with the "Vermont Pedestrian and Bicycle Facility Planning and Design Manual" issued by VTrans in 2002.
3. Create improvements and additions to the Town's path network pursuant to the list of priorities contained in the Transportation Section of Volume 2 of this Plan.
4. Construct walkways in the Village on at least one side of the road, as feasible.
5. Continue the practice of asking subdividers to grant easements of planned paths and trails as part of the subdivision approval process.
6. Establish rules for project approval by the Development Review Board that encourage the granting of easements and construction along any road in the town, for which the CCRPC transportation counts show an average daily vehicular count of 3,000 or higher, of either:
 - Bicycle lanes on both sides of the road and a sidewalk on at least one side, or.
 - A hard surface multi-use path of at least eight (8) feet in width with physical separation by either green strip, curb, or guardrail from the vehicular travel service.
7. Ensure that sidewalks, paths and trails are appropriately landscaped to provide screening as needed and to create a pleasant environment.

8. Consider planned sidewalk, path and trail projects identified as highest priority by the Bike & Pedestrian Path Committee when preparing the Town's Capital Budget and Program.
9. Aggressively pursue funding sources (grants, gifts, fees, property transfer tax revenues, bonds, general tax revenues, etc.) for implementing planned sidewalk, path and trail projects.
10. Consider establishing line items in the town operating budget for:
 - Annual maintenance of existing and future primitive paths.
 - Construction or repair of sidewalks and crosswalks for projects that are typically smaller than itemized in the capital budget.

STREETS, ROADS AND HIGHWAYS

The streets, roads, and highways provide access to the various parcels of land in the town and provide for ready movement within the town and between Shelburne and other towns. Traditionally these byways accommodate motor vehicles (cars, busses, trucks) but it is now clear that they should be designed to accommodate other modes of travel, as well⁹. It is also clear that there are various types of roadways that serve different functions within the community, and that each type may have different physical requirements.

OBJECTIVES:

1. To create a system of public streets, roads, and highways that provide safe, maintainable, and easy access to all parcels of land in the community.
2. To ensure that public streets, roads and highways are appropriate in size and scale to their function and surrounding land uses.
3. To ensure that the system of public streets, roads, and highways is designed to facilitate travel by all segments of the population through a variety of travel modes (sidewalks, shared paths, or on-road facilities).
4. To encourage "ride sharing" as a means of maintaining mobility while reducing vehicular travel and congestion.
5. To ensure that the overall roadway system evolves to meet the needs of the community as it accommodates the growth targets set forth elsewhere in this Plan, while recognizing the Town's role within the larger region.

⁹ See Barbara McCann, "Complete the Streets" PLANNING, May 2005, for a fascinating discussion of how "complete" streets can be designed as true multi-modal corridors.

TRANSPORTATION

6. To ensure that public streets, roads and highways are designed to visually complement the buildings and land uses that border them.
7. To minimize the adverse impacts of through traffic carried by Shelburne Road on surrounding areas, especially in the Village.

RECOMMENDED ACTIONS

1. Explore ways to reduce the negative impacts (air pollution, noise from engine compression and compression release brakes, etc.) of truck traffic on Route 7 through the Village.
2. Work with the Vermont Agency of Transportation (VTrans) to develop a design for Shelburne Road as it passes through the Village. The design should be compatible with historic resources, should incorporate pedestrian and bicyclist amenities, and should be sensitive to the visual qualities of Shelburne Village. Consistent with the Village Plan, major highway improvements should also incorporate the relocation of overhead utility lines.
3. Work with the Chittenden County Regional Planning Commission (CCRPC) and VTrans for long term alternatives to minimize the future growth of traffic through Shelburne Village on Route 7.
4. Explore ways to establish speed limits that contribute to an environment that is conducive to pedestrian and bicycle traffic as well as automobiles.
5. Work to achieve a balance between the capacity of each component of the transportation system and the demands of the development that they serve.
6. Continue to implement an access management program to ensure a proper balance between roadway function and access to adjacent properties.
7. Amend the Zoning Regulations to require new development to mitigate adverse impacts on the streets, roads, and highways system.
8. Continue to use the functional hierarchy of local roads (Arterial, Collector, and Local) and use it as the basis for design standards that complement adjacent land uses.
9. Ensure that the designs of new roads address the following:
 - Minimal adverse impact on and advantageous utilization of natural features of the land.
 - Efficient road layout that minimizes the amount of land required.
 - Durability, safety, convenience, and low maintenance.
 - Use by all types of users and various travel modes including pedestrian or other non-pedestrian users.
 - The function of the road and expected traffic volumes.

10. Repair bridges identified as deficient in the State’s biennial Bridge Sufficiency Assessment. When bridges are reconstructed, they should include facilities for pedestrian and bicycle travel.
11. Resurface or reconstruct local roadways identified as unsafe or deficient in the most recent road inventory/assessment.
12. Ensure that the Capital Budget and Program includes priority street, road and highway projects.
13. Update the Town’s Public Works Specifications to ensure that public streets, roads and highways are appropriate in size and scale to their function and surrounding land uses.
14. Encourage the use of traffic calming techniques (e.g., signage, striping, surface treatments, lane configuration), where appropriate, to enhance the village environment and the safety of the Town’s multi-modal transportation system.

PUBLIC TRANSPORTATION

An efficient system of public transportation is necessary to meet the needs of those without access to private automobiles, to accommodate those burdened by the increasing costs of private automobile travel, and to provide a viable alternative to private automobile travel. In Shelburne, public transportation is provided by the Chittenden County Transportation Authority (CCTA) which operates a bus system and the Special Services Transportation Authority (SSTA) which runs on-demand van service for handicapped or disabled individuals.

OBJECTIVES:

1. To encourage the use of public transportation within the Town and between Shelburne and the rest of the region.
2. To encourage land use and activity patterns that more readily accommodate the use of public transportation.

RECOMMENDED ACTIONS:

1. The Town should continue to support CCTA and SSTA. .
2. Amend the Zoning Ordinance to encourage compact, mixed use patterns of development that reduce the need for automobile travel and support more widespread use of public transportation (such patterns are described in the Land Use section of this Plan). Such

TRANSPORTATION

amendments should consider reduced setback requirements to enhance the appearance of the corridor and promote use of public transit service.

3. Encourage the School Board to strive to expand use of school buses, thus reducing traffic congestion and auto emissions.
4. Working with CCTA and CCRPC, explore implementing a park and ride location/bus stop that best serves the overall needs of the community.
5. Encourage that shelters are provided, and maintained year round, at all bus stops.
6. Encourage the addition of bike racks at bus stops.
7. Continue to work with businesses and local, regional and state agencies to coordinate existing and future public transit services.
8. Work with regional agencies (CCRPC, CCTA, SSTA) to inform Town residents about benefits of using public transit.
9. Explore means to encourage people to use multiple modes of transportation.

PARKING

When considering enhancements to parking in a community, it is important to identify the principles underlying the planning framework. In 2000, the Town identified seven such principles as part of a study of transportation needs in Shelburne village. The principles are as follows:

- Parking areas need to be conveniently located in relationship to the destination.
- Parking areas need to be at least partially visible to motorists in order to be consistently used.
- Parking areas need to be readily available from the public roadways surrounding them.
- Signs are important in directing people to and through parking areas.
- Adequate parking is mandatory for business success, but excess parking can actually hurt a business by creating an illusion of under use.
- Concentrated parking areas are the most efficient because they reduce the amount of roadway not directly servicing a parking space.
- Scattered parking areas, each situated directly adjacent to the business it is serving creates the most convenient type of parking (but not necessarily the most desirable).

As noted in the study, these principles can provide insights into the use of parking as well as help us understand how parking arrangements can be enhanced to better serve businesses and residents. The study went on to identify a series of four key areas (zoning requirements, shared parking, joint parking, and accessibility) that might be addressed through various forms of public

policy to improve parking in Shelburne. The Objectives and Recommended Actions presented below are adapted from the study prepared in 2000.

OBJECTIVES:

1. Strive to balance the amount of parking created with the amount of parking that will actually be utilized.
2. Promote shared parking to reduce the amount of vehicular trips made in movement between parking areas and reduce the overall amount of pavement dedicated to parking; also promoted the use of shared or linked parking facilities in the rear areas of village lots.
3. Pursue the creation of unobtrusive yet accessible public parking; in creating such parking maintain existing vegetation wherever possible.
4. Provide incentives for and easy ways to use the more distant parking when it is needed.
5. Avoid the removal of buildings for the sole purpose of providing parking areas.

RECOMMENDED ACTIONS:

1. Update the 2000 study of parking usage and anticipated parking needs in Shelburne Village. The updated study should include an overall concept for meeting anticipated parking needs in the Village. If needed, additional parking shall be constructed, at developers' expense, on schedule to be available when new development opens.
2. Revise zoning specifications to better balance the amount of parking required of developments with the amount of parking that will actually be utilized.
3. Enact zoning provisions that allow reductions in required parking when the applicant can demonstrate the land use does not generate demand for the spaces; also allow reductions in required parking due to the proximity of shared or public parking. (The reduction could relate to the walking distance between the proposed land use and available public parking),
4. Establish a parking fund to help support public parking, and collect an annual fee for every public parking space used by an applicant to reduce their overall required on-site parking. (The money collected would go to a municipal fund that assists in paying for the maintenance of the public parking space.) Consider seeking assistance from the Chittenden County Regional Planning Commission prior to the creation of such a fund.
5. Implement wayfinding for public parking (including use of Standard "P" for parking signs), as well as crosswalks and sidewalks. clear markings for pedestrian movement, and adequate lighting.

RAIL TRANSPORTATION

OBJECTIVES:

1. Encourage the use of the existing railroad facilities for movement of people and freight as part of an integrated, multimodal transportation system.

RECOMMENDED ACTIONS:

1. Insure, through zoning and other regulations, the compatibility of railroad facilities and adjacent land uses. Allow businesses that would benefit from railroad use to locate next to railroad facilities, when compatible with adjoining land uses.
2. Encourage reinstatement of interstate passenger rail service on the existing tracks.
3. If rail passenger service is reinstated, encourage coordination with bus service to provide multi-modal services.
4. Consider acquisition by the Town of an easement along the Vermont Railway corridor north of Bay Road.

AIR TRANSPORTATION

OBJECTIVES:

1. Encourage development of compatible land uses in the vicinity of existing air facilities.
2. Discourage motorized aircraft takeoffs and landings at locations other than the existing airport and airstrips.

RECOMMENDED ACTIONS:

1. Ensure that the Zoning Ordinance provides for appropriate uses around the existing airport and airstrips.

ENERGY

Conservation and efficient use of energy is essential.. The use of renewable sources must be pursued, always keeping in mind the need to balance energy use against possible negative visual and environmental impacts associated with capturing and using various forms of energy.

[In 2004 the Town of Shelburne voted to take the “Ten Percent Challenge” of reducing the emission of greenhouse gasses by ten percent over the coming decade. While the focus of the Ten Percent Challenge is global climate change, strategies for meeting the challenge will also result in a reduced energy “footprint” for the Town]

GOAL: TO ENCOURAGE THE REDUCTION OF CONSUMPTION OF ENERGY WITHIN THE TOWN OF SHELBURNE THROUGH CONSERVATION AND EFFICIENCY, AND TO ENCOURAGE THE USE OF RENEWABLE ENERGY SOURCES.

OBJECTIVES:

1. To reduce energy consumption and ensure energy efficiency in all Town buildings and operations.
2. To encourage patterns of development and redevelopment that minimize travel needs and encourage energy efficiency
3. To increase the use of alternatives to single person automobiles for personal travel, including bicycling, walking, ridesharing, and use of public transit.
4. To ensure that all new construction meets high levels of energy efficiency.
5. To promote the development and use of renewable energy sources in new and existing residential and non-residential areas while minimizing any adverse impacts of such development.

RECOMMENDED ACTIONS:

1. Appoint a Town Energy Committee to monitor energy conservation opportunities and activities, to educate Town residents regarding energy conservation opportunities, and to make recommendations as to renewable energy sources that might be developed in the Town.

ENERGY

2. Develop a baseline assessment of current use of energy in the Municipal, Commercial and Residential sectors.
 - a. Using statistical sampling where practical
 - b. Obtaining historical measures where possible
3. Establish goals for reduction of energy consumption and renewable energy generation in various sectors. This could include the identification of locations within Town that are suitable for renewable energy facilities, so long as concerns related to natural and scenic resources are adequately addressed.
4. Prioritize areas of renewable energy generation and energy efficiency based on carbon impact and financial investment.
5. Review Tactical Steps Outlined in Prior Plan
 - a. Document tasks accomplished
 - b. Edit existing list of projects to consider
 - c. Identify areas of focus
6. Monitor Local, State and National Initiatives and communicate opportunities to constituents.
7. Coordinate, Publicize and otherwise support efforts of municipal, school and community groups.

TOWERS AND TELECOMMUNICATION FACILITIES

As noted in the Natural and Scenic Resources and Land Conservation element of this Plan, Shelburne has an abundance of significant scenic and natural resources that add to the Town's overall character and quality of life. And as noted in the Growth and Development element of this Plan, population growth and economic development will be accompanied by increasing demands on and for various utilities, facilities, and services. Towers and telecommunications structures are examples of such facilities. This Plan element has been created to present and highlight policies the Town of Shelburne believes must govern decision-making regarding the development of Towers and telecommunications structures and in the process ensure an appropriate balance is maintained between facility-development and natural and cultural resource protection. It incorporates by reference the standards of Shelburne's Telecommunication Ordinance.

GOAL: TO ENSURE THAT THE PROLIFERATION OF TELECOMMUNICATION FACILITIES AND TOWERS, AS DEFINED IN THE TOWN OF SHELBURNE ORDINANCE FOR TOWERS AND TELECOMMUNICATION FACILITIES, AND THE SITING OF THE SAME, DOES NOT HAVE A MATERIAL ADVERSE EFFECT ON THE GOALS, POLICIES OR OBJECTIVES OF THIS PLAN, THE PURPOSE AND GOALS SET FORTH IN TITLE 24, CHAPTER 117, § 4302, OR PROVISIONS OF OTHER DULY ADOPTED MUNICIPAL BYLAWS OR ORDINANCES.

GOAL: TO ENSURE THAT CLEAR WRITTEN COMMUNITY STANDARDS CONTAINED IN THE TOWN OF SHELBURNE ORDINANCE FOR TOWERS AND TELECOMMUNICATION FACILITIES ARE GIVEN FULL AND FAIR CONSIDERATION IN ANY EVALUATION OF A PROPOSED TELECOMMUNICATION FACILITY OR TOWER UNDER THE CRITERIA FOR INTERPRETING AND APPLYING 10 V.S.A. § 6086(A)(8) AND SUCH OTHER PROVISIONS OF LAW APPLICABLE TO REVIEW OF THE VISUAL AND AESTHETIC IMPACTS OF SUCH A FACILITY OR TOWER.

GOAL: TO ENSURE THAT THE VERMONT PUBLIC SERVICE BOARD, BEFORE ISSUING A CERTIFICATE OF PUBLIC GOOD UNDER 30 V.S.A. § 248A FOR A PROPOSED TELECOMMUNICATION FACILITY OR TOWER, GIVES SUBSTANTIAL DEFERENCE TO THE LAND CONSERVATION AND NATURAL RESOURCE PROTECTION MEASURES OF THIS PLAN AND THE RECOMMENDATIONS OF THE MUNICIPAL AND REGIONAL PLANNING COMMISSIONS REGARDING COMPLIANCE WITH THIS PLAN AND THE CHITTENDEN COUNTY REGIONAL PLAN, RESPECTIVELY.

GOAL: TO ENSURE THAT THE VERMONT PUBLIC SERVICE BOARD, BEFORE ISSUING A CERTIFICATE OF PUBLIC GOOD UNDER 30 V.S.A. § 248A FOR A PROPOSED TELECOMMUNICATION FACILITY OR TOWER, GIVES SUBSTANTIAL DEFERENCE TO THE RECOMMENDATIONS OF THE MUNICIPAL LEGISLATIVE BODY.

POLICIES:

1. Telecommunication facilities and towers shall comply with the standards, criteria and specifications contained in the Town of Shelburne Telecommunication Ordinance, as amended from time to time. Those standards, criteria and specifications are incorporated into this Plan by reference.
2. To prohibit telecommunication facilities and towers in the Rural Area and the Conservation Area, as identified on the Composite Future Land Use Map (Map 5) of this Plan and to prohibit such facilities and towers within the habitat of any state listed rare or endangered wildlife or plant species.
3. To encourage the siting of telecommunication facilities and towers in the Commerce & Industry and the Commerce & Industry South Zoning Districts, as identified on the Shelburne “Zoning Districts” Map and to further encourage the siting of such facilities and towers, in those Zoning Districts, on existing structures.

CITIZEN PARTICIPATION/AMENDING THE PLAN

For several decades, Shelburne residents have had the opportunity to participate in discussions and decision making regarding plans and land use patterns. This involvement can be dated to the Town's first plan in 1963 and includes the development of the 1988 Shelburne Village Plan and the 2006 Village Plan Update. More recently, the development of the 2007 Comprehensive Plan included a diverse array of citizen involvement events (including extensive opinion surveying) extending for over two years. This tradition, which continued during the preparation of this latest version of the Comprehensive Plan, is critical for ensuring that the document is responsive to the needs and aspirations of the Town's residents, and for generally ensuring that the Town government is meeting local needs.

The Comprehensive Plan represents a long range vision for the community. At the same time, it must be periodically reviewed and revised if it is to reflect both changing conditions and changing community aspirations¹². As authorized by state law, the Plan may be amended at any time if the community deems it appropriate. The Plan now before you is intended to reflect a new vision emphasizing four key themes identified by the Selectboard and Planning Commission in 2012 and to recommend goals, objectives, and actions that will achieve that vision.

GOAL: TO CONTINUE TO PROVIDE OPPORTUNITIES FOR WIDESPREAD CITIZEN PARTICIPATION IN THE PREPARATION, REVIEW, AMENDMENT, AND IMPLEMENTATION OF THE COMPREHENSIVE PLAN AND IMPLEMENTING ORDINANCES.

OBJECTIVES:

1. To continue to provide a variety of opportunities for citizen involvement in Shelburne's land use planning process.
2. To continue to provide a comprehensive, coordinated planning process and policy framework to guide land use decision making in the Town.
3. To ensure that Shelburne's planning process continues to be sensitive to the changing needs and desires of local residents and businesses.
4. To use the comprehensive planning process as a vehicle for identifying, studying, and proposing solutions to local problems.

¹² The Vermont Planning Statute, 24 V.S.A., Chapter 117, requires that municipal Comprehensive Plans be revised and readopted every five years. Plans expire in the absence of readoption.

RECOMMENDED ACTIONS:

1. Consider holding forums on an annual or biennial basis to review the goals and policies in the Plan and progress towards meeting those goals.
2. Continue to conduct public meetings, forums, or other events to solicit public input on planning and zoning related issues.
3. Conduct objectively measurable opinion surveys of Town residents in conjunction with every major Comprehensive Plan update.
4. Continue to work closely with owners of property affected by planned public facilities such as park and recreation areas, as well as with groups having expertise relating to paths and trails, Historic Preservation and Design Review, public buildings, etc.
5. Continue to support the work of special task forces and Town committees and incorporate the findings of such committees into the Plan as deemed appropriate by the Planning Commission and the Selectboard.
6. Continue to provide information to the public on matters relating to the Plan, special projects, and implementing ordinances through informational meetings, the Town's website, newspaper articles, newsletters, email, social media and online forums, special flyers, etc.