Planning Commission Reporting Form

for Municipal Plan Amendments

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

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

The Peacham Town Plan was duly adopted in July 2019 and approved by the regional planning commission after determining that the plan met the requirements of 24 VSA 4382 and was consistent with the planning goals of 24 VSA 4302.

The planning commission has worked closely with the energy committee to proposing a substantive amendment to the plan’s energy section. If adopted and certified, Peacham’s Town Plan would receive “substantial deference” in Public Utility Commission proceedings for reviewing proposed renewable energy projects. To achieve substantial deference, the proposed amendment supports policies to attain the goals of the State’s 2016 Comprehensive Energy Plan:

* Meet 90% of all energy needs from renewable resources by 2050;
* Reduce greenhouse gas emissions to 50% below 1990 levels by 2028 and 75% by 2050;
* Improve the energy efficiency of 25% of homes by 2025; and
* Establish a distributed energy future in which a significant portion of Vermont’s energy is produced near where it is consumed.

The plan estimates town-wide energy use in the thermal (heating space and water), transportation, and utility electric sectors. The plan also establishes targets for weatherization and fuel switching in support of the “90 by 2050 goals.”

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

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

The current town plan places an emphasis on maintaining traditional development patterns and minimizing fragmentation and sprawl. The proposed amendment would not change the designation of any land area identified in the plan. Moreover, the proposed energy plan amendment encourages, as is feasible, maintaining traditional development patterns that minimize energy use and vehicle miles travelled.

1. *The long-term cost or benefit to the municipality, based upon consideration of the probable impact on:*
	1. *the municipal tax base; and*

The plan calls for aggressive weatherization of Peacham’s housing stock, which over time, may add to the tax base at no cost to the municipality.

* 1. *the need for public facilities*;

While no specific facilities are identified, the energy plan calls for establishing a municipal policy on town-owned properties that requires compliance with Commercial Building Energy (CBES) Stretch Codes during new construction or major renovations. In pursuit of smart growth goals, the plan amendment calls for a municipal policy on directing infrastructure investments (e.g. grid upgrades, water systems) to traditional development centers.

 None

1. *The amount of vacant land which is:*

Not applicable

* 1. *already subject to the proposed new designation; and*
	2. *actually available for that purpose, and the need for additional land for that purpose.*

1. *The suitability of the area in question for the proposed purpose, after consideration of:*

Not applicable

* 1. *appropriate alternative locations;*
	2. *alternative uses for the area under consideration; and*
	3. *the probable impact of the proposed change on other areas similarly designated*
1. *The appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability and existing development in the area.”*

Not applicable

**Please Note:**

* The planning commission must hold at least one public hearing within the municipality after public notice on any proposed plan or amendment.
* At least **30** days prior to the first hearing, a copy of the proposed plan or amendment and the written report must be delivered with proof of the receipt, or mailed by certified mail, return receipt requested, to each of the following:
1. the chairperson of the planning commission of each abutting municipality, or in the absence of any planning commission in an abutting municipality, to the clerk of that municipality;
2. the executive director of the regional planning commission of the area in which the municipality is located;
3. the Department of Economics, Housing and Community Development within the Agency of Commerce and Community Development; and
4. business, conservation, low income advocacy and other community or interest groups or organizations that have requested notice in writing prior to the date the hearing is warned.
* The planning commission may make revisions to the proposed plan or amendment and to any written report, and must thereafter submit the proposed plan or amendment and any written report to the legislative body of the municipality.
* If the legislative body changes any part of the proposed plan, the planning commission must submit to the legislative body, at or prior to the public hearing, a report that analyzes the extent to which the changed proposal, when taken together with the rest of the plan, is consistent with the legislative goals established in 24 V.S.A. §4302.
* Simultaneously with the submission, the planning commission must file with the clerk of the municipality a copy of the proposed plan or amendment, and any written report, for public review.