

Burlington Planning Commission

149 Church Street
Burlington, VT 05401
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www.burlingtonvt.gov/pz

Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
Eamon Dunn, Youth Member



Burlington Planning Commission

Tuesday, November 14, 2017, 6:30 P.M.
Conference Room 12, City Hall, 149 Church Street
AGENDA

Note: times given are
approximate unless
otherwise noted.

I. **Agenda**

II. **Public Forum**- Time Certain 6:30 p.m.

III. **Report of the Chair**

IV. **Report of the Director**

V. **2018 Meeting Schedule** (2 min)

The Planning Commission will review and approve the proposed meeting schedule for 2018, which is enclosed in the agenda packet on page 3.

Staff Recommended Action: Staff recommends the Commission approve the schedule as proposed.

VI. **Reapprove ZA-17-10 Municipal Bylaw Amendment Report** (5 min)

The Planning Commission will review changes made to the proposed *ZA-17-10 Green Roof Lot Coverage* made by City Council Ordinance Committee and reapprove the Municipal Bylaw Amendment Report in advance of City Council public hearing. Information related to this item is included in the agenda packet on pages 4-5.

Staff Recommended Action: Staff recommends the Commission reapprove the Municipal Bylaw Amendment Report for ZA-17-10 as written.

VII. **Reapprove ZA-17-11 Municipal Bylaw Amendment Report** (5 min)

The Planning Commission will review changes made to the proposed *ZA-17-11 Emergency Shelters* made by City Council Ordinance Committee and reapprove the Municipal Bylaw Amendment Report in advance of City Council public hearing. Information related to this item is included in the agenda packet on pages 6-9.

Staff Recommended Action: Staff recommends the Commission reapprove the Municipal Bylaw Report for ZA-17-11 as written.

VIII. **Proposed ZA-18-06: Article 8 Bicycle Parking Amendments** (20 min)

The Planning Commission will discuss a proposed amendment to the *Burlington Comprehensive Development Ordinance* regarding bicycle parking requirements in Article 8. Information related to this item is included in the agenda packet on pages 10-18.

Staff Recommended Action: The Commission should discuss the proposed amendment and make any modifications necessary. If the amendment is satisfactory, the Commission should take action to approve the Municipal Bylaw Amendment report and warn a public hearing.

IX. **CCRPC Regional Energy Plan Update** (15 min)

Staff from the CCRPC will provide an update on Constraints and Suitability Methodology, draft ECOS Plan policies regarding state and local constraints for renewable energy generation, and Burlington's Renewable

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Energy Generation Target. Information related to this item is included in the agenda packet on pages X-X, and additional draft plan resources are available for comment at: <http://ccrpc.civicomment.org/>.

Staff Recommended Action: The Commission is requested to provide any feedback to the CCRPC on the draft ECOS plan policy statements regarding renewable energy siting and suitability.

X. Great Streets Standards Presentation

Staff will provide an overview to the draft Great Streets Standards, which are intended to provide design and construction standards for public rights-of-way in downtown.

Staff Recommended Action: This item is informational only. The Commission is invited to ask questions and offer feedback on the draft document, but no action is required.

XI. Committee Reports

XII. Commissioner Items- *Next meeting is Tuesday, November 28, 2017 @ 6:30 pm in Conference Room 12*

XIII. Minutes & Communications

The Commission will review and approve the minutes of the October 10, 2017 meeting, enclosed on pages 28-32 of the agenda packet.

XIV. Adjourn

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Staff Recommended Action: Staff recommends the Commission approve the schedule as proposed.

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Staff Recommended Action: Staff recommends the Commission reapprove the Municipal Bylaw Amendment Report for ZA-17-10 as written.

VII. **Reapprove ZA-17-11 Municipal Bylaw Amendment Report** (5 min)

The Planning Commission will review changes made to the proposed *ZA-17-11 Emergency Shelters* made by City Council Ordinance Committee and reapprove the Municipal Bylaw Amendment Report in advance of City Council public hearing. Information related to this item is included in the agenda packet on pages 6-9.

Staff Recommended Action: Staff recommends the Commission reapprove the Municipal Bylaw Report for ZA-17-11 as written.

VIII. **Proposed ZA-18-06: Article 8 Bicycle Parking Amendments** (20 min)

The Planning Commission will discuss a proposed amendment to the *Burlington Comprehensive Development Ordinance* regarding bicycle parking requirements in Article 8. Information related to this item is included in the agenda packet on pages 10-18.

Staff Recommended Action: The Commission should discuss the proposed amendment and make any modifications necessary. If the amendment is satisfactory, the Commission should take action to approve the Municipal Bylaw Amendment report and warn a public hearing.

IX. **CCRPC Regional Energy Plan Update** (15 min)

Staff from the CCRPC will provide an update on Constraints and Suitability Methodology, draft ECOS Plan policies regarding state and local constraints for renewable energy generation, and Burlington's Renewable

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Planning Commission Agenda
November 14, 2017
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Energy Generation Target. Information related to this item is included in the agenda packet on pages 19-40, and additional draft plan resources are available for comment at: <http://ccrpc.civicomment.org/>.

Staff Recommended Action: The Commission is requested to provide any feedback to the CCRPC on the draft ECOS plan policy statements regarding renewable energy siting and suitability.

X. Great Streets Standards Presentation

Staff will provide an overview to the draft Great Streets Standards, which are intended to provide design and construction standards for public rights-of-way in downtown.

Staff Recommended Action: This item is informational only. The Commission is invited to ask questions and offer feedback on the draft document, but no action is required.

XI. Committee Reports

XII. Commissioner Items- *Next meeting is Tuesday, November 28, 2017 @ 6:30 pm in Conference Room 12*

XIII. Minutes & Communications

The Commission will review and approve the minutes of the October 10, 2017 meeting, enclosed on pages 41-45 of the agenda packet.

XIV. Adjourn

PLANNING COMMISSION

January - December 2018
Regularly Scheduled Meetings

Date	Day	Time	Location
January 9, 2018	Tuesday	6.30pm	Conference Room 12
January 23, 2018	Tuesday	6.30pm	Conference Room 12
January 30, 2018	Tuesday	5pm	Joint/ Contois Auditorium
February 13, 2018	Tuesday	6:30 PM	Conference Room 12
February 27, 2018	Tuesday	6.30pm	Conference Room 12
March 13, 2018	Tuesday	6.30pm	Conference Room 12
March 27, 2018	Tuesday	6.30pm	Conference Room 12
April 10, 2018	Tuesday	6.30pm	Conference Room 12
April 25, 2018	Wednesday	6.30pm	Conference Room 12
May 8, 2018	Tuesday	6.30pm	Conference Room 12
May 22, 2018	Tuesday	6.30pm	Conference Room 12
June 12, 2018	Tuesday	6.30pm	Conference Room 12
June 26, 2018	Tuesday	6.30pm	Conference Room 12
July 10, 2018	Tuesday	6.30pm	Conference Room 12
July 24, 2018	Tuesday	6.30pm	Conference Room 12
August 14, 2018	Tuesday	6.30pm	Conference Room 12
August 28, 2018	Tuesday	6.30pm	Conference Room 12
September 11, 2018	Tuesday	6.30pm	Conference Room 12
September 25, 2018	Tuesday	6.30pm	Conference Room 12
October 9, 2018	Tuesday	6.30pm	Conference Room 12
October 23, 2018	Tuesday	6.30pm	Conference Room 12
November 13, 2018	Tuesday	6.30pm	Conference Room 12
November 27, 2018	Tuesday	6.30pm	Conference Room 12
December 11, 2018	Tuesday	6.30pm	Conference Room 12

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Ryan Morrison, Associate Planner
Layne Darfler, Planning Technician
Anita Wade, Zoning Clerk



TO: Planning Commission
FROM: Scott Gustin
DATE: October 26, 2017
RE: Green Roofs & Lot Coverage

The City Council Ordinance Committee reviewed this zoning amendment at their October 24, 2017 meeting. They voted to move it along to public hearing with the full City Council; however, they made a couple of small revisions to the text of the amendment (noted with ~~strike-through~~ below) to remove what they perceived as vague words. As a result, Planning Commission review is required prior to the Council's public hearing.

Proposed Ordinance Language:

Sec. 5.2.3, Lot Coverage Requirements

(b) Exceptions to Lot Coverage

(1)-(8) as written.

- (9) For the purposes of lot coverage calculations, at-grade green roofs shall be counted as open space, and above-grade green roofs shall be counted as lot coverage. Partially at-grade green roofs shall be counted as lot coverage as follows:
- i. Intensive green roofs will be counted at 50% lot coverage of their total roof area.
 - ii. Extensive green roofs will be counted at 75% lot coverage of their total roof area.
 - iii. Walkways, equipment, and other un-vegetated areas within the green roof shall not receive lot coverage credit.
 - iv. These lot coverage exceptions are contingent on continued maintenance and functionality of the green roof.

ARTICLE 13: DEFINITIONS

Green roof: A contained green space planted over a synthetic waterproofed membrane created by adding layers of growing medium and plants on top of a traditional roofing system which also includes a layer for drainage. The green space on the roof may partially or completely cover the traditional roofing system. There are two types of green roofs: extensive and intensive. Extensive green roofs ~~generally~~ have a growing medium depth of less than six inches, require little maintenance, and are lightweight. Intensive green roofs ~~typically~~ have a growing medium depth of more than six inches, require more frequent maintenance, and are heavier than extensive green roofs. In order to be classified as an intensive green roof for lot coverage credit the green roof must have a minimum growing medium depth of six inches.

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Burlington Planning Commission Report Municipal Bylaw Amendment

ZA-17-10 Green Roof Lot Coverage

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this proposed amendment is to define green roofs and create clear guidelines for how lot coverage is calculated on sites with buildings which are constructed with a green roof. At-grade green roofs will be counted as open space, above-grade green roofs count as lot coverage, and partially at/above grade green roofs will be counted as lot coverage at a ratio commensurate with the intensity of the roof system. If a partially at grade roof is constructed with an intensive green roof system, 50% of the entire roof area is counted as lot coverage, whereas if it is constructed with an extensive green roof system, 75% of the entire roof area is counted as lot coverage.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

This proposed amendment does not impact the goals and policies related to the provision of safe and affordable housing contained within the Municipal Development Plan.

Compatibility with the proposed future land uses and densities of the municipal development plan:

This proposed amendment clarifies how lot coverage is calculated for green roofs. It is compatible with proposed future land uses and densities contained within the Municipal Development Plan in that it largely preserves existing lot coverage as defined in the *Burlington Comprehensive Development Ordinance*. Only those portions of buildings with green roofs fully at-grade are considered open space, and only some portion of buildings that are partially above grade can receive lot coverage credits, if they are constructed with green roof systems that provide essential stormwater benefits to the community and the sites on which they're located.

Implementation of specific proposals for planned community facilities:

This proposed amendment does not implement a plan for community facilities.

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TO: Planning Commission
FROM: Scott Gustin
DATE: October 26, 2017
RE: Emergency Shelters

The City Council Ordinance Committee reviewed this zoning amendment at their October 24, 2017 meeting. They voted to move it along to public hearing with the full City Council; however, they made several small revisions to the amendment (noted with ~~strike-through~~ or red underline below). Specifically, the definition was revised to reflect 180 day stays to be consistent with Sec. 5.4.13. Also, Downtown zones in the Use Table were modified to be consistent with the Form Based Code. The permitted use proposed in the now-eliminated Downtown zones will be permitted in the new FD5 and FD6 zones. Also, the blank cell under NAC-CR was filled in with CU. As a result of these changes, Planning Commission review is required prior to the Council's public hearing.

Proposed Ordinance Language:

Article 5: Citywide General Regulations

Part 4: Special Use Regulations

Sec. 5.4.4 Community House

Community houses shall be considered a conditional use in any residential district and subject to all applicable provisions of Art 3, Part 5, and the site and design review standards in Art 6. In addition to conditional use standards, proposals for new community houses shall also comply with the following requirements:

- (a) Density shall not exceed 1 person per two hundred (200) square feet of gross floor area;
- (b) All dimensional standards for the underlying zoning per the requirements of Art. 4 shall be applicable; and,
- (c) The minimum distance (lot line to lot line) between any two community houses shall ~~not exceed~~ be at least the following:

Total Occupancy (beds)	Distance (feet)
6 or less	0
7 – 12	500
13 – 20	1,000
21 or more	1,500

Sections 5.4.5 – 5.4.12

As written.

Section 5.4.13 Emergency Shelters

Emergency shelters shall be subject to the site and design review standards in Art 6.

In addition to conditional use standards where applicable, proposals for all new emergency shelters shall comply with the following requirements:

- (a) All dimensional standards for the underlying zoning per the requirements of Art. 4 shall be applicable;
- (b) Density within the residential zones shall be per the residential density standards of Article 4. For the purposes of density calculation for emergency shelters, every four (4) beds shall count as one (1) dwelling unit;
- (c) Density within the neighborhood mixed use zones shall be limited to fifty (50) beds, and there is no density limit in the downtown or downtown transition zones;
- (d) Overnight stays by any individual are limited to 180 consecutive days. An extension of up to 60 days may be provided if no alternative housing is available;
- (e) There shall be onsite management by qualified adults during all hours of operation with at least 1 management person for every 25 beds; and,
- (f) An emergency shelter may be the primary use of a property, or it may be accessory to another primary use on a property.

Article 8: Parking

Add to table 8.1.8-1: Minimum Off-Street Parking Requirements (see attached Table 8.1.8-1)

Article 13: Definitions

Emergency shelter: Overnight shelter with supportive services for homeless persons that is limited to temporary occupancy, typically ~~60~~ 180 consecutive nights or less, by a homeless person. Provide shelter only overnight.

Appendix A – Use Table – All Zoning Districts

Add footnote 29: See special use standards of Sec. 5.4.13, Emergency Shelters (see attached Appendix A)

Appendix A-Use Table – All Zoning Districts

	Urban Reserve	Recreation, Conservation & Open Space			Institutional	Residential			Downtown Mixed Use	Neighborhood Mixed Use				Enterprise	
USES	UR	RCO - A	RCO - RG	RCO - C	I	RL/W	RM/W	RH	DW-PT ¹⁶	NMU	NAC	NAC- RC	NAC-CR	E-AE	E-LM
<u>Emergency Shelters²⁹</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>CU</u>	<u>N</u>	<u>N</u>

1. Residential uses are not permitted except only as an accessory use to an agricultural use.

2. Duplexes may be constructed, or a single unit may be converted into a duplex, on lots existing as of January 1, 2007 and which meet the minimum lot size of 10,000 square feet.

3. Duplexes shall only be allowed as a result of a conversion of an existing single family home. New duplexes are prohibited.

4. No more than 5 rooms permitted to be let in any district where bed and breakfast is a conditional use. No more than 3 rooms permitted to be let in the RL district.

5. An existing fraternity, sorority, or other institutional use may be converted to dormitory use subject to conditional use approval by the DRB.

6. Must be owner-occupied.

7. Must be located on a major street.

8. Small daycares in the RCO zones shall be conditional use and shall only be allowed as part of small museums and shall constitute less than 50% of the gross floor area of the museum.

9. Automobile sales not permitted other than as a separate principal use subject to obtaining a separate zoning permit.

10. Exterior storage and display not permitted.

11. All repairs must be contained within an enclosed structure.

12. No fuel pumps shall be allowed other than as a separate principal use subject to obtaining a separate zoning permit.

13. Permitted hours of operation 5:30 a.m. to 11:00 p.m.

14. Such uses not to exceed ten thousand (10,000) square feet per establishment.

15. Excludes storage of uncured hides, explosives, and oil and gas products.

16. See Sec.4.4.1(d) 2 for more explicit language regarding permitted and conditional uses in the Downtown Waterfront – Public Trust District.

17. Allowed only as an accessory use.

18. A permitted use in the Shelburne Rd Plaza and Ethan Allen Shopping Center.

19. Facilities limited to no more than 10,000 square-feet.

20. Accepted agricultural and silvicultural practices, including the construction of farm structures, as those practices are defined by the secretary of agriculture, food and markets or the commissioner of forests, parks and recreation, respectively, under 10 VSA §1021(f) and 1259(f) and 6 VSA §4810 are exempt from regulation under local zoning.

21. See Sec. 4.4.7 (c) for specific allowances and restrictions regarding uses in the Urban Reserve District.

22. See Sec. 4.4.5 (d) 6 for specific allowances and restrictions regarding Neighborhood Commercial Uses in Residential districts.

23. Allowed only on properties with frontage on Pine Street.

24. Such uses shall not exceed 4,000 square feet in size.

25. Dormitories are only allowed on properties contiguous to a school existing as of January 1, 2010.

26. The mixed uses shall be limited to those that are either permitted, conditional, or pre-existing nonconforming in the zoning district.

27. Performing arts centers in the ELM zone shall be limited to a total of 5,000 square feet in size and to properties with frontage on Pine Street. Performing arts centers may contain accessory space for preparation and serving food and beverages, including alcohol, provided this accessory space comprises less than 50% of the entire establishment.

28. Grocery Stores up to but not to exceed 30,000 square feet may be permitted subject to conditional use approval by the DRB in that portion of the Enterprise-Light Manufacturing District between Flynn and Home Avenue.

29. See special use standards of Sec. 5.4.13, Emergency Shelters.
- Legend:

Y	Permitted Use in this district
CU	Conditional Use in this district
N	Use not permitted in this district
Abbreviation	Zoning District
RCO – A	RCO - Agriculture
RCO – RG	RCO – Recreation/Greenspace
RCO – C	RCO - Conservation
I	Institutional
RL/W	Residential Low Density, Waterfront Residential Low Density
RM/W	Residential Medium Density, Waterfront Residential Medium Density
RH	Residential High Density
D	Downtown
DW	Downtown Waterfront
DT	Downtown Transition
BST	Battery Street Transition
NMU	Neighborhood Mixed Use
NAC	Neighborhood Activity Center
NAC-RC	NAC – Riverside Corridor
E-AE	Enterprise – Agricultural Processing and Energy
E-LM	Enterprise – Light Manufacturing

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Burlington Planning Commission Report Municipal Bylaw Amendment

ZA-17-11 Emergency Shelters

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this proposed amendment is to create language related to emergency shelters, as temporary housing in order to differentiate them from community houses, and to establish parameters for calculating and maximum number of units, location, duration of stay, and on-site management. In recent years, operators of emergency shelters in the City have experienced some challenges as they have previously been permitted as community houses. This amendment seeks to eliminate these hurdles to providing emergency housing to the City's neediest population, particularly during winter months.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

This proposed amendment supports the City's Municipal Development Plan policies to support organizations and programs that fill gaps in the housing tenure ladder, and to assist the City's neediest residents in confronting various obstacles and problems they face in the housing market.

Compatibility with the proposed future land uses and densities of the municipal development plan:

This proposed amendment does not impact future land uses and densities of the Municipal Development Plan.

Implementation of specific proposals for planned community facilities:

This proposed amendment does not implement a specific planned community facility, but seeks to eliminate hurdles currently experienced by emergency housing providers to make shelters available in locations accessible to their guests.

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Burlington Planning Commission Report Municipal Bylaw Amendment ZA-18-06 Article 8 Bike Parking

DRAFT

This report is submitted in accordance with the provisions of 24 V.S.A. §4441(c).

Explanation of the proposed bylaw, amendment, or repeal and statement of purpose:

The purpose of this proposed amendment is to modify bike parking regulations in Article 8, and in Table 8.2.5-1. These changes include a switch from "short" and "long" term parking to "sheltered" and "unsheltered" parking, and increases the required ratios of bicycle parking for selected uses to more closely align with the Association of Pedestrian and Bicycle Professional (APBP) guidelines.

Conformity with and furtherance of the goals and policies contained in the municipal development plan, including the availability of safe and affordable housing:

The proposed amendment has no direct impact on the goals and policies contained in the *Municipal Development Plan* regarding safe and affordable housing. However, the amendment expands the required bicycle parking facilities that must be available for residences, ensuring that the appropriate facilities are in place for residents to live in dense and mixed-use neighborhoods in close proximity to employment and commercial destinations, and which may not require or make available vehicle parking.

Compatibility with the proposed future land uses and densities of the municipal development plan:

The purpose of this proposed amendment is to ensure that developments provide bicycle access to employment, commercial destinations, and other transportation alternatives, and that the provision of bicycle facilities encourages the use of bicycles to aid the reduction of traffic congestion, influence a modal split, and increase the safety and welfare of residents and visitors. The Transportation Plan contained within the Municipal Development Plan supports biking as a practical alternative to cars for day-to-day transportation; bicycle parking facilities are an essential element to the feasibility of this mode of transportation. Together, these support the Municipal Development Plan's land use policy to "encourage mixed use development patterns, at a variety of urban densities, which limit the demand for parking and unnecessary automobile trips, and support public transportation."

Implementation of specific proposals for planned community facilities:

The proposed amendment has no impact on planned community facilities.

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TO: Planning Commission
FROM: Scott Gustin
DATE: November 14, 2017
RE: Article 8: Bicycle Parking Standards

At their September 13, 2017 meeting, the Planning Commission Ordinance Committee discussed revisions to the bike parking standards in the zoning code. The attached zoning amendment is a red-lined version of the present bike parking standards updated to reflect changes initially proposed several years ago as well as changes suggested more recently by Local Motion. Substantive changes include elimination of the present 50-space maximum limitation, replacing the terms “short” and “long” term with “unsheltered” and “sheltered,” and revisions to some of the bicycle parking requirements in Table 8.2.5-1. The Committee rejected a prior proposal to eliminate the provision for bike parking waivers.

The Committee requested a summary of the experience with the bike parking standards since their initial adoption in 2008. As a matter of practice, bike parking is routinely included in projects going through the Development Review Board process but less so for administratively reviewed projects due to their smaller size. Applicants often propose more than the minimum required bike parking. Similarly, the DRB sometimes recommends more than the minimum requirement. Provision of bike parking has not been identified as a problem by applicants, and no waiver has ever been sought. There is no running tally of new bike parking spaces provided through the zoning permit process; however, the evidence suggests that hundreds of new spaces have been provided since 2008.

In the attached amendment deleted language is ~~crossed out~~, and proposed language is underlined red.

ARTICLE 8: PARKING

PART 1: GENERAL REQUIREMENTS

As written.

PART 2: BICYCLE PARKING

Sec. 8.2.1 Intent

It is the intent of this subpart to:

- (a) Ensure the provision of parking spaces that are designed for bicycles and to ensure that bicycle parking needs of new land uses and development are met, while ensuring bicycle parking spaces are designed and located in a consistent manner. Provide bicycle access to employment, commercial destinations, and other transportation alternatives;
- (b) Provide safe, convenient, and adequate bicycle parking facilities that:
 1. Meet the demands of the use of the property;
 2. Reduce hazards to pedestrians;
 3. Enhance the visual quality of the city;
 4. Reduce the adverse impacts associated with the bicycle parking, which includes bicycles parked on parking meters, signs, street-trees, etc; and,
 5. Encourage the use of bicycles which has the effect of as an alternative to motor vehicle transportation, thereby reducing traffic congestion, influencing modal split, and increasing the safety and welfare of residents and visitors to the city.

Sec. 8.2.2 ProvisionsApplicability

Bicycle parking requirements as set forth in this subpart shall apply to new development, changes in land use, and changes to a structure that cause an increase or decrease of 25% or greater in gross floor area, seating capacity, or number of dwelling units~~building expansions, or occupancy changes requiring a zoning permit where automobile parking is required pursuant to Part 1 of this Article.~~

Sec. 8.2.3 Existing Structures

~~Any expansion or change of use proposed for an existing structure where four (4) bicycle spaces or less would be required shall be exempt from providing those spaces.~~

Sec. 8.2.4 Joint Use of Bicycle Parking Facilities

Required bicycle parking spaces for two (2) or more adjacent uses or structures may be satisfied by the same parking facilities used jointly, provided that such right of joint use and maintenance is evidenced by a deed, lease, contract, reciprocal easement, or similar written instrument establishing the joint use, and that the facilities are within 200 feet of the building or parcel housing the use.

Sec. 8.2.5 Bicycle Parking Requirements

Bicycle parking for all uses and structures in all Parking Districts shall be provided in accordance with Table 8.2.5-1.

- (a) Where no requirement is designated, and the use is not comparable to any of the listed uses, bicycle parking requirements shall be determined by the DRB upon recommendation of the city's bicycle and pedestrian planner based upon the capacity of the facility and its associated uses.
- (b) When the calculation yields a fractional number of required spaces, the number of spaces shall be rounded to the nearest whole number.
- (c) Where bicycle parking is required, the minimum number of bicycle parking spaces provided at each site shall be two (2) ~~and the maximum shall be fifty (50)~~, not including ~~long-term~~sheltered parking.

Table 8.2.5-1 Bicycle Parking Requirements

	Specific Use	Long TermSheltered Spaces	Short TermUnsheltered Spaces
	Per Square Feet of Gross Building Area, except as noted otherwise		
RESIDENTIAL			
Household Living	Multi unit	1 per 4-units <u>2 bedrooms</u>	1 per 10 units
Group living	Elderly housing	1 per 10 units	1 per 10 units
	Fraternity, sorority, & dormitory	1 per 4-3 residents	1 per 8 residents
Temporary lodging	Hotel, motel, bed & breakfast, boarding house, campground	1 per 20 rooms/sites	2 per 20 rooms/sites
COMMERCIAL			
Office		1 per 5,000 sq. ft.	1 per 10,000 sq. ft.
	Medical, dental	1 per 5,000 sq. ft.	1 per 8,000 sq. ft.
Retail sales and service		1 per 20 <u>12</u> ,000 sq. ft.	1 per 5 <u>2</u> ,000 sq. ft.
	Auto, boat, motorcycle related sales, service and	1 per 30,000 sq. ft.	1 per 10,000 sq. ft.

	retail		
	Restaurants, bars, taverns	1 per 10 employees	6% of occupancy load
INDUSTRIAL			
Industrial, manufacturing, production, and warehousing		1 per 20 10,000 sq. ft.	1 per 50,000 sq. ft.
PERMITTED PUBLIC/INSTITUTIONAL USES			
Colleges or Universities	Excluding dormitories	1 per 20,000 sq. ft.	3 per 5,000 sq. ft.
Daycare, except home		1 per 20,000 sq. ft.	1 per 10,000 sq. ft.
Schools	Grades 2-5	1 per 20,000 sq. ft. 7 employees, plus 1 per 10 of student capacity	2 per classroom
	Grades 6-12	1 per 20,000 sq. ft. 7 employees, plus 1 per 10 of student capacity	4 per classroom
Community Services	Museums, aquariums, libraries, community centers, municipal buildings, post office	1 per 20,000 sq. ft.	3 per 5,000 sq. ft.
Medical Center	Excluding medical or dental offices	1 per 10,000 sq. ft.	1 per 20,000 sq. ft.
Worship, places of		1 per 20,000 sq. ft.	1 per 40 seats
Recreation, government owned	Parks	Per DRB review	1 per 10 daily users
OTHER			
Terminal	Taxi/Bus/Passenger/Ferry	As determined during Site Plan Review by DRB	As determined during Site Plan Review by DRB
Parking	parking lot, garage; public or private	4, or 5% of automobile spaces, whichever is greater	None

Sec. 8.2.6 Limitations

- (a) No bicycle parking spaces required by this standard shall be rented or leased to employees or residents residing at the location at which bicycle parking is required; however, a refundable deposit fee may be charged. This does not preclude a bike parking rental business.

- (b) Providing bicycle racks on the public right of way must be approved by the department of public works.

Sec. 8.2.7 Location & Design Standards

- (a) All bicycle parking facilities shall be installed in accordance with the department of public works "Bicycle Parking Guidelines."
- (b) ~~Unsheltered b~~Bicycle parking or a sign leading thereto shall be visible from the main entrance of the structure or facility.
- (c) ~~Unsheltered b~~Bicycle parking shall be ~~visible, well lit, and~~ as convenient to cyclists as auto parking.
- (d) Bicycle parking facilities such as bicycle racks and lockers shall provide sufficient security from theft and damage. ~~They Bicycle racks~~ shall be securely anchored to the ground, shall allow the bicycle wheel and frame to be locked to the ~~facility~~rack, and shall be in a location with sufficient lighting and visibility.
- (e) Bicycle parking facilities shall be visually compatible and of a design standard consistent with their environment and the development standards of Art 6.
- (f) Required bicycle parking spaces shall be of a sufficient dimension to accommodate a full-sized bicycle, including space for access and maneuvering.
- (g) Bicycle parking facilities shall be sufficiently separated from motor vehicle parking areas to protect parked bicycles from damage by motor vehicles.
- (h) The surfacing of bicycle parking facilities shall be designed and maintained to be clear of mud and snow.
- (i) ~~Bicycle parking racks and lockers shall be anchored securely.~~
- (j) Existing bicycle parking may be used to satisfy the requirements of this section provided the rack design is consistent with the department of public works "Bicycle Parking Guidelines."

Sec. 8.2.8 Long Term Sheltered Bicycle Parking

- (a) ~~Long term~~Sheltered bicycle parking shall:
 - 1. Protect bicycles from the weather;
 - 2. Provide secure storage that prevents theft of the bicycle and accessories; and,
 - 3. Be located in a well lit area.
- (b) ~~Long Term~~Sheltered bicycle parking requirements can be met in any of the following ways:
 - 1. A bicycle storage room;
 - 2. Bicycle lockers, pods, or lids;
 - 3. Lockable bicycle enclosure; or

4. By certifying to the city's bicycle and pedestrian planner that employees may store their bicycles within their workspace.
- (c) When ~~long-term~~sheltered parking is required, showers and changing facilities for employees shall be required in accordance with Table 8.2.8-1, except for parking garages, parking lots, and residential units, which are exempt from the requirements of this section. Shower and changing facilities shall be provided onsite or through an agreement for offsite use.

Table 8.2.8-1 Shower and Changing Facilities	
Required Long Term Sheltered Spaces	Minimum Number of Required Shower and Changing Facilities
1-4	1
5-10	2
11-20	3
21+	4 plus one for each additional 15 Long Term Sheltered spaces or part thereof

Sec. 8.2.9 Waivers from Bicycle Parking Requirements

- (a) Requests for reductions to bicycle parking requirements shall be made and documented separately from requests made for reductions in the automobile parking requirements.
- (b) The requirements of Sec. 8.2.5 may be reduced upon approval of the DRB based upon recommendation of the city's bicycle and pedestrian planner to the extent that the applicant can demonstrate the regulation is unnecessarily stringent due to:
1. The characteristics of the use, structure, or facility makes the use of bicycles unlikely;
 2. The characteristics of the site or area preclude the installation of bicycle parking; and/or,
 3. Results from a documented survey of bicycle parking use in similar situations.
- (c) For reductions granted due to the characteristics of a site or area, applicants must mitigate the loss of bicycle parking through contribution into the capital fund. The amount shall be equal to the cost required for installation of required bicycle parking.

PART 3: INSTITUTIONAL PARKING PLANS

As written.

ARTICLE 13: DEFINITIONS

Bicycle Parking, ~~Long-Term~~Sheltered: Facilities which protect the entire bicycle, its components, and accessories against theft inclement weather, including wind-driven rain.

Bicycle Parking, ~~Short-Term~~Unsheltered: Bicycle racks which permit the locking of the bicycle frame and one wheel to the rack and which support the bicycle in a stable position without damage to wheels, frame, or components

City of Burlington Bike Parking Standards Proposed Changes - 14.6.9

- Local Motion Recommended Edits -

Contact: Ross Saxton, Business Partnerships Manager

ross@localmotion.org, (802) 383-8400

Table 14.6.9-A - Minimum Bicycle Parking Requirements

Commercial

Retail sales and service

Long term: change from “1 per 20,000sf” to “1 per 12,000sf” (change aligns with APBP guidelines)

Short term: change from “1 per 5,000sf” to “1 per 2,000sf” (change aligns with APBP guidelines for general food sales/groceries. Makes sense for retail, as well, in downtown locations.)

Residential

Household Living/Multi-unit

Long term: change from “1 per 4 units” to “1 per 2 bedrooms” (change aligns closer to APBP standards. Champlain College follows “1 per 3 beds” guideline, for reference.)

Group Living/Fraternity, sorority, dormitory

Long term: change from “1 per 4 residents” to “1 per 3 residents” (For reference, Champlain College follows the “1 per 3 residents” guideline.)

Industrial

Long term: change from “1 per 20,000sf” to “1 per 10,000sf” (Approx. aligns to APBP guidelines)

Permitted, Public/Institutional uses

Schools, Grades 2-5

Long term: change measurement unit from sf to teachers and students. Long term parking be “1 per 7 employees” and “1 per 10 students [of planned capacity]” (change aligns with APBP guidelines)

Schools, Grades 6-12

Long term: change measurement unit from sf to teachers and students. Long term parking be “1 per 7 employees” and “1 per 10 students [of planned capacity]” (change aligns with APBP guidelines)

Recommended change for “f)”

Include highly-visible signage for long term parking within requirements



A SUSTAINABLE FUTURE
FOR CHITTENDEN COUNTY

2018 Plan Update

The Chittenden County Regional Planning Commission (CCRPC) is embarking on the **2018 ECOS Plan**, an update to the **2013 ECOS Plan**. This update will focus mainly on updates to the Metropolitan Transportation Plan and Comprehensive Economic Development Strategy, and will serve as the Regional Enhanced Energy Plan. This document provides an overview of the energy sections and is the first of a three-part series (energy, transportation, and economy) that will be released in the coming months.

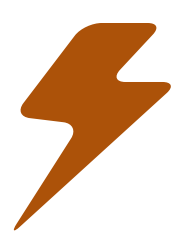
Part 1 of 3: ENERGY UPDATE

The update to the energy section identifies actions for reducing energy consumption and reliance on fossil fuels for all sectors of energy (heating, electricity, and transportation). Doing enhanced energy planning for the region will align us with the **State's energy goals** and means the ECOS Plan will have a larger role in the permitting of renewable energy projects at the State level. After the ECOS Plan is approved in June 2018, the CCRPC will be able to review town plans for a determination of energy certification which, if granted, will allow municipalities more influence in the siting of renewable energy projects. Below are a number of energy-related strategies that will enhance the 2018 ECOS Plan.

What is the ECOS Plan?

Since 1976, the Chittenden County Regional Planning Commission has been producing a Regional Plan to protect the County's resources and guide its development. The ECOS Plan is the 2013 regional plan for Chittenden County and includes the Metropolitan Transportation Plan and the Comprehensive Economic Development Strategy. Learn more at ecosproject.com.

USE 1/3 LESS ENERGY FOR HEATING, TRAVEL & APPLIANCES



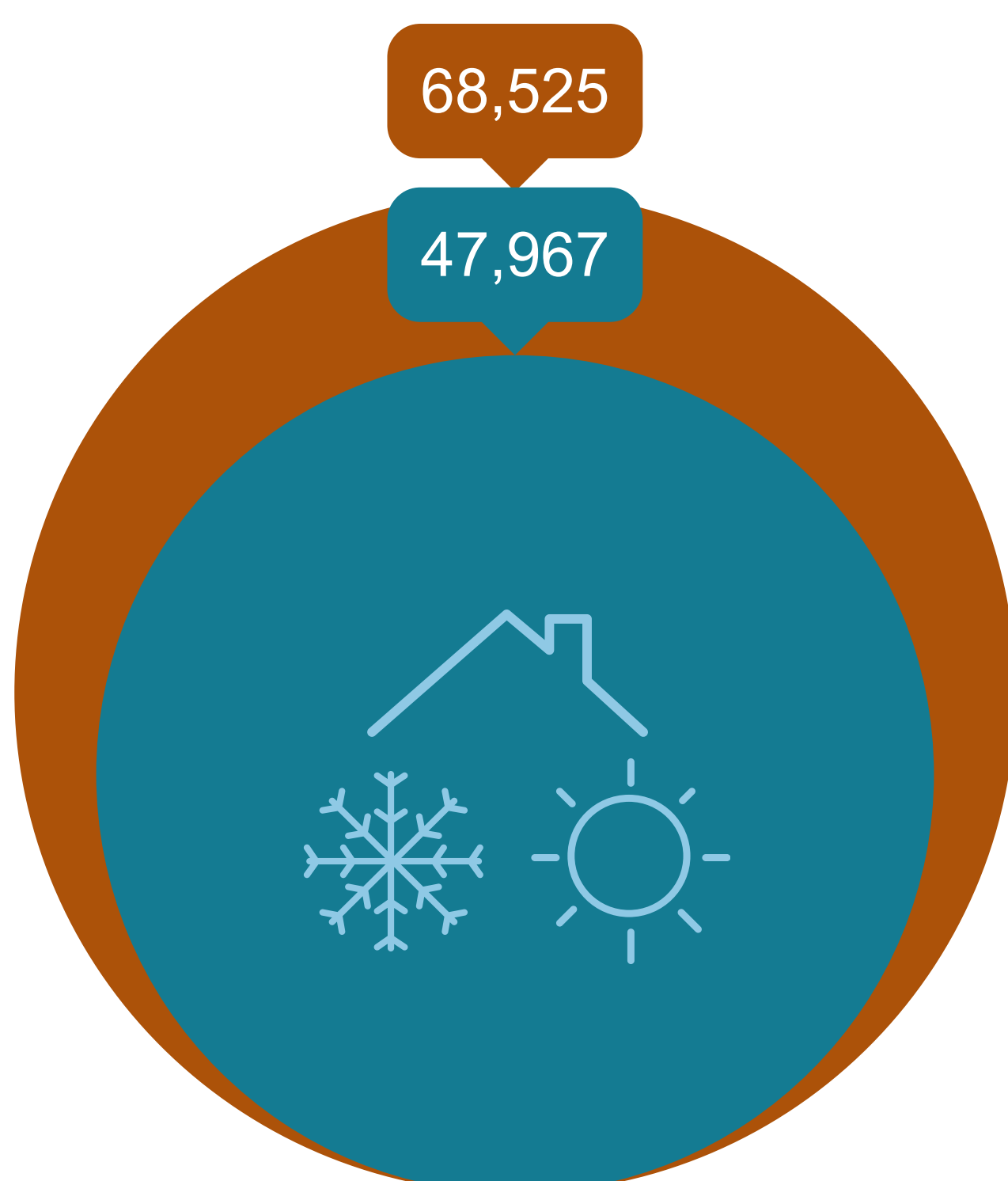
Collaborate with utilities to reduce energy use through weatherization of homes and businesses, and the installation of more efficient appliances.

70% of Chittenden County homes need to be weatherized by 2050.



Plan for a majority of new growth to take place in compact areas to reduce travel distances, provide for more energy efficient buildings, and encourage walking, biking, and transit use.

On average, 86% of homes built in Chittenden County since 2012 are in areas planned for growth, exceeding the 80% goal outlined in the ECOS Plan.



■ Total Homes ■ Homes Needing Weatherization



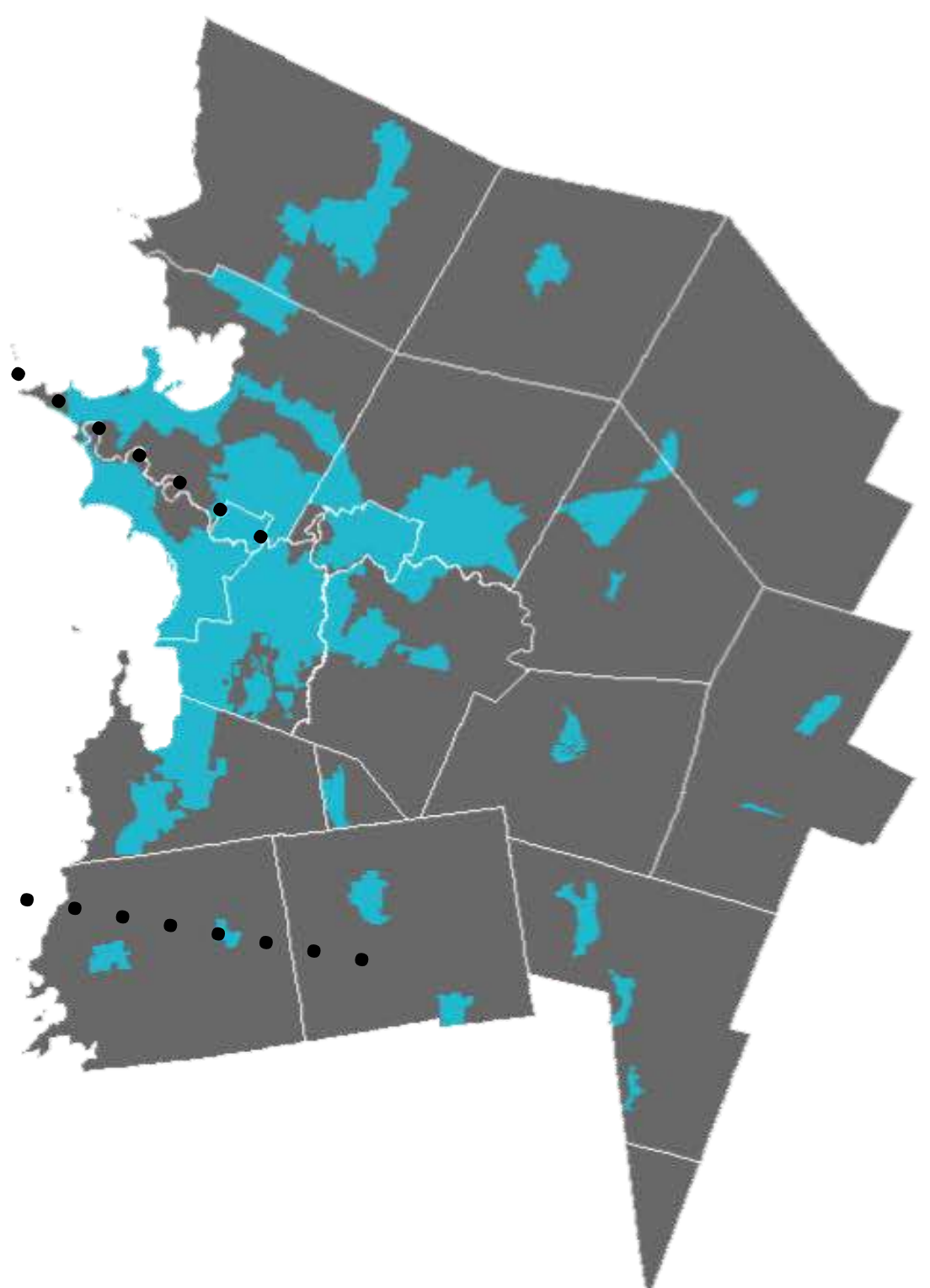
86%

In areas planned for growth



14%

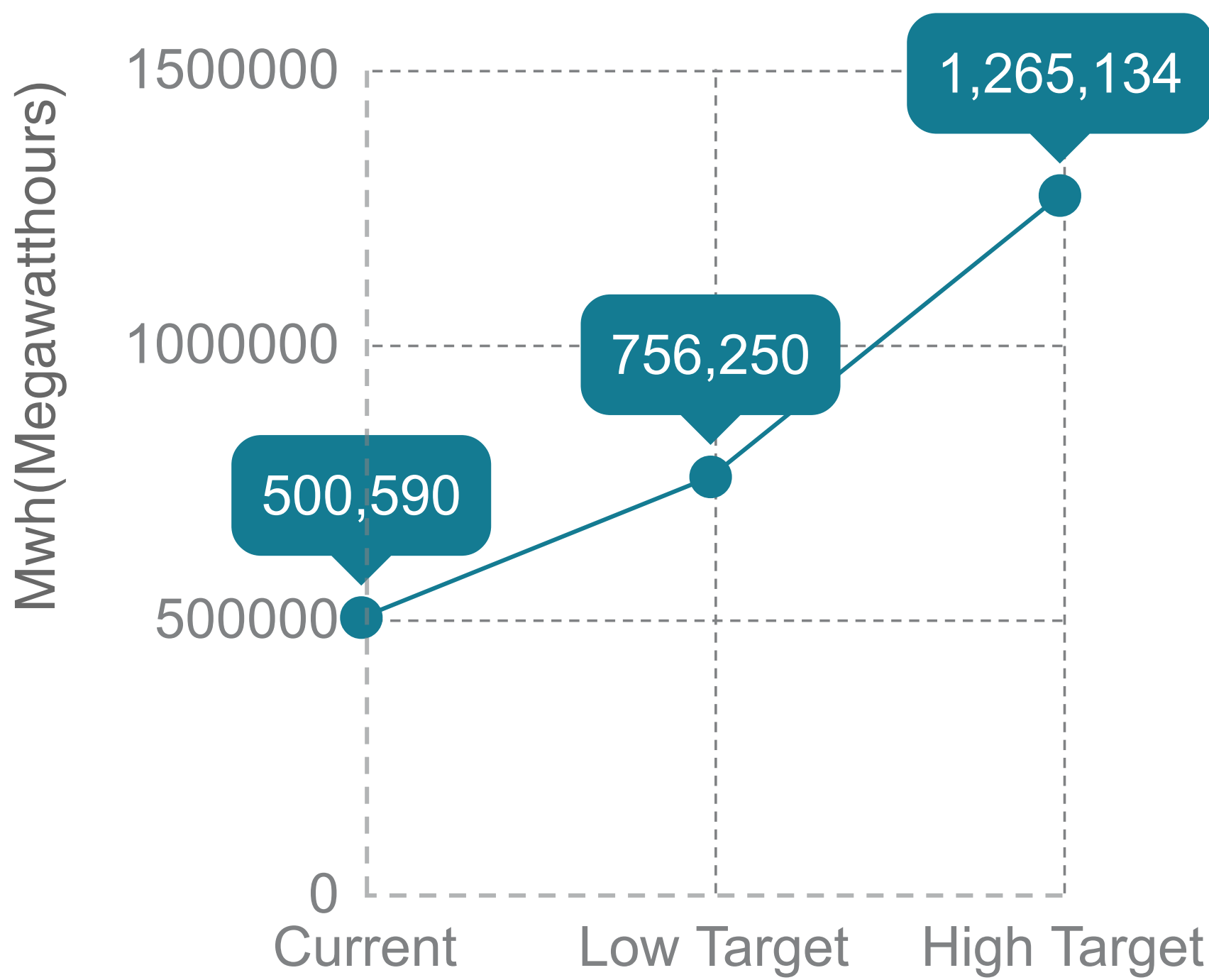
In rural areas



90% OF ENERGY NEEDS TO BE FROM RENEWABLE SOURCES BY 2050

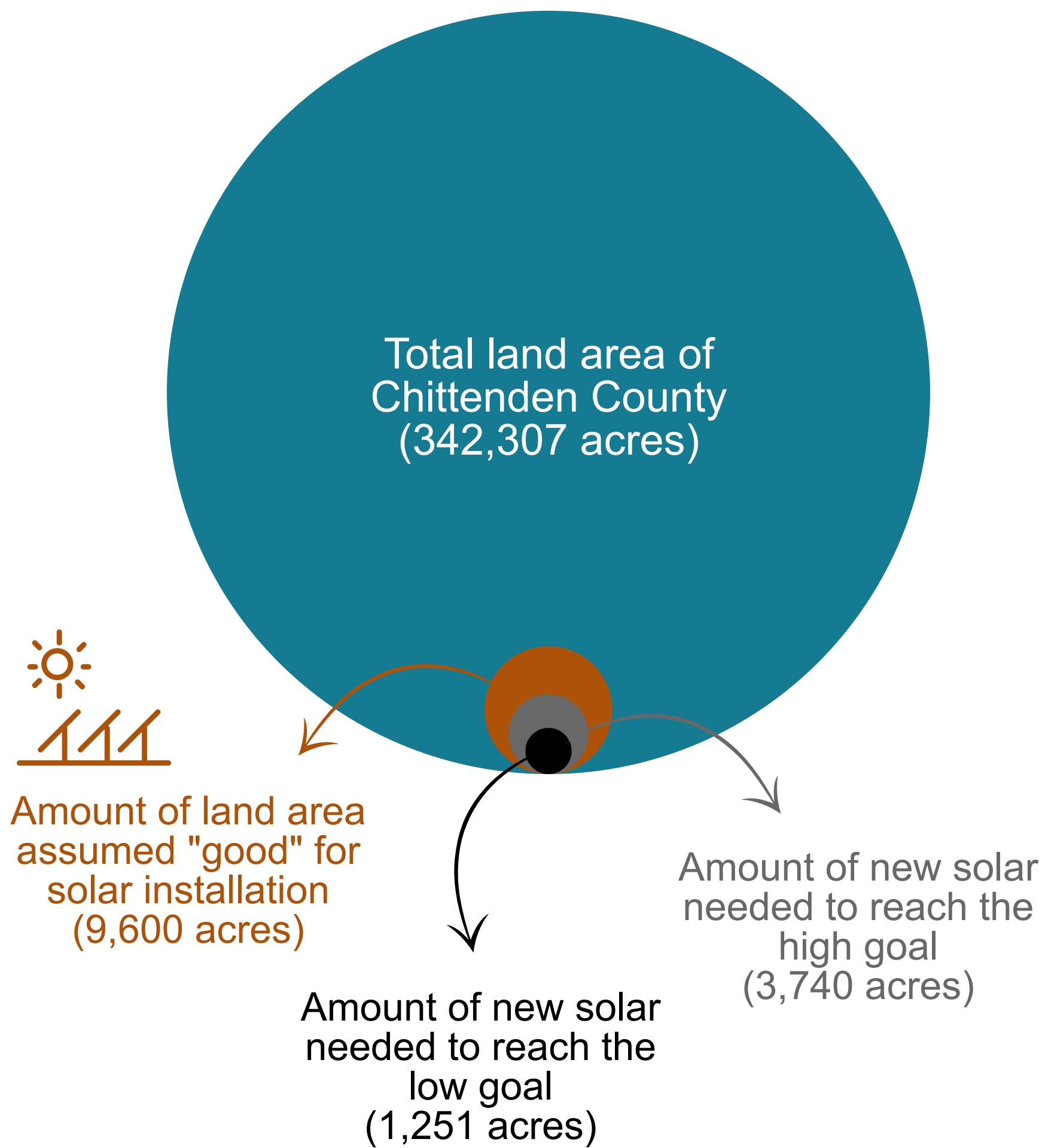
We've estimated how much additional renewable energy (wind, solar, biomass, and hydro) the region needs to generate.

Chittenden County needs to generate 756,250 Mwh (Megawatt hours) of energy to meet the low target, or a 51% increase -- and 1,265,134 Mwh to meet the high target, or a 153% increase. The low and high ranges represent two pathways toward meeting the State's 90% renewable goal.



We've estimated how much land area is needed to meet those renewable energy generation targets.

At 75% solar, the county has approximately 3x to 8x the acreage needed to achieve the high- and low-range targets respectively.



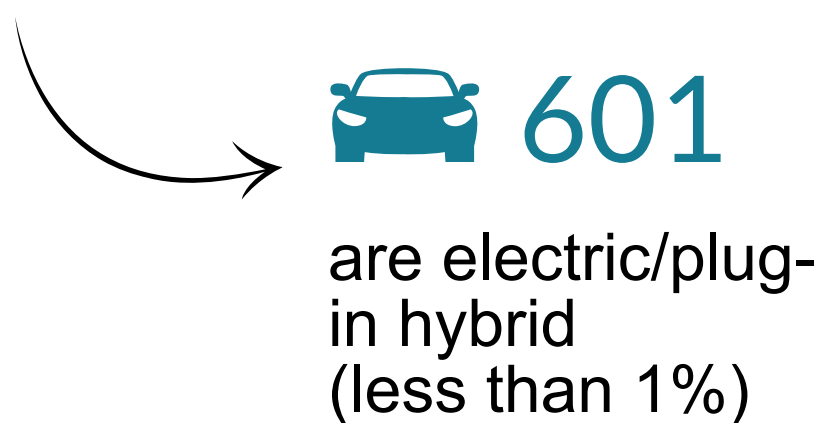
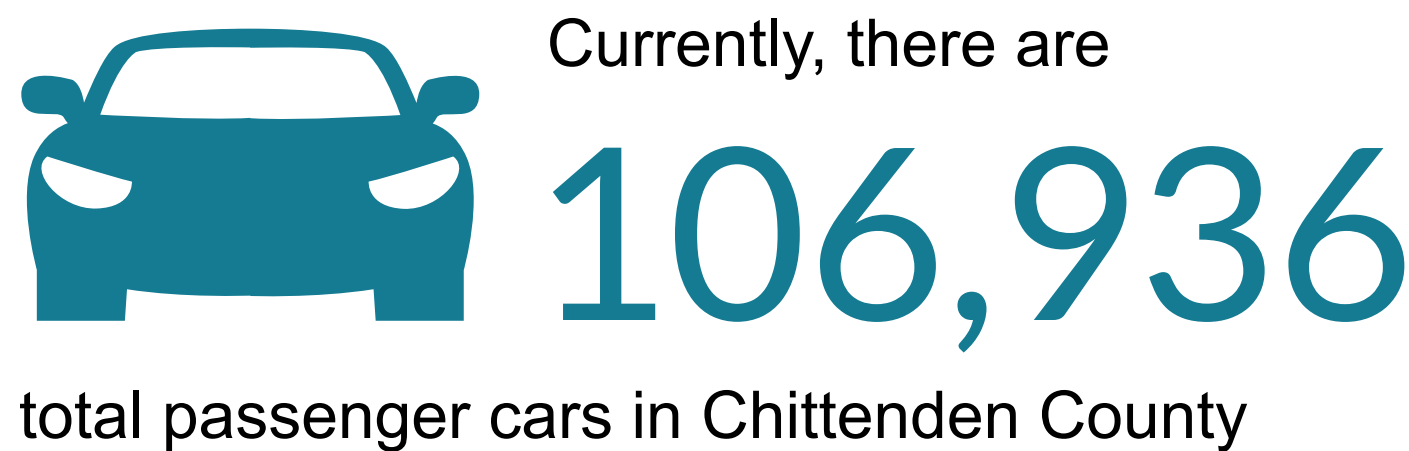
We've identified land areas with environmental constraints, which may not be appropriate locations for renewable energy generation facilities (solar, wind, biodigesters, etc.).

View a detailed map on the next page. White areas and possible constraint areas are potentially appropriate areas for these facilities, while known constraints are not.

TRANSFORM THE TRANSPORTATION & HEATING SECTORS TO ELECTRICITY POWERED BY RENEWABLE SOURCES

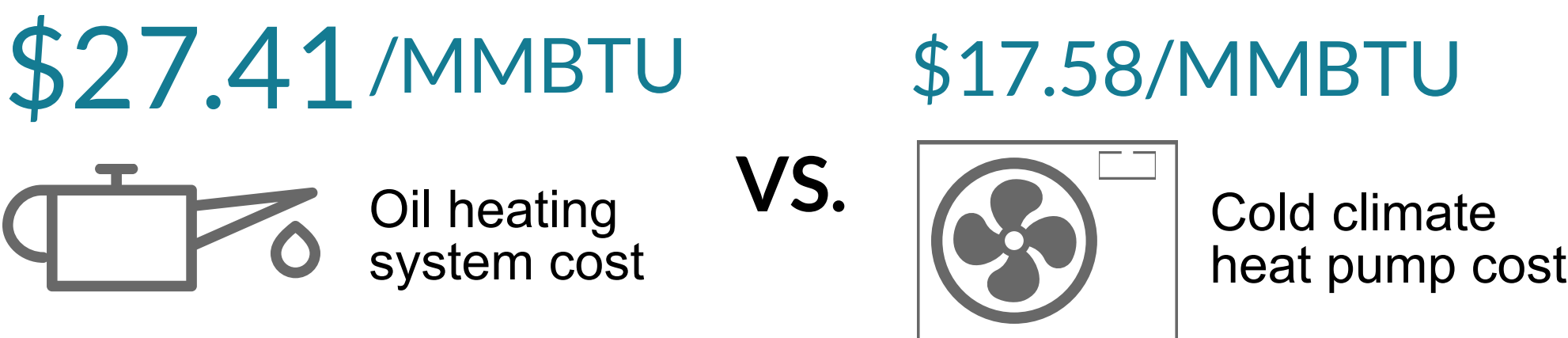
Because the transportation sector accounts for 38% of the county's energy use, it's important that we transform it through the promotion of electric vehicles and installation of electric vehicle charging stations.

Target: 89% of passenger cars should be electric.

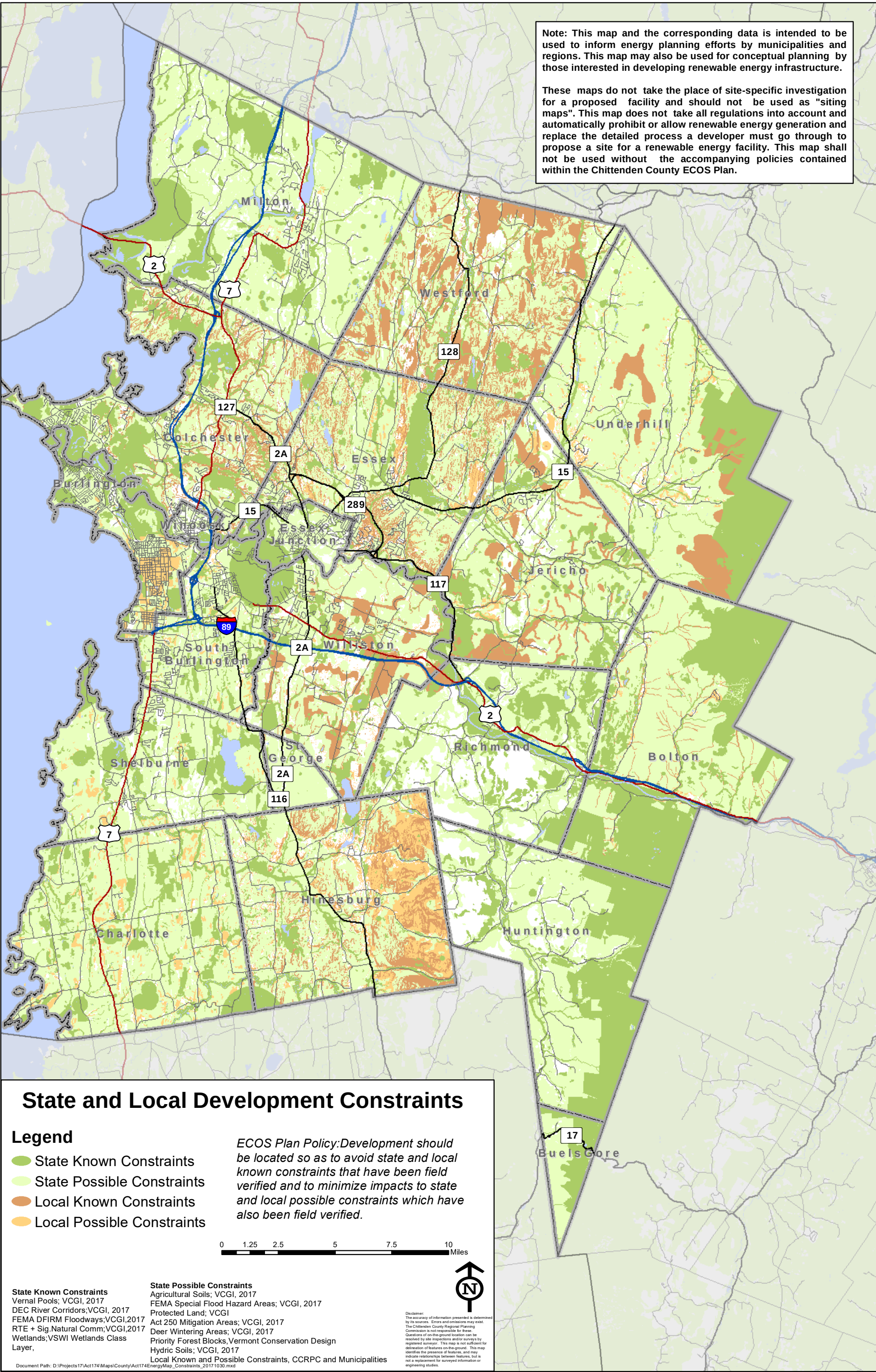


Because the heating sector accounts for 44% of the county's energy use, it's important that we collaborate with partners to reduce fossil fuel use in the heating sector through installation of heat pumps.

Cold climate heat pumps are more efficient than oil heating systems.



To learn more about the 2018 ECOS Plan and submit your feedback on energy planning, visit ecosproject.com/2018-ECOS-Plan.



Note: This map and the corresponding data is intended to be used to inform energy planning efforts by municipalities and regions. This map may also be used for conceptual planning by those interested in developing renewable energy infrastructure.

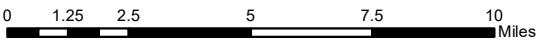
These maps do not take the place of site-specific investigation for a proposed facility and should not be used as "siting maps". This map does not take all regulations into account and automatically prohibit or allow renewable energy generation and replace the detailed process a developer must go through to propose a site for a renewable energy facility. This map shall not be used without the accompanying policies contained within the Chittenden County ECOS Plan.

State and Local Development Constraints

Legend

- State Known Constraints
- State Possible Constraints
- Local Known Constraints
- Local Possible Constraints

ECOS Plan Policy: Development should be located so as to avoid state and local known constraints that have been field verified and to minimize impacts to state and local possible constraints which have also been field verified.



State Known Constraints
Vernal Pools; VCGI, 2017
DEC River Corridors; VCGI, 2017
FEMA DFIRM Floodways; VCGI, 2017
RTE + Sig. Natural Comm; VCGI, 2017
Wetlands; VSWI Wetlands Class Layer,

State Possible Constraints
Agricultural Soils; VCGI, 2017
FEMA Special Flood Hazard Areas; VCGI, 2017
Protected Land; VCGI
Act 250 Mitigation Areas; VCGI, 2017
Deer Wintering Areas; VCGI, 2017
Priority Forest Blocks, Vermont Conservation Design
Hydric Soils; VCGI, 2017
Local Known and Possible Constraints, CCRPC and Municipalities

Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyors. This map is not sufficient for delineation of features on the ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

Document Path: D:\Projects\17\Act174\Maps\County\Act174EnergyMap_Constraints_20171030.mxd

DRAFT

Map 9: Natural System Areas

- criteria for new Americans that don't penalize them for a lack of credit or rental history.
 - ii. Provide fair housing and land use planning training for land use professionals and municipal officials throughout the County.
 - iii. Train municipal officials and staff, the public, and developers to promote better development practices that achieve a higher level of density with quality design.
- d. Increase efforts to comply with fair housing requirements. These actions include:
- i. Identify gaps in municipal implementation of State Fair Housing laws and ADA compliance (including but not limited to municipal bylaws should include language that explicitly permits officials to make reasonable accommodations to accommodate the needs of people with disabilities without delay or public input).
 - ii. The Vermont legislature should enact legislation that limits security deposits to no more than one month's rent with no more than one-half month's rent and no more than \$200 for pet deposits (excluding assistance animals for persons with disabilities). For tenants with rent subsidized through public programs, security deposit amounts should be based on the tenant's share of the rent before the application of any utility allowance. These limits do not apply to service deposits for residential care/assisted living settings.
 - iii. Implement the recommendations (as best as possible within current resource capacities) of the 2010 Burlington Analysis of Impediments and the 2012 State Analysis of Impediments. This includes tracking zoning variances, local permit applications, adjusted residential permit application and denials to identify disparities and trends.
- e. Increase enforcement and testing capacity of fair housing organizations such as Vermont Legal Aid. Currently, Vermont Legal Aid is only funded to test the protected classes included in federal fair housing law. Seek funding sources that would allow Vermont Legal Aid to test and enforce state protected classes (Age, marital status, sexual orientation, gender identity, receipt of public assistance).

4. Energy – Transform the Region's energy system to meet the goals of Vermont's energy and greenhouse gas reduction goals.

- a. Reduce energy consumption and decrease greenhouse gas emissions, to support the State's goals:
- Reduce greenhouse gas emissions 50% from 1990 levels by 2028,
 - Reduce greenhouse gas emissions 75% from 1990 levels by 2050,
 - Reduce per capita energy use across all sectors (electricity, transportation and heating) 15% by 2025,
 - Reduce per capital energy use across all sectors (electricity, transportation and heating) by more than 1/3 by 2050, and
 - Weatherize 25% of all homes by 2020.
- i. Continue partnerships with Vermont Gas, Burlington Electric Department, Efficiency Vermont and the State Weatherization Assistance Program to facilitate the weatherization and increased energy efficiency of housing stock and other buildings.

- ii. Decrease fossil fuel heating by working with partners such as Efficiency Vermont to educate developers and homeowners on the benefits of technology such as cold climate heat pumps, wood heating and geothermal systems. Examples include district heating (for example, using waste heat from the McNeil Plant to heat buildings in Burlington) and biogas generation (capturing the methane produced by landfills or farms and using it instead of natural gas).
 - iii. Work with local municipalities and the State to encourage all municipalities to participate in the State's stretch energy code to avoid disincentives for infill development in areas planned for growth.
 - iv. Reduce fossil fuel consumption in the transportation sector, through the Transportation Demand Management and electric vehicle promotion strategies outlined in Part 6c of this section and in the Metropolitan Transportation Plan (MTP) included in this plan.
 - v. Collaborate with the State of Vermont and utilities to ensure that state energy policy implementation (i.e. permits for non-renewable fuels) reflect state energy goals and our policies in Section b.
 - vi. Encourage renewable energy generation to reduce energy costs for publicly owned buildings.
 - vii. Provide assistance to municipalities to enhance town plans to be consistent with Act 174 standards for the purpose of enabling municipalities the ability to gain substantial deference in the Certificate of Public Good Section 248 process. This assistance will include working with municipalities to identify natural, cultural, historic, or scenic resources to be protected from all development types and identify preferred locations for renewable energy generation facilities.
 - viii. Use the Energy Action Network (EAN) [Community Energy Dashboard](#) to educate residents and municipalities about opportunities to reduce energy use and switch to renewable energy sources.
 - ix. Support a wide variety of renewable energy generation types, including sustainable uses of biomass for heating, bio-digesters for electricity generation, and optimizing the energy potential for existing hydro-electric dams.
 - x. Work with the utilities on long-range infrastructure capacity planning.
 - xi. Support in-place upgrades of existing facilities, including existing renewable energy generation, storage, transmission lines, distribution lines and substations as needed to reliably serve municipalities and the region.
 - xii. Support changes in federal, state, and local policies to achieve the state of Vermont Comprehensive Energy Plan goals.
- b. CCRPC supports the generation of new renewable energy in the County to meet the Vermont Comprehensive Energy Plan's goal of using 90% renewable energy by 2050, in a manner that is cost effective and respects the natural environment. Specifically, Chittenden County needs to generate 756,250 Mwh (Megawatt hours) of energy to meet the low target, or a 51% increase -- and 1,265,134 Mwh to meet the high target, or a 153% increase. The low and high ranges represent two pathways toward meeting the State's 90% renewable goal. The following statements are CCRPC's renewable energy generation facility siting policies and will inform CCRPC's preferred sites policy.

Constraint Policies: Ground mounted renewable energy generation is constrained in certain areas due to state and local restrictions on development.

- i. Site renewable energy generation to avoid state and local known constraints and to minimize impacts to state and local possible constraints, as defined in strategies 3.2.3.1.f, 3.2.4.1.e, 3.2.4.2.e.
- ii. Site ground-mounted solar development in accordance with setback standards as defined in 30 V.S.A. §248(s) and municipal screening requirements adopted in accordance with 30 V.S.A. §248(b)(B).

Suitability Policies: After considering the constraints referenced above and found in section 4.1.1, different levels of suitability exist for different scales and types of renewable energy generation depending on location within the County. To determine an appropriate location for a facility, first review the constraints above and then look at the policies below to determine how and where CCRPC encourages renewable energy generation facilities. CCRPC encourages the location of renewable energy generation facilities in accordance with the relevant guidelines below. Inability to meet these guidelines does not preclude the ability to develop renewable energy generation development.

- i. Locate energy generation proximate to existing distribution and transmission infrastructure with adequate capacity and near areas with high electric load.
- ii. Locate renewable energy generation in areas designated by a municipality in an adopted plan for such use, including specific preferred sites for solar (state preferred sites are mapped on Map 5).
- iii. Locate solar generation (including but not limited to net metering) on previously impacted areas (such as, parking lots, previously developed sites, brownfields, landfills, gravel pits/quarries, or on or near existing structures).
- iv. Locate ground-mounted solar larger than 15 kW AC and wind turbines with a hub height larger than 30 meters outside of state designated village centers, growth centers, downtowns, new town centers, neighborhood development areas, and historic districts on the State or National Register.
- v. Locate ground-mounted solar generation, and small-scale wind (1 or 2 turbines, up to 50 meters in Chittenden County's areas planned for growth, while allowing infill development wherever reasonably practical.
- vi. Locate wind generation in areas with high wind potential, such as the prime and base wind potential areas shown on Map 7.

4. State/Local Permitting Coordination & Improvement

- a. Support changes to the local and state permitting process to make the two more coordinated and effective. Participate in the Agency of Commerce and Community Development's (ACCD) process to improve the State's designation programs designed to encourage development in appropriately planned places and discourage development outside of those areas. This program could be improved with regulatory and/or fiscal incentives. These could include expedited permitting processes for projects in areas that are: a) designated for growth; and, b) where a community has a robust plan, regulations and staff capacity; and reduction of redundancies such as delegation of permitting for certain local and state reviews (such as exemption from Act 250). In conjunction with delegation it may be appropriate to develop more stringent standards and thresholds for development review in rural areas.

3.2.3 IMPROVE THE SAFETY, WATER QUALITY, AND HABITAT OF OUR RIVERS, STREAMS, WETLANDS AND LAKES IN EACH WATERSHED.

While striving toward all of these ECOS strategies, and particularly Strategy #2 – 80% of growth in 15% of our land area, it is essential to do so in such a way that we do not impair our essential water resources (including potable water) and that we prepare ourselves for the impacts of a changing climate.

1. **River Hazard Protection** – Develop and implement adaptation strategies to reduce flooding and fluvial erosion hazards. While supporting planned growth, ensure that growth is evaluated in terms of preparedness for a changing climate. Chittenden County will continue its efforts, along with the municipalities, to avoid development in particularly vulnerable areas such as floodplains, river corridors, wetlands, lakeshore and steep slopes; protect people, buildings and facilities where development already exists in vulnerable areas to reduce future flooding risk; plan for and encourage new development in areas that are less vulnerable to future flood events (see Section 3.2.2); and implement stormwater management techniques to slow, spread and sink floodwater (see the Non-Point Source Pollution section below).
 - a. Identify problem locations - Conduct on the ground inventories and map flow and sediment attenuation locations and problematic infrastructure (undersized culverts, eroding roadways, "vulnerable infrastructure" - infrastructure subject to repeat damage and replacement, etc.).
 - b. Revise bridge/culvert designs - Revise public works and zoning ordinances with culvert and bridge design specifications that allow for wildlife passage and movement of floodwater and debris during high intensity events. Implement culvert and bridge designs that produce stable structure in river channels (i.e. fluvial geomorphology).
 - c. Protect river corridors– Existing bylaws protect the majority of Fluvial Erosion Hazard (FEH) areas with stream setbacks and floodplain regulations. Work with ANR to get the FEH data incorporated into the River Corridor Protection Area maps. Work with municipalities and ANR to improve bylaws to protect the River Corridor Protection Areas or River Corridors not currently protected and enforce these bylaws. Continue protection of river corridors including non-regulatory protection measures such as stream re-buffering, river corridor easements on agricultural lands, river corridor restoration and culvert and bridge adaptation.
 - d. Support non-regulatory conservation and/or preservation of vulnerable areas through public and land trust investments, including identification of repetitively damaged structures and provide assistance to elevate, relocate or buy out structures, and identify where flood storage capacity may be restored and conserved.
 - e. Participate in the development and implementation of the Lamoille, Winooski and Direct to Lake Tactical Basin Plans. CCRPC will work with the State, municipalities and other partners to address river hazard protection, flood resiliency and water quality through these Plans – including prioritizing projects for funding.
 - f. To protect water quality, development should be located to avoid state and local known constraints that have been field verified, and to minimize impacts to state and local possible constraints that have been field verified.
 - i. State and Local Known Constraints, as protected by municipalities and State agencies, are shown on Map 9 and include the following: DEC River Corridors,

FEMA Floodways, and Municipal Water Quality Setbacks, Local Known Constraints – see table in Section 4.1.1.

- ii. State and Local Possible Constraints are shown on Map 9 and include the following: FEMA Special Flood Hazard Areas and hydric soils, Local Possible Constraints – see table in Section 4.1.1.

2. **Non-point Source Pollution** - While we have addressed point sources of pollution, non-point sources are still contributing pollutants to our water bodies.

- a. Assemble data – Work from existing data collected and further identify the locations that are contributing to water quality pollution such as flow, sediment, pathogen and nutrient. Where needed, conduct on-the-ground inventories of water quality and biological assessments (in-stream), wetlands, sub-watersheds, river corridors (buffered or not) and geomorphology. Map the existing and new data on one regional map.
- b. Revise Plans and Bylaws and Ensure Enforcement -- Incorporate the above data into municipal plans; establish specific statements that protect these resources; develop clear standards for how to protect these resources within zoning regulations; and initiate on-going enforcement of the regulations. Encourage low impact development techniques, and shared storm water control programs to maximize land development in areas planned for growth. Incentivize best management practices for agricultural uses; and encourage the Agency of Agriculture to better enforce their required agricultural practices. In addition, EPA's DRAFT Lake Champlain Total Maximum Daily Load (TMDL) for phosphorus, Vermont's Phase 1 TMDL Implementation Plan, and the Vermont Clean Water Act (2015 Act 64) have established a variety of regulatory programs to address phosphorus reduction. CCRPC will work with the municipalities and other partners to implement these programs: Municipal Roads General Permit, Phosphorus reduction integration into the existing MS4 permit, and Developed Lands (3 or more acres of impervious). See Chittenden County's Work Plan and the 2016 All Hazard Mitigation Plan (in development) for more detail on these actions.
- c. Implement Non-regulatory approaches - Identify and implement non-regulatory approaches to nutrient, pathogen and sediment pollution management. Under new MS4 permit requirements, municipalities will be developing flow restoration plans to achieve the total maximum daily load requirements for impaired streams, rivers, and Lake Champlain. These plans may require additional public investment in storm water facilities or investments or actions by individual property owners. Support watershed organizations.

3. **Wastewater Treatment Plant Upgrades** – The non-point sources have been identified as the largest contributors of phosphorus to Lake Champlain, and therefore Vermont's August 2015 *Draft* Lake Champlain Phosphorus TMDL Phase I Implementation Plan, does not allocate any additional phosphorus reductions to wastewater treatment plants in the Lake Champlain basin. However, EPA's *Draft* Phosphorus TMDLs for Vermont Segments of Lake Champlain, dated August 14, 2015, does include reductions at some of the County's wastewater treatment plants as identified in Table 9 of that document. These treatment plants are listed in the ECOS Project List (see Section 4.2.6). To provide further context to the treatment plants on this list, here is further information from EPA's Phosphorus TMDL:

“The currently permitted WWTF [wastewater treatment facility] contributions in [the Main Lake, Shelburne Bay and Burlington Bay] segments ranges from 16 to 97% of the total segment base load and should be reduced. EPA has made WWTF waste load allocations [WLA] equivalent to setting the phosphorus limit at 0.2 mg/l at design flow for the 17 facilities with flows greater than 0.20 MGD. Those facilities [in Chittenden County] are: Burlington East, Burlington Main, Burlington North, Essex Junction, Hinesburg, Global Foundries, Shelburne #1 and #2, Richmond, South Burlington Airport Parkway, South Burlington Bartletts Bay, and Winooski. [Some] of these facilities have recently made upgrades or have the ability to make process improvements that would enable them to meet permit limits consistent with the new allocations without major construction upgrades. [Within Chittenden County] these include, Essex Junction, South Burlington Airport Parkway, Shelburne #1 and #2, and South Burlington Bartlett Bay....There are two exceptions to this general approach. The 2002 WLAs for Weed Fish Culture Station and Burlington Electric were lower than a limit equivalent to 0.2 mg/l at design flow. The more stringent 2002 allocations have been retained and are already reflected in the permit limits for these facilities.” EPA’s Phosphorus TMDLs for Vermont Segments of Lake Champlain August 14, 2015, page 31.

4. Support and promote the use of more holistic, less chemical dependent and less energy intensive effluent management efforts whenever possible (for example, composting toilets, localized grey water systems, passive grey water and black water septic systems, rain water harvesting and storage, etc.)

3.2.4 INCREASE INVESTMENT IN AND DECREASE SUBDIVISION OF WORKING LANDS AND SIGNIFICANT HABITATS, AND SUPPORT LOCAL FOOD SYSTEMS.

1. **Habitat Preservation** - Protect forests, wetlands and agricultural lands from development, and promote vegetative landscaping in urban areas in order to maintain natural habitats, natural storm water management and carbon sequestration. This will keep people and infrastructure out of harm's way and allow for natural flood attenuation areas.
 - a. Inventory - Conduct on the ground surveys and inventories of significant habitats (include wetlands), connectivity corridors, scenic resources and locations of invasive species and map this information. Incorporate this data into municipal and regional plan text and maps and establish specific policies that address and protect these resources.
 - b. Municipal Development Review Regulations - Develop clear definitions of the resources to be protected and establish standards to describe how to protect these resources within zoning and subdivision regulations.
 - c. Education - Educate engineers, developers, real estate professionals, planners and the public regarding resources and methods for restoration and protection.
 - d. Non-regulatory Protection - Support non-regulatory conservation and/or preservation through public and land trust investments. Establish invasive plant removal management plans, implement the plans and include long-term monitoring.
 - e. To protect significant habitats, development should be located to avoid state and local known constraints that have been field verified, and to minimize impacts to state and local possible constraints that have been field verified.
 - State and Local Known Constraints, as protected by municipalities and State agencies, are shown on Map 9 and include the following: State - significant natural communities and rare threatened and endangered species, vernal pools (unconfirmed and confirmed), and Class 1 and Class 2 Wetlands, Local Known Constraints – see table in Section 4.1.1.
 - Possible State and Local Constraints, as protected by municipalities and State agencies, are shown on Map 9 and include the following: Protected Lands (state lands in fee simple ownership and privately conserved land), deer wintering areas, the Agency of Natural Resources Vermont Conservation Design Highest Priority Forest Blocks, Local Possible Constraints: – see table in Section 4.1.1.
2. **Working Lands Implementation** – To preserve the soul of Vermont, as well as move forward into the future with resiliency, Vermont needs to protect the farmland and forestland we have and support existing and new operations (including, but not limited to, un-intensive urban and suburban home gardens and mini-homesteads). Support implementation of the Farm to Plate Strategic Plan and the VT Working Landscape Partnership Action Plan.
 - a. Municipal Development Review Regulations - Develop clear definitions of working lands to be protected and establish zoning and subdivision standards to describe how to protect these areas from development so that they may be retained and

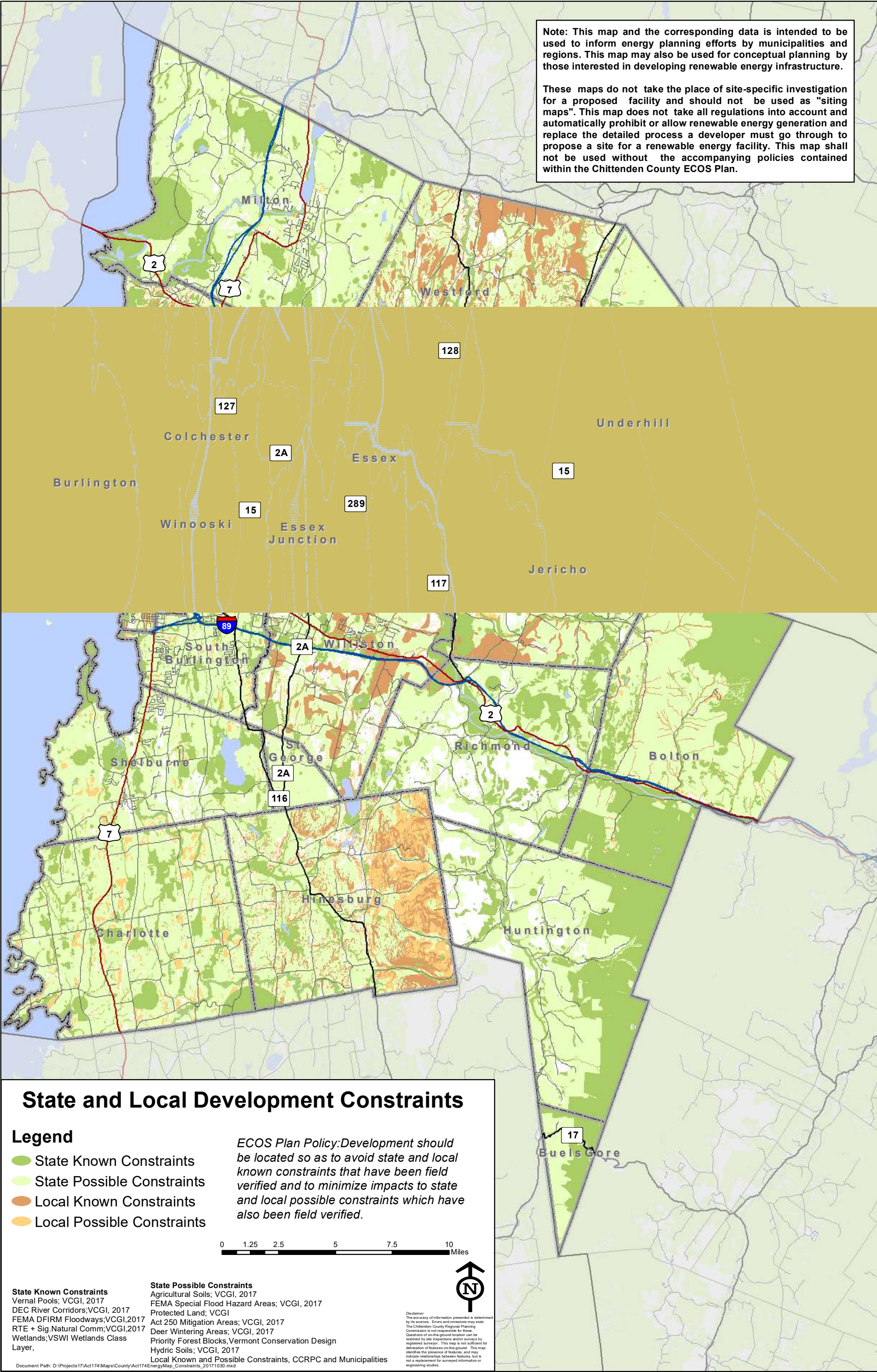
accessible as “working” lands. Maintain access and scale of working lands to ensure viability after subdivision in the rural landscape (including but not limited to protection of log landings of previously logged forested parcels, zoning techniques such as fixed area ratio zoning to separate lot size from density, conservation zoning and homeowners association bylaws that allow for farming on the open space lots, etc.); while promoting urban agriculture in areas planned for growth. While farming is generally exempt from municipal zoning, some structures such as farm houses, processing facilities, the generation of energy for on-farm use, and on-farm retail and related enterprises may be regulated. The economic viability of farm enterprises can often depend on these facilities so municipal regulation should not impede reasonable farm related improvements.

- b. Infrastructure & Systems – support establishment of food processing industries, value-added product markets, workforce training, etc to help support the viability of these industries.
- c. Support non-regulatory conservation and/or preservation through public and land trust investments (including but not limited to municipal land conservation funds).
- d. Work with farmers and the Farm to Plate Initiative to balance this plan’s goals of a strong local food system and increased production of renewable energy.
- e. To preserve working lands, development should be located to avoid state and local known constraints that have been field-verified, and to minimize impacts to state and local possible constraints that have been field-verified.

- Possible State or Local Constraints, as protected by municipalities and State agencies, are shown on Map 9 and include the following: Agricultural soils and Act 250 agricultural soil mitigation areas, and local constraints listed in Section 4.1.1.

3. Earth Resources Extraction - Mineral extraction and processing facilities, including smaller private extraction operations existing to support agricultural operations, should be planned, constructed, and managed, in conjunction with State and local regulations, to:

- a. Not place an excessive or uneconomic burden on local and state highways and bridges – including but not limited to a burden to the function and safety of existing roads and bridges serving the project site, strain from heavy loads on roadbeds and bridges, conflicts with pedestrians or bicyclists and increased heavy traffic in dense residential areas; and
- b. Minimize any adverse effects on water quality, fish and wildlife habitats, and adjacent land uses; and
- c. Plan for their eventual rehabilitation so that slopes are stable and the surface is revegetated with a variety of native species to support a wide range of biodiversity. To that end, topsoil should not be removed from sites and excavations should stop early enough so that stable slopes can be established on the property; and
- d. Extraction sites should be screened to the extent practical if topography and vegetation allow.



4.1.1 ECOS PLAN POLICIES & MAPS

For the purposes of complying with VT Statute (24 VSA 4348a), the ECOS Plan's goals in Chapter 2 serve as the policy statements, and the maps are located throughout this document and online (more detail about the maps can be found below). These goals were influenced by analysis reports, data, sub-committee expertise and public participation efforts. The strategies and actions described in Chapter 3 will help CCRPC, member municipalities and partners reach the desired goals. CCRPC deliberately chose to make the 2013 ECOS Plan a strategic plan that is intended to provide **general advisory guidance** and intentionally chose to use "should", rather than shall, in the Plan's goal statements.

ECOS Plan Maps

The following ECOS Plan maps can be found within the Plan itself:

- Map 1 - Economic Infrastructure (located in Section 3.2.1)
- Map 2 - Future Land Use (located in Section 3.2.2)
- Map 3 - Utility and Facilities (located in Section 3.2.2)
- Map 4 – Future Transportation Improvements (located in Section 3.2.2)
- Map 5 – State Preferred Sites for Solar Generation
- Map 6 – Solar Generation Potential
- Map 7 – Wind Generation Potential
- Map 8 - Water Quality and Safety (located in Section 3.2.3)
- Map 9 - Natural Systems/Development Constraints (located in Section 3.2.4)
- Map 10 - Opportunity and Race (located in Section 3.2.8)

Don't change these yet, because these will all change in the MTP I'm sure. And we don't need them for tomorrow.

- Map 8 – 2013 Metropolitan Transportation Systems Map (located in Section 4.3.1)
- Map 9 – 2006-2010 High Crash Locations-Intersections (located in Section 4.3.2)
- Map 10- 2006-2010 High Crash Location –Segments (located in Section 4.3.2)
- Map 11 – Transportation Corridors (located in Section 4.3.5)

The maps included in the ECOS Plan are limited illustrations of the underlying datasets that reside in CCRPC's Geographic Information System (GIS) and are intended to provide a general overview of future and existing conditions. The accuracy of information presented in the maps is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. These maps are not sufficient for delineation of features on-the-ground. These maps identify the presence of features, and may indicate relationships between features, but are not a replacement for surveyed information or engineering studies. More detail of the mapped data can be accessed through the ECOS Online Map (<http://maps.ccrpcvt.org/ChittendenCountyVT/>). Map updates will be incorporated into the online map as data is available and time allows. Once a year, a thorough examination of available data will be conducted. The ECOS Online Map contains data which helped to inform the regional analysis and is presented in four categories: Built Environment, Social Community, Economic Infrastructure, and Natural Systems. The ECOS Online map is a data viewer that allows a user to locate their area of

interest and control the display of various layers. A user can see data at the County level as well as at the address level. The ECOS Online Map essentially enables unique creation and printing of individual maps through the Internet.

Map 1- Economic Infrastructure Map

The Economic Infrastructure Map identifies areas within the County that are appropriate for commercial and industrial uses, per municipal zoning regulations. These uses exist throughout the County and include warehouses, manufacturing, office buildings, hotels, retail stores, medical buildings, and auto sales. This map also shows whether the areas zoned for commercial and industrial uses are within the sewer service area.

Map 2 - Future Land Use Map

The future land use map identifies the location and boundaries of the Chittenden County Regional Planning Areas as described below.

Planning Areas

The ECOS Plan uses the Planning Areas concept to identify places that share similar existing features and future planning goals. The Planning Areas reflect current municipal zoning. In addition, the scenario exercise described in Section 3.1 showed public support for growth in line with these Planning Areas. The Planning Areas aim to describe the appropriate type of future growth expected in each Planning Area; however the exact uses and densities allowable are determined by local ordinances. The Planning Areas also aim to illustrate a regional picture of future land use policies in the County necessary to promote a regional conversation about land use in Chittenden County municipalities. The six Planning Areas are depicted on the Future Land Use Plan Map. They are Center, Metro, Suburban, Village, Rural, and Enterprise.

Center Planning Areas are intended to be regional centers or traditional downtowns that serve the County and beyond and contain a mix of jobs, housing, and community facilities. Center Planning Areas also contain the County's highest density and largest-scale developments with residential densities generally ranging from 7 to more than 60 dwelling units per acre. Center Planning Areas may contain a state designated New Town Center, Growth Center, Tax Increment Financing District, or high density Village Center. Development in downtown centers primarily happens through infill development of underutilized vacant land and adaptive reuse of older structures whereas, development in municipal growth centers occurs in targeted areas that will accommodate future anticipated growth. These land uses are locally planned and managed to coexist successfully with neighborhoods and natural areas. Places within Center Planning Areas are served by wastewater facilities, other infrastructure, and offer a variety of transportation options, including non-motorized modes

Metro Planning Areas are areas where local zoning authorizes places to accommodate jobs and housing in a compact development pattern that supports transit service and encourages pedestrian activity and are within the sewer service area. Commercial land uses found in the Metro Planning Area are intended to serve the nearby residential area. Existing densities within Metro Planning Areas are typically higher than those found in the Suburban, Rural, Village, and Enterprise Planning Areas and generally range between 4 and 20 dwelling units per acre. Future development in the metro area should be encouraged to occur at the higher end of this range to ensure that there are adequate housing and jobs in these areas.

Suburban Planning Areas are areas near a Center Planning Area, Metro Planning Area, Village Planning Area, or Enterprise Planning Area where local zoning authorizes future development to occur at scales, densities, and uses compatible with existing development and with general residential densities greater than 1 and less than 4.5 dwelling units per acre. Many parts of the Suburban Planning Area already have been developed, often in suburban styles of development and are predominantly within the sewer service area. Future development and redevelopment in this Planning Area should be publicly sewered, minimize adverse impacts on natural resources, and protect strategic open space.

Enterprise Planning Areas are areas where local zoning authorizes a future concentration of employment uses that attract workers from the County and multi-county region. Development in these Planning Areas should have adequate wastewater capacity and access to transit or be near these services. Typically, this area encompasses major employers or a cluster of single employers and has current or planned transit service.

Village Planning Areas are areas where local zoning authorizes a variety of future residential and nonresidential development at densities and scales in keeping with the character of a Vermont village, generally between 2 and 12 dwelling units per acre if sewered and between 0.2 and 4 units per acre if not sewered. Village Planning Areas are compact areas of mixed-use activities that maintain the character of a Vermont village. This type of Planning Area is intended to serve its local surroundings as a place where people can live, work, shop and recreate.

Rural Planning Areas are areas where regional and town plans promote the preservation of Vermont's traditional working landscape and natural area features. The Rural Planning Area also provides for low density commercial, industrial, and residential development (generally 1 dwelling unit per acre or less) that is compatible with working lands and natural areas so that these places may continue to highlight the rural character and self-sustaining natural area systems. Development in the rural planning areas is typically outside the sewer service area.

Map 3 – Existing Utilities and Facilities

The Utilities and Facilities Map shows the existing sewer service area, the water supply district, solid waste facilities, natural gas service area, and cellular towers.

Map 4 - Future Transportation Improvements

The Future Transportation Improvements Map gives an overview of the projects that fit within the funding constraints identified in the ECOS project list in Section 4.3.6 of the ECOS Plan. These future improvement projects create a multimodal strategy to address the efficient and long term movement of people and goods, while respecting ECOS goals. For a complete overview of proposed transit investments refer to the [2010 CCTA Transit Development Plan](#).

Map 5 – Preferred Sites for Solar Generation

This map will show the location of legislatively-identified preferred sites:

Preferred sites as defined by the State of Vermont include:

- Rooftops and other structures
- Parking lots
- Previously developed sites
- Brownfields

- Gravel pits
- Quarries
- Superfund sites

Map 6 and Map 7 – Solar Generation Potential and Wind Generation Potential

These maps combine GIS analysis of either solar generation potential, or wind generation potential, respectively, with state and local identified *known* and *possible* constraints. The maps and corresponding data are intended to be used to inform energy planning efforts by municipalities and regions, and provided a basis for CCRPC to estimate solar and wind generation potential and municipal and regional ability to meet the generation targets. For more information on the methodology used to determine solar generation potential, please visit <http://www.vtenergyatlas-info.com/solar/methodology>; and for wind generation potential please visit <http://www.vtenergyatlas-info.com/wind/methodology>. For more information on the constraints, see the discussion of Map 6.

Areas with state and local identified constraints are removed from the Generation Potential maps completely, leaving:

1. Prime Solar or Wind Areas: areas with generation potential and no local or state constraints, and
2. Base Solar or Wind Areas: areas with generation potential and possible local or state constraints.

The accuracy of information presented in this map is limited due to scale and the accuracy of the original data source. Errors and omissions may exist, including in the analysis of whether a site has generation potential to begin with.

Map 8 - Water Quality and Safety Map

The Water Quality and Safety Map illustrates the level of impairment for streams and lakes based on the Vermont Department of Environmental Conservation 303d List and the 2012 List of Priority Surface Waters. Additionally, it shows the location of wetlands, fluvial erosion hazard areas, special flood ways, and the 500 year flood hazard area.

Map 9 - Natural Systems Map

The Natural Systems Map depicts sensitive and protected areas in the County. The resources included on the map are described within two categories: known constraints, and possible constraints. Development should be located so as to avoid state and local known constraints, and to minimize impacts to state and local possible constraints. Constraints are based on statewide or local policies that are currently adopted or in effect. As with all maps included in the ECOS Plan, the map of constraints is intended to provide a general overview of existing conditions. The accuracy of information presented in the maps is limited due to scale. Errors and omissions may exist. These maps are not sufficient for delineation of features on-the-ground. To determine whether a site has constraints, surveyed information, engineering studies or other site-specific information will likely be necessary.

Local Known and Possible Constraints (as of 10/29/2017)

Bolton	Burlington	Charlotte	Colchester
Known Constraints: • Surface Water Buffers • Wetland Buffers Possible Constraints: • Conservation District • Slopes 15% or more • Forest District • Town Owned Land • Flood Hazard Overlay II	Known Constraints: none identified Possible Constraints: • Historic Districts, Historic Neighborhoods (Eligible for Listing) • Mixed Use, Institutional Core Campus and Enterprise Zoning Districts • Designated Downtown and Neighborhood Development Area 5. Official Map Features • View Corridors Burlington Country Club property • City-owned parks and Centennial Woods	Known Constraints: none identified Possible Constraints: • Shoreland Setback and Buffer Area • Surface Waters, Wetlands, and Buffer areas • Flood Hazard Areas • Special Natural Areas • Wildlife habitat • Historic Districts, Site, and Structures • Slopes greater than 15% • Land in Active Agriculture • Water Supply Protection • Scenic Views 11. • Significant Wildlife Habitat	Known Constraints: • Slopes 20% or greater • Wetlands and Surface Water Buffers Possible Constraints: • Shoreland Overlay District
Essex	Hinesburg	Jericho	Milton

Known Constraints: - Slopes Higher than 20% Possible Constraints: - Scenic Resource Protection Overlay District - Resource Protection District - Slopes 15%-20% - Core Habitat - Habitat Blocks	Known Constraints: - Slopes Higher than 25% Possible Constraints: - Slopes (15-25%) - Core Habitat - Village Growth Area - Industrial Zoning District	Known Constraints: - Well Protection Area - Overlay District - Natural Areas - Natural Communities - Primary Conservation Areas Possible Constraints: - Secondary Conservation Areas - Village Centers	Known Constraints: None identified Possible Constraints: - Town Forest and Municipal Natural and Rec Areas w/Management Plans - Habitat Blocks 8-10 - Encumbered Open Space
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Shelburne	South Burlington	Underhill	Westford
Known Constraints: None identified Possible Constraints: - Significant View Areas - Lakeshore Buffer - Archeologically Sensitive Areas (not mapped)	Known Constraints: Wetlands and buffer Possible Constraints: - Source Protection Area - Zone 1 - Habitat Blocks - Riparian Connectivity - Slopes 20% or greater - SEQ Natural Resource Protection Area	Known Constraints: - Above 1,500 ft. Elevation Possible Constraints: - Slopes 15% or greater - Mt. Mansfield Scenic Preservation District - Wetlands and associated buffers, Surface Waters and buffers - Above 1,500 ft. Elevation	Known Constraints: - Slopes 25% or greater - Deer Wintering Areas - Ledge Outcropping - Flood Hazard Overlay - Water Resources Overlay Possible Constraints: None identified
Williston	State	State	
Known Constraints: - Water Protection Buffers - Primary Viewshed Areas Possible Constraints: - Slopes 15% or more - Conservation Areas/Natural Communities	Known Constraints - FEMA Floodways - DEC River Corridors - National Wilderness Areas - State-significant Natural Communities and Rare, Threatened, and Endangered Species - Vernal Pools (confirmed and unconfirmed) - Class 1 and 2 wetlands (VSWI and advisory layers)	Possible Constraints - Agricultural Soils + Hydric Soils - Act 250 Ag. Soil Mitigation Areas - FEMA Special Flood Hazard Areas - VT Conservation Design Highest Priority Forest Blocks - Protected Lands (State fee lands and private conservation lands) - Deer Wintering Areas	

Map 10 - Opportunity and Race Map

Constraints and Suitability Methodology

Constraints Methodology

State Constraints

The Department of Public Service has distributed energy planning standards, which establish known and possible constraints at the state level. Regions and municipalities can make constraints more restrictive (i.e. turn a possible constraint into a known constraint) but not less restrictive (i.e. turn a known constraint into a possible constraint). CCRPC has not made any changes to state constraints.

Local and Regional Constraints

Because one of the purposes of Act 174 is to give local land use policies greater weight in the Public Utilities Commission process, CCRPC's ECOS Plan includes local constraints in the energy siting maps and policies. In late 2016, CCRPC staff discussed the possibility of substantial deference for municipal land use policies with planning commissions and municipal staff, and asked municipalities to provide a list of "constraints" that they would like to see given substantial deference. The CCRPC Long Range Planning Committee Energy Subcommittee (the Subcommittee) asked staff to map the constraints provided by the municipalities. Municipalities requested known constraints (areas in which they wanted no renewable energy development), possible constraints (areas on which they wanted renewable energy development to be limited or impacts to be mitigated or minimized). All requested constraints were mapped in early 2017 and reviewed by the Subcommittee.

Based on feedback from the Department of Public Service, it was determined that for constraints on energy to be consistent with the Act 174 energy planning standards, the constraints had to be restrictive of all development, not just renewable energy development. With this in mind, CCRPC staff screened the constraints originally requested by municipalities and determined that a number of them originally requested as known constraints were not equally restrictive of all development. These constraints were considered possible constraints, based on the description below. If no supporting policies or regulations could be located to support a request for a possible constraint, the constraint was not included at all.

Please note that this is an ongoing process and CCRPC staff will work with municipalities to ensure that constraints are adequately characterized.

These local constraints are included in the ECOS Plan due to their importance at the local level. The ECOS Plan classified local constraints based on the following methodology. However, the description of constraints below is for classification only, and these descriptions are not the definitions of known and possible constraints as discussed in the policies of the ECOS Plan.

Known Constraints: Zoning districts or resource areas where development is prohibited with no exceptions. Typically, phrases such as "development *shall not* take place" are used to denote these areas.

Possible Constraints: Zoning districts or resource areas such as those in which:

- Development is not completely prohibited, but impacts of development should be "minimized", "avoided," "limited," "avoided *where possible*," mitigated or similar;
- Development is allowed only following conditional use review;
- The goals of the zoning district are such that large-scale energy development may not be appropriate, such as scenic overlay districts;

These constraints are identified in an adopted municipal plan or municipal land use regulation such as zoning regulations or subdivision regulations, in effect as of **December 1, 2017.**¹ Over the next few years CCRPC will be working with municipalities to complete energy planning, and will continue to review municipal plans through CCRPC's *Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans*. CCRPC will check to ensure that any local policies don't preclude municipalities from meeting their energy generation targets and complying with the state energy goals. CCRPC will determine on a case by case basis if an edit is needed to the *ECOS Plan*.

CCRPC staff evaluated constraints based on the requests of the municipality. Not every development constraint in Chittenden County is reflected in the regional energy planning process, because some municipalities did not request any known or possible constraints (no requests from Buel's Gore, Huntington or St. George), or only requested that some of their resource protections considered.

While there was some overlap between the constraints requested by each municipality, no constraints emerged as being universal restrictions to development across the county. Therefore, no region-wide constraints were added.

Constraints are discussed in Strategies 3 and 4 of the *ECOS Plan*, which address the protection of natural resources.

Suitability Methodology

Constraints represent areas in which development, including energy generation, is restricted. However, areas in which development is generally appropriate still have different levels of *suitability* for different types and scales of renewable energy generation. This may be due to conflicts between energy generation and other types of planned development, or infrastructure capacity issues. Therefore, we have incorporated considerations of scale into our siting policy statements in Chapter 3 to address suitability.

¹ Subject to change based on ECOS hearing and adoption schedule.

October 10, 2017
Draft ECOS Plan Local Known and Possible Constraints to Development
City of Burlington

Known Constraints Requested by Municipalities, with Adequate Supporting Regulation	None Identified	
Possible Constraints	1. Historic Districts, Historic Neighborhoods (Eligible for Listing) 2. Mixed Use, Institutional Core Campus and Enterprise Zoning Districts 3. Designated Downtown and Neighborhood Development Area 5. Official Map Features 6. View Corridors 7. Burlington Country Club property, City-owned parks and Centennial Woods	Supporting Policy or Regulation: 1. Burlington's Standards for Historic Buildings and Sites state that new additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment. (5.4.8) 2. Development Ordinance Section 4.4.1 and 4.5.2: Development [in the Downtown Mixed Use Districts and institutional Core Campus Overlay] is intended to be intense with high lot coverage and large tall buildings placed close together. Development in the Enterprise District is intended to ensure that sufficient land area is appropriately designated within the city to provide an adequate and diversified economic base that will facilitate high-density job creation and retention (4.4.3) 3. Designated Downtown and Neighborhood Development Area are intended to be the center of Burlington's economic and commercial development 5. City Council Authority 6. Development Ord. section 4.4.1 states that building heights and forms shall respect the principal view corridors, defined as the rights-of-way of Pearl, Cherry, College, and Main Streets, and preserve or enhance views to the lake and mountains. 7. The Recreation, Conservation and Open Space (RCO) Districts are intended to protect the function, integrity and health of the city's natural systems environment, provide for a balance between developed and undeveloped land, protect air and water quality, provide adequate open areas for recreation, conservation, agriculture, and forestry, enhance the city's quality of life and the aesthetic qualities of the city, moderate climate, reduce noise pollution, provide wildlife habitat, and preserve open space in its natural state. The Recreation/Greenspace District is intended to provide a diversity of passive and active recreational opportunities and other urban green spaces that provide for public use and enjoyment. The District includes a wide spectrum of recreational opportunities including developed parks with active public-use facilities, undeveloped open areas, dog parks, community gardens, urban parks and pocket parks, playgrounds, transportation corridors, and cemeteries.

Burlington Planning Commission

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Andy Montroll, Chair

Bruce Baker, Vice-Chair

Yves Bradley

Alexander Friend

Emily Lee

Harris Roen

Jennifer Wallace-Brodeur

Eamon Dunn, Youth Member



Burlington Planning Commission **Tuesday, October 10, 2017, 6:30 P.M.** **Conference Room 12, City Hall, 149 Church Street** **DRAFT Minutes**

*Note: times given are
approximate unless
otherwise noted.*

Commissioners Present: A Montroll, B Baker, Y Bradley, J Wallace-Brodeur, H Roen

Commissioners Absent: E Lee, A Friend, E Dunn

Staff Present: D White, M Tuttle, A Wade

I. Agenda

The meeting was called to order at 6:33pm with no changes to the agenda.

II. Public Forum

No members of the public spoke.

III. Report of the Chair

There was no report of the Chair.

IV. Report of the Director

D. White: Attended a presentation by a non-profit looking at energy issues for the City of Montpelier. Similar to *planBTV* process with lots of ideas on how to think outside the box. There are ideas from this process that the Commission might be interested in. Last week was the first meeting of permit reform advisory committee; committee will begin evaluating options for implementing the report's main recommendations. Meagan, Jay, Scott, Mary, and David attended a training on the 'Lean Process' on how to be more efficient and eliminate waste. This was useful in thinking about how to use tools more efficiently, to reduce cumbersome tasks, cost of processes. Last week, the Planning and Zoning Office was closed to clean the office, clear space, and organize files. City Council warned *planBTV Downtown Code* for public hearing on October 16th, but it is likely to be postponed to November 13th. Department will continue to administer the code as proposed. Other items on the agenda are the development agreement for Burlington City Place and Burlington Telecom finalists.

V. Public Hearing: ZA-18-02 Rezone St. Joseph's School NMU

M Tuttle: Proposed amendment pertains to rezoning the southern half of the former St. Joseph's school site between North Street and Allen Street from R-M to NMU.

A Demetrowitz, CHT: Appreciate the Commission's consideration of zoning change. Present split zoning offers challenges to site planning for the future of the building. Helpful to have the site zoned one district; NMU makes sense to reflect the historic use of what the property has been.

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Dept. of Planning & Zoning are encouraged to contact the Dept. at least 72 hours in advance so that proper accommodations can be arranged. For information, call 865-7188 (865-7144 TTY). Written comments may be directed to the Planning Commission at 149 Church Street, Burlington, VT 05401.

Planning Commission Agenda
November 14, 2017
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The Commission unanimously approved a motion by Y Bradley, seconded by H Roen, to approve the municipal bylaw amendment report and forward the amendment to Council.

VI. Public Hearing: ZA-18-03 Article 8 Food & Beverage Processing

M Tuttle: Accompanies an amendment earlier this year to add new food and beverage processing use and eliminate several existing uses. Updates Article 8 to establish parking standards for food and beverage processing.

No members of the public provided comment on this proposed amendment.

The Commission unanimously approved a motion by Y Bradley, seconded by J Wallace-Brodeur to approve the municipal bylaw amendment report and forward the amendment to Council.

VII. Public Hearing: ZA-18-04 Density Calculations

S Gustin: This strikes reference to rounding when calculating density, which was a hold-over from a previous amendment.

L Murphy: Have experience applying the density calculation in the past. This is not a technical correction, but a substantive policy choice on whether to have a hard line for the calculation. Currently the calculation acts as a blunt instrument with harsh results and outcomes, and can affect people's ability to develop units. There are situations where a single square foot can make a difference. Encourage more analysis to address if this is the right method, providing an example of a court case which hinged on the methodology.

S Gustin: This amendment is not seeking to change density calculation. The rounding language is from an old method; the current CDO states you start with whole unit count.

L Murphy: How many units are allowed with .10 of a unit and no rounding? Carrying through a defined decimal point may change the calculation since there is always some number left over.

H Roen: Understand you can start with a whole number, but after doing the math may not end with a whole number.

S Gustin: Density limit can give extra unit if setbacks are met.

Y Bradley: The general policy in the City concerning density is to incrementally increase in neighborhoods within character. This calculation might be counter to this policy.

B Baker: Going lot by lot, you will find parking is a limiting factor and usually results in fewer units than permitted density. If we can go up, maybe this would be a good thing.

S Gustin: This will affect RM, RH, and Institutional zones.

Y Bradley: Those are the areas where we want to see growth. Advocate sending back to staff to revisit.

A Montroll: If not a technical problem, it's better this goes to the Ordinance Committee.

The Commission unanimously approved a motion by J Wallace-Broudeur, seconded by B Baker, to refer the amendment to the Ordinance Committee for consideration.

VIII. Inclusionary Zoning Report & Working Group Update

D. White: Last winter, the City released an evaluation of the inclusionary zoning requirements, reviewing the purpose and goals since the adoption in 1990, and providing a series of recommendations for changes we may want to consider. Council formed a working group comprised of city staff, non-profit and for profit developers to review the recommendations. One element the report looks at is whether or not housing production, and affordable housing units in particular, have kept pace with population growth. Found that we would have needed an additional 2,500 units since 1990 to keep pace.

A Montroll: Given that the City is primarily built out, wouldn't you expect this—with more developing in the neighboring communities?

D. White: To some degree. But the question is what can we do to generate more housing with more inclusionary units in the City? Within the last calendar year, we have permitted more than a 1000 units, but historically, there hasn't been a lot of housing over time. The question is why and if the inclusionary requirement is a factor. Need to review the ordinance and identify ways to meet objectives for affordable housing.

B Baker: First suggestion by the consultant was to raise the threshold. We agree with this, but haven't agreed on the number. Large developments may take many years to do the project and are the way developers spread cost over units. This is more difficult in projects of 6-10 units.

D. White: Need to understand the various factors that go into this.

Y Bradley: Find it interesting in the discussion of the give and get between city and developers; specifically regarding the offer of incentives to offset costs of creating affordable housing, but where density bonuses are rarely utilized.

D White: Other issue is the parking requirement that's attached to development.

B Baker: Burlington has suburban parking requirements.

J Wallace-Brodeur: Is "the unpredictable development review process" referring to opposition?

D White: It is saying that maybe developers don't reach as high to develop what they can, rather develop what people won't oppose.

Y Bradley: Not just about "inclusionary units" but also about affordable housing for families and young people.

D White: We refer to this as "the missing middle." Report also discusses that the payment in-lieu is difficult; every site is different and needs some flexibility and options to meet requirements. Recommend the Commission members to read if not already and follow the committee's discussion on this.

B Baker: The process is positive. Have a strong chair who allowed good debate overall. Feel that something will get done.

J Wallace-Brodeur: The goal of the committee is to bring forward recommendations to whom?

D White: Ultimately to the Council CDNR Committee, but any zoning changes will come to Planning Commission. CEDO has established a webpage about this linked in the agenda.

HRoen: Heard an excellent segment on NPR pertaining to the national level on affordable housing not keeping up.

IX. The Neighborhood Project Update

M Tuttle: P&Z staff are working jointly with CEDO a project from the Housing Action Plan that will address quality of life issues in historic and near-campus neighborhoods. This is meant to compliment a housing strategy where more student housing is made available on campus or in university-sponsored housing. If that is successful, will need to address the impact on the housing stock and its availability for other residents. Working with consultants, NPAs, and neighbors east of downtown. Will be holding a public workshop on November 30th in Contois Auditorium for members of the public and residents to come to evaluate potential strategies and other stakeholders on which of those strategies are viable.

X. Committee Reports

No committee reports.

XI. Commissioner Items

Y Bradley: Developers are upset with LEED requirements; feel that the concerns are justified. LEED requirements are costly and not the best standard for efficiency. These are major developers who feel the ramifications have not been thought through.

D. White: It has been a challenge from beginning with the push for green standards and how to come to consensus as to where it falls. Draft ordinance includes options besides LEED, and gives the Planning Commission the ability to create more. There was significant discussion about how big, either 25,000 or 50,000 square feet. It will be an ongoing discussion that Council will have to hear and decide where their consensus lies. I do not know if there is the willingness within the City to come up with our own green building program, since to effectively implement it may take some time.

Y Bradley: Important to note that people developing new buildings are trying to keeping cost as low as possible to keep tenants' rents low, utilizing energy efficiency measures because that's what leases units.

J Wallace-Brodeur: What is the role of BED in this? They run quality efficient programs and may need to have a stronger role as consultants to projects.

D. White: Spoke with BED about the policy, and informed us that 90% of projects do consult them. Developers have said they want more predictable outcomes when working with BED. Efficiency VT programs are well laid out, helps the developer understand what they are getting. But this is an ongoing discussion.

J Wallace-Brodeur: We should be offering predictable services for people who rely on the services being offered.

D. White: Some have a comfort with LEED, and gold in particular, as a national standard. There's a real reluctance to rely on local standard and mechanisms.

B Baker: Do not think people know what goes into LEED standards.

D White: The requirements include where projects are being built, where materials are recycled, air quality, water consumptions, public transportation, but not all of these things provide a tangible benefit to the developer and the customer. Chris Burns at BED suggests focusing what you are trying to create-- green buildings or high performance buildings.

J Wallace-Brodeur: We're trying to define what's important to the community. If something is missing, we should address this. With LEED, we're not getting to the root of what we want and how buildings will perform. It doesn't seem people have confidence in this standard. Perhaps this could be more transparent if we decide as a community.

A Montroll: Joint Committee recognized some of these issues and provided the ability to have other standards. If there is the desire, the City Council can take out this section or add something.

Y Bradley: Resistance is not about energy efficiency or high performance, but about LEED gold as a specific metric.

A Montroll: Only need to meet one of the standards- LEED is one option.

J Wallace-Brodeur: Doubt people advocating for LEED gold know what it really is.

A Montroll: Joint committee was able to build consensus around this. The real question will be when it goes before City Council.

J Wallace-Brodeur: It may be helpful to identify the way the ordinance already addresses this concept and some of the goals of LEED, so that the requirement for high performance can be more refined.

D. White: The question is what we are getting by using these standards, what are other requirements, what are the substantive benefits and whether this is worth the cost.

XII. Minutes & Communications

The Commission unanimously approved a motion by B Baker, seconded by H Roen, to approve the minutes of September 26, 2017 meeting.

XIII. Adjourn

The Commission unanimously approved a motion by Y Bradley, seconded by B Baker, to adjourn the meeting at 7:40pm.

DRAFT

Burlington Planning Commission

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*Andy Montroll, Chair
Bruce Baker, Vice-Chair
Yves Bradley
Alexander Friend
Emily Lee
Harris Roen
Jennifer Wallace-Brodeur
Eamon Dunn, Youth Member*



Burlington Planning Commission **Tuesday, November 14, 2017, 6:30 P.M.** **Conference Room 12, City Hall, 149 Church Street** **Minutes**

Note: times given are approximate unless otherwise noted.

Commissioners Present: A Montroll, H Roen, A Friend, B Baker, Y Bradley, J Wallace-Brodeur, E Lee

Commissioners Absent: E Dunn

Staff Present: David White, Meagan Tuttle, Scott Gustin, Anita Wade

I. Agenda

The meeting was called to order at 6:35pm. No changes to the agenda.

II. Public Forum

No speakers.

III. Report of the Chair

A Montroll: City Council had the second hearing and adopted the Form Based Code. The vote was 9-3. The adoption went smoothly. No one spoke at the public hearing. There were some comments and concerns about the energy requirements on efficiency provisions. This may come back to the Planning Commission to look over.

IV. Report of the Director

D White: mentioned the process of developing the form based code, which started in 2010 with a grant from HUD. The focus was on the code with a plan in mind to develop it as part of the planning process. Legitimate concerns were expressed about green buildings requirements and decision was to allow for three options. Planning Commission may revisit this aspect to look at other options. Efficiency VT offers a number of key efficiency programs which could be combined with others.

V. 2018 Meeting Schedule

The Commission unanimously approved a motion by A Friend, seconded by H Roen, to approve the 2018 Meeting Schedule as the official schedule.

VI. Reapprove ZA-17-10 Municipal Bylaw Amendment Report

This agenda is available in alternative media forms for people with disabilities. Individuals with disabilities who require assistance or special arrangements to participate in programs and activities of the Dept. of Planning & Zoning are encouraged to contact the Dept. at least 72 hours in advance so that proper accommodations can be arranged. For information, call 865-7188 (865-7144 TTY). Written comments may be directed to the Planning Commission at 149 Church Street, Burlington, VT 05401.

D White: these are ordinance amendments approved by the Ordinance Committee where there were a number of changes to the Municipal Bylaw Report.

S Gustin: City Council specifically wanted the words, generally and typically changed pertaining to green roof.

A Montroll: did the report change?

D White: no other changes to the report.

The Commission unanimously approves a motion to readopt the report by A Friend, seconded by H Roen to approve the Municipal Bylaw Amendment Report pertaining to the changes in the definition ZA-17-10 Green Roof Lot Coverage.

VII. Reapprove ZA-17-11 Municipal Bylaw Amendment Report

S Gustin: minor changes on overnight stay.

A Montroll: no changes to the report?

S Gustin: no.

H Roen: asked questions about recent changes pertaining to first page of memo.

D White: only changes were to the definition.

The Commission unanimously approves a motion to readopt the report by J Wallace-Brodeur, seconded by Y Brandley pertaining to ZA-17-11 Emergency Shelters.

VIII. Proposed ZA-18-06: Article 8 Bicycle Parking Amendments

S Gustin: everything has been reformatted back into Article 8 after taking it out of form based code. There was rewording with changes and actual standards. General comments are addressed changing the standards in the table within the amendment. Suggested that prior to public hearing, it would be prudent for staff to go over this proposal. There is no limit for maximum number. Shelter and re-shelter are redefined and there are changes to the table. Meagan has forwarded information on shared parking and changes with standards. It would be best for the staff to see what the different numbers will be and come back with a proposal.

D White: staff can rework this.

J van Driesche: executive director of Local Motion, said the substantive comments were establishing sheltered secure structures and unsheltered unsecured outdoor parking. Commented this was an important distinction. He asked for assurance on long term bike parks. He will be working with Scott and Nicole to bring into alignment with the recommendations of the bike plan.

A Montroll: Scott will work on it and bring it back to the full Planning Commission.

J Wallace-Brodeur: question on the language of secure.

J van Driesche: made the distinction on the meaning of what is secure and unsecured bike parking.

A Montroll: no action will be taken on this tonight.

Y Bradley: felt it was unfair to ask the private sector to fund bike parking, with the City not participating in this. He has a problem with the private sector always being asked to fund amenities. This is not something that should be required and feels the private sector be given incentives or a bonus to provide amenities.

J van Driesche: speaking from perspective from downtown parking and transportation plan are subcontracted with BBA and DPW to secure downtown bike parking where it is most needed for secure and unsecure bike parking in the downtown where there's the most need and investment. There's been an inventory of the on street bike facilities to see what needs to be added for more unsecure bike parking. Also looking at the level of service for parking garages that will have limited access bike cages for secure bike parking. Encourages a standard of bike parking in an agreed upon standard and possibly reduce some car parking.

B Baker: it would be interesting to get ideas from people who are building this and look into ideas for co-location.

J van Driesche: should take a look at this and whether it could apply. It may be the owner's preference.

B Baker: we provide trolleys for connection may be a way to advertise this or have a security deposit to cover expenses.

Y Bradley: this needs collaboration to get a public/private partnership.

A Friend: what would be an equitable situation look like?

Y Bradley: trade car parking for bike parking. It comes from both sides using Cambrian Rise development as an example. It can be expensive and it's hard to build housing. To ask people to do the right thing it's a cost that needs to be incentivize enough to make the numbers work.

A Friend: maybe we should we have more bikes on Cherry St. He feels that businesses need vehicle parking and bike parking.

Y Bradley: said it's hard to rationalize taking away parking space that cannot be used 365 days a year. We need to assure businesses downtown have the facilities. How many of these requirements do we need to be successful?

A Friend: maybe city should have underground spaces?

E Lee: looking this again we should look at costs.

J van Driesche: the main cost is opportunity cost with the cost of car parking spaces being displaced.

E Lee: would like to see what are the associated costs.

J van Driesche: thanks the Planning Commission and appreciates the questions. He will address this with Scott and Nicole.

A Montroll: thanks everyone for the discussion saying the Commission will revisit this.

IX. CCRPC Regional Energy Plan Update

M Needle: gave an overview and update for the regional energy plan and update of the ECOS plan. Last time we reviewed the local constraints included in the ECOS regional plan. The long range planning subcommittee and staff at BED have done great work to help the City of Burlington meet their renewable energy target. Anything other new generation is above and beyond, which helps the region to meet their target. Last time we spoke about meeting with the Public Service Commission to discuss energy policy statements and local constraints. There are now two concepts within the energy policy regarding constraints and suitability. Constraint policies are found on page 103 and suitability policies are found on page 104 of the plan. There are six different scales of renewable energy within the county's infrastructure.

Y Bradley: asked for a copy of map seven.

M Needles: circulates the maps among Planning Commission members including an update on local and state constraints. Updates on the local and state constraints with the ECOS plan pertaining to strategy 3 and strategy 4 addressing development restrictions are referenced in the table presented in the packet. This includes the comments from the Planning Commission members. Preliminary public comments on front porch forum ends Nov 22nd after which the ECOS plan's complete draft will be warned for public hearing in January, 2018. We have modified our methodology for establishing town renewable energy targets and the feedback that the PC Commission and BED gave has helped streamline our process.

H Roen: questioned City owned park for wind and other areas at north beach.

M Needles: this is where it could be a constraint.

J Wallace-Brodeur: why is there a difference in constraints, such as wetlands?

M Needles: wetlands are state controlled but buffers are not.

Y Bradley: what's the economic impact of big wind turbines and what does it generate in dollars?

H Roen: depends on the acreage.

D White: if it has an underlining constraint it might not happen. There are many issues to address with wind.

A Montroll: thanks M Needles for the update.

X. Great Streets Standards Presentation

M Tuttle: gave an update on the project regarding standards and its comparison to form based code. Mentioned in the past the goals for a great street and how to advance those standards which includes a walkable, bikeable, accessible, environmentally sustainable, durable, vibrant uses, functional, and how to accommodate for those uses. The vision comes from many plans and documents, and regulatory guidance from municipal, state and federal help identify the ways to achieve these goals. The three base principles are that the street will restore balance and create rights of way for all users in the community. Second principle is to create unified streets design that are predictable.

D White: streets are all different in all parts of the City, so there is no unifiable language to the visual element and identity.

M Tuttle: the last principle is to reframe the center of our downtown, corridor for Main Street, to reestablish City Hall park as the center and better connect the water front to the downtown. These standards are a tools that brings together all the elements. This will provide a sense of character for the streets that gives a consistent streetscape to combining the unique conditions for more predictability, materials, maintenance, and consistency over time into a document. These standards are for only a portion of the downtown. Standards will be phased in and will take time to achieve a unified look. There are several major users with an inventory of things like transportation and number of design considerations. This provides a recommended street type using six street types. Each street has an been identified as street type with a typical cross section with minimum and maximum sidewalk design. It identifies how streets can be built and developed. Street designers will use this document and details of the plan for guidance on street furnishings, separations, and pedestrian interactions. There are many unique conditions for streets today there may be challenges that continue to exist so we built in flexibility if these standards cannot be met, mentioning the individual elements that will go into the plan. Many of our Boards and Commissions have a regulatory role, but the Planning Commission does not have a regulatory role. We have been working closely with staff and ten divisions of the City to be sure we account for all aspects of the plan. Collaborating with this team is very helpful to go over the actual details.

D White: this gives the Planning Commission information and insight into what has been consuming Meagan and the overall importance of the plan in comparison to the form based code. This is about how the public realm and private realm come together. These standards speak to the frontage zone which becomes a kit of parts to create an overall design.

M Tuttle: primarily a tool for any development project in the public ROW by DPW, Parks and Rec's, Stormwater department and all professionals the city hires to complete the projects. The time line for the standards can be used for many generations. Time frame for Main Street is a couple years out.

H Roen: this is a great opportunity for the City to put forth the improvements as a positive effort.

D White: essential to develop this and require a lot from developer;

M Tuttle: the challenge is the costs and the City needs to do project and maintenance in a different way.

A Montroll: important to engage with plan BTV and the streets.

XI. Committee Reports

A Montroll: executive committee had one member.

A Friend: there was a lack of quorum for the Ordinance Committee.

H Roen: Alex, David and I went to ethical training with League of Cities and Towns. It would be nice to have a list of guidelines and best practices.

D White: are some pieces that are important to be aware of, but ex parte is not issue.

H Roen: if someone brings up controversy, we need to address as a body

B Baker: a lot goes with the notion of disclosure.

XII. Commissioner Items - *Next meeting is Tuesday, November 28, 2017 @ 6:30 pm in Conference Room 12*

XIII. Minutes & Communications

The Commission unanimously approved a motion by Y Bradley, seconded by H Roen, to approve the minutes of October 10, 2017.

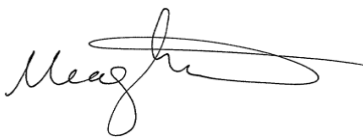
XIV. Adjourn

The Commission unanimously approved a motion by A Friend, seconded by H Roen, to adjourn the meeting at 7:58pm.



Andy Montroll, Chair

Signed: December 13, 2017



Submitted by: Meagan Tuttle, Comprehensive Planner