

Review of Residential Growth Management System



Town of Williston, Vermont

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Presentation to Williston Planning Commission
October 17, 2017

Purpose of This Review

The purpose of this meeting is to review the town's current growth management allocation system.

Williston currently has a residential growth management allocation system and process - it dates back to the early 1990s.

The system was designed to help the town manage the pace of new residential development. The system was developed when the town's zoning regulations were very simple and basic.

The system has evolved to become very complex and difficult to understand and administer.

Over time the town's regulations and development requirements have evolved to become very sophisticated and comprehensive.

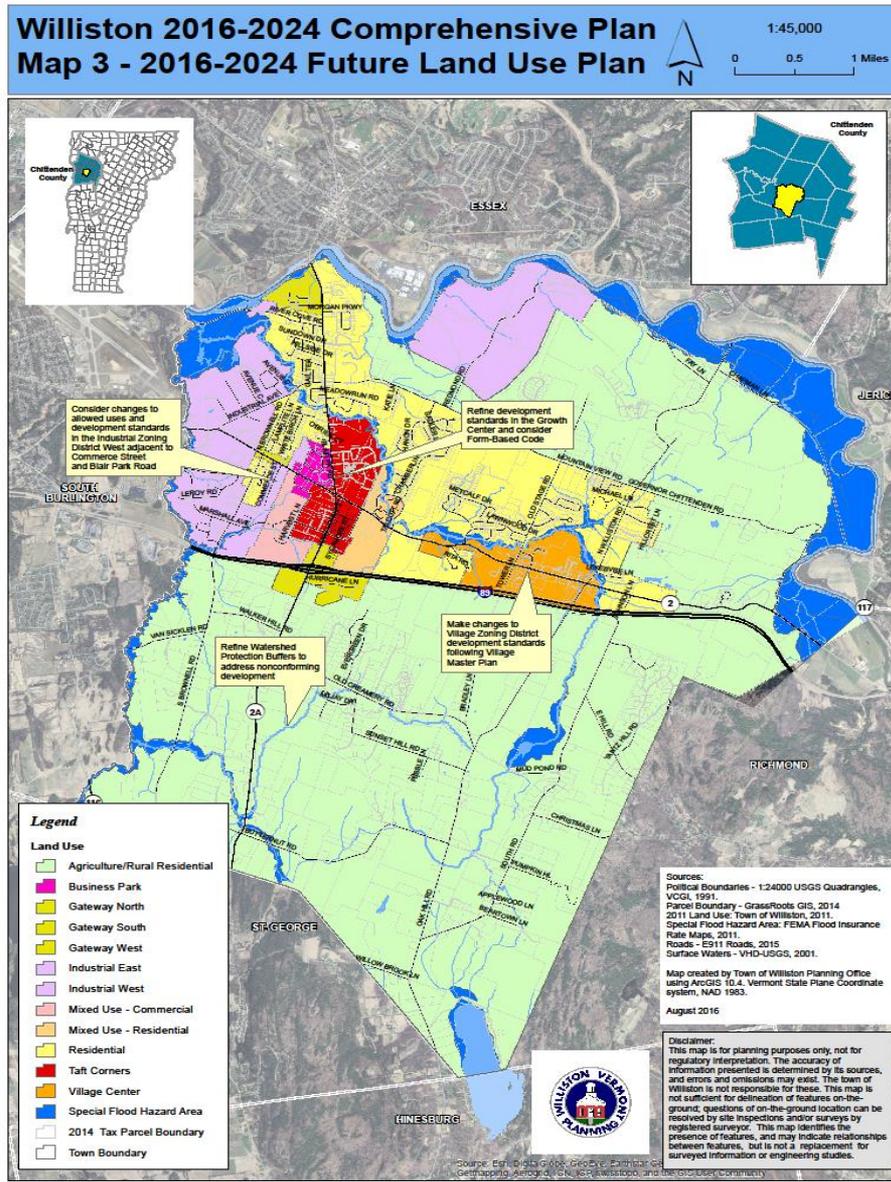
Reviewing the town's current growth management system has designated as the highest priority task for the planning commission in the recently approved town plan

Goals Of Growth Management

The town's growth management system is spelled out in Chapter 11 of the Williston Development Bylaw and was designed to help the town meet the following objectives:

- ensure that residential growth does not exceed the capacity of the town's existing infrastructure and support planning for the expansion of municipal facilities and services,
- encourage residential subdivisions that successfully implement the goals of the Town Plan, support the development of a compact, pedestrian-friendly mixed-use center in the Taft Corners growth center, and;
- reward the protection of open space resources identified in the *Open Space Plan*, the provision of trails, energy conservation, and affordable housing and other actions residential developers can take to help implement the Town Plan

Growth Management Helps Implement the Town Plan

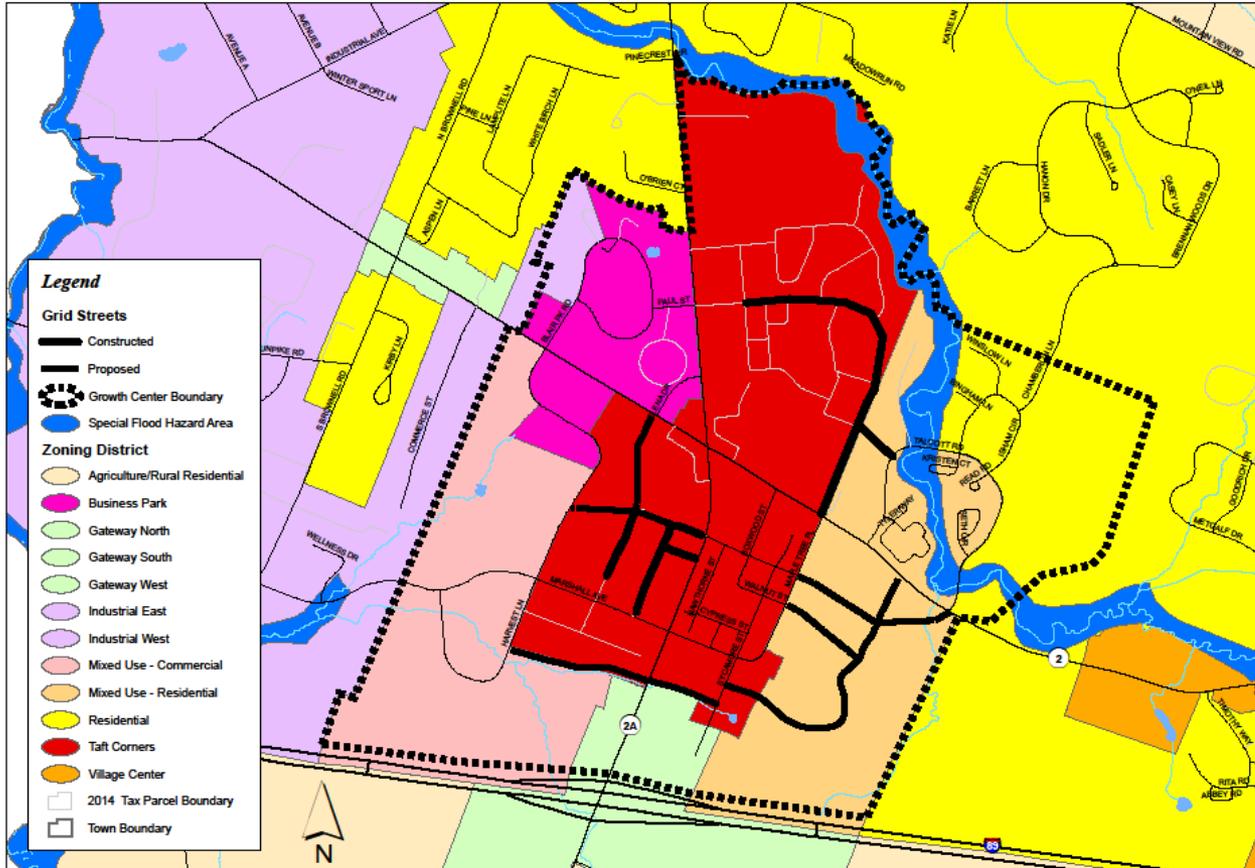


Growth Center

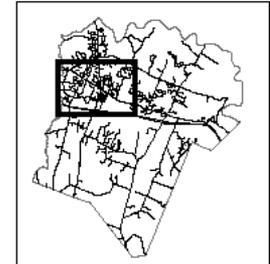
Williston 2016-2024 Comprehensive Plan

Map 4 - Growth Center Zoning Districts and Proposed Grid Streets

1:12,000



- Legend**
- Grid Streets**
- Constructed
 - - - Proposed
- Growth Center Boundary**
- - - Growth Center Boundary
- Special Flood Hazard Area**
- Blue area
- Zoning District**
- Yellow: Agriculture/Rural Residential
 - Pink: Business Park
 - Light Green: Gateway North
 - Light Green: Gateway South
 - Light Green: Gateway West
 - Light Purple: Industrial East
 - Light Purple: Industrial West
 - Light Orange: Mixed Use - Commercial
 - Orange: Mixed Use - Residential
 - Yellow: Residential
 - Red: Taft Corners
 - Orange: Village Center
- Other Features**
- White outline: 2014 Tax Parcel Boundary
 - Black outline: Town Boundary



Sources:

- Grid Streets: Town of Williston, 2016.
- Growth Center: Town of Williston, 2012.
- Political Boundaries - 1:24000 USGS Quadrangles, VCGI, 1991.
- Zoning Districts: Town of Williston, 2015.
- Special Flood Hazard Area: FEMA Digital Flood Insurance Map, 2011.
- Parcel Boundary - GrassRoots GIS, 2014
- Roads - E911 Roads, 2015
- Surface Waters - VHD-USGS, 2001.

Map created by Town of Williston Planning Office using ArcGIS 10.4, Vermont State Plane Coordinate system, NAD 1983.

August 2016

Disclaimer:

This map is for planning purposes only, not for regulatory interpretation. The accuracy of information presented is determined by its sources, and errors and omissions may exist. The town of Williston is not responsible for these. This map is not sufficient for delineation of features on-the-ground; questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

How Does It Work?

There are 80 dwelling units each year available for allocation. The DRB makes decisions on allocation once each year for all of the proposed residential developments started in the previous calendar year. They are distributed spatially as follows:

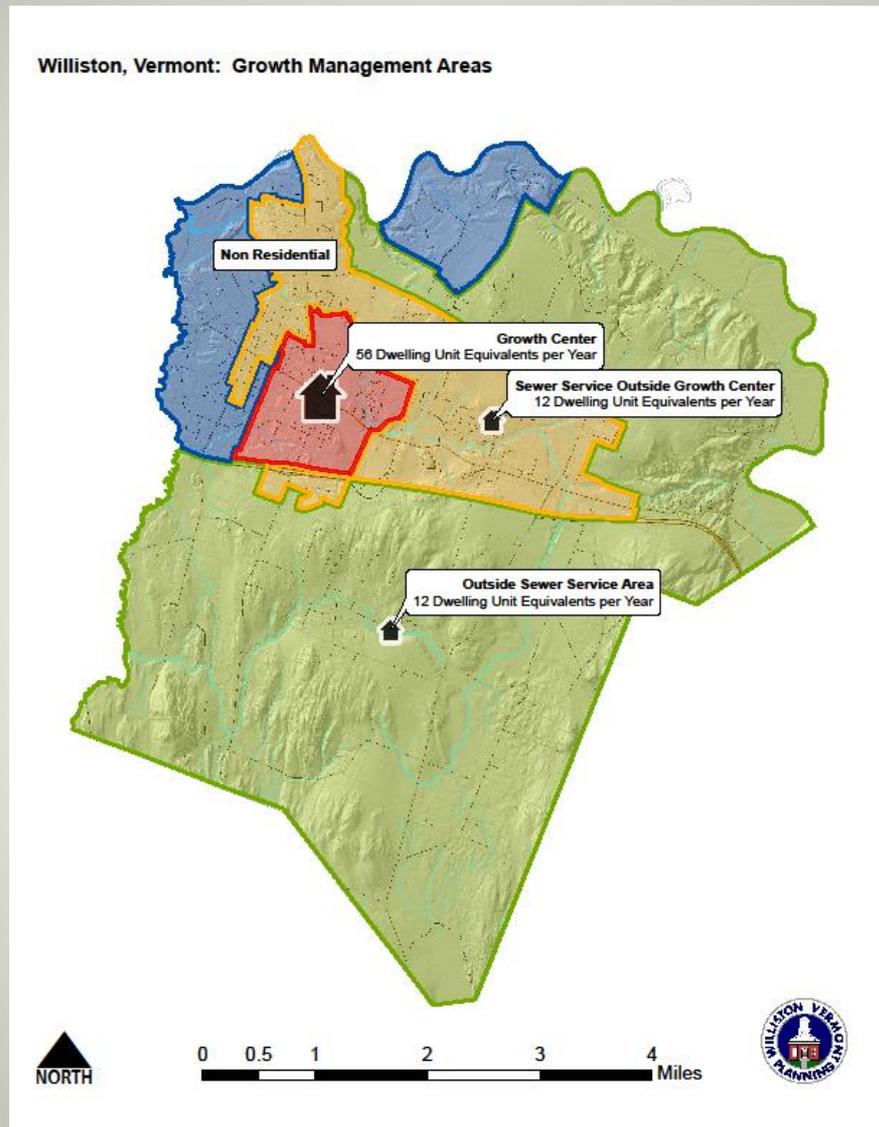
- 56 units in the town's growth center
- 12 units in the remaining sewer service area
- 12 units of allocation outside of the sewer service area

Units of allocation may be moved from outside of the growth center into the growth center, but are otherwise not transferable from one allocation area to another.

Review Process

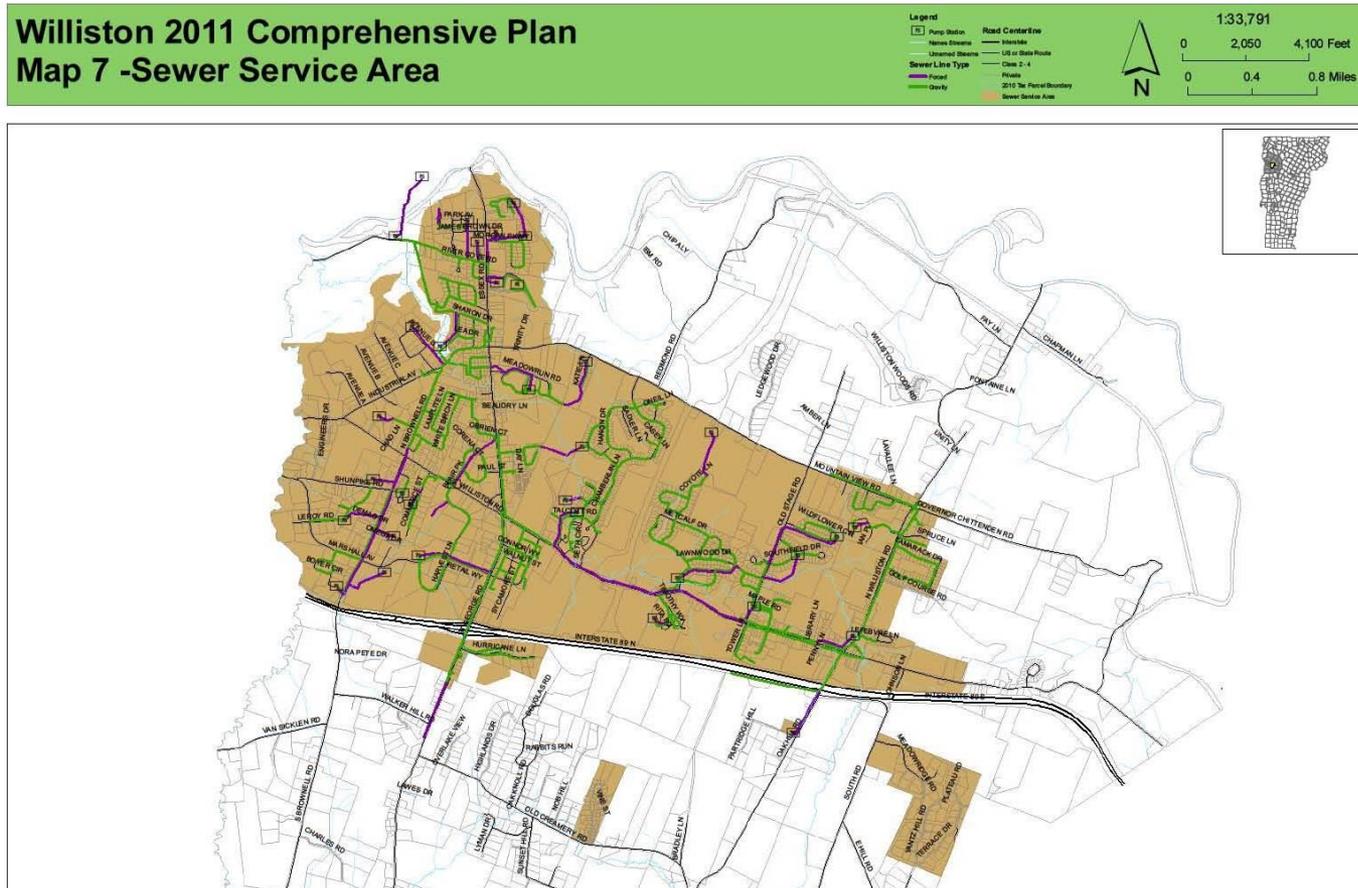
Growth management is a competitive process decided by the DRB, with those projects scoring the highest number of points in meeting the town's stated objectives receiving the first priority in receiving allocation. Each of the projects is scored according to the allocation criteria established in Chapter 11 of the *Williston Development Bylaw*.

Growth Management Allocation Areas



Limited Municipal Sewer Service Areas

Williston 2011 Comprehensive Plan Map 7 -Sewer Service Area



WILLISTON PERMITTING PROCESS RESIDENTIAL DEVELOPMENT

| Permit Type | Residential Developments |
|-----------------------|---|
| Pre-Application | <ul style="list-style-type: none"> • Required for all residential subdivisions. • Involves a public hearing before the Development Review Board (DRB). • This is a discussion about the overall concept of the development. The applicant may be asked to consider alternative design options. • Formal engineering not typically required. • For complex projects, this stage may require multiple hearings before moving to the next step. |
| Growth Management | <ul style="list-style-type: none"> • Required for all residential subdivisions. • Involves a public hearing before the DRB conducted only once each year. • Projects are rated and evaluated against adopted criteria. • Growth management is competitive and not all projects receive allocation. |
| Discretionary Permit | <ul style="list-style-type: none"> • Required for all residential subdivisions. • Involves a public hearing before the DRB. • Detailed plans, drawings and studies are required. • This is the stage when projects are formally approved or denied and conditions of approval imposed. |
| Finals Plans | <ul style="list-style-type: none"> • Required for all residential subdivisions. • Final Plans must be signed by either the Chair of the DRB or by the Administrator (staff) when authorized by the DRB. • Final Plans must incorporate all changes and conditions required by the DRB in the Discretionary Permit approval. • Record mylar within 180 days of Final Plans signing. |
| Administrative Permit | <ul style="list-style-type: none"> • Required prior to starting any actual work on the site or construction activity. • Multiple permits may be required depending on the nature of the project. |

What is Incentivized by Growth Management?

Growth Management is a competitive process that has incentives for applicants to include certain things in their developments as they vie for a limited supply of allocation units:

In all of the town:

- **Energy Conservation**
- **Affordable Housing**
- **Housing Choice**
- **Paths and Trails**

In some parts of the town:

- **Neighborhood Space (SSA including the Growth Center)**
- **Design for Context (Growth Center)**
- **Build Close to Services (SSA outside of the Growth Center)**
- **Neighborhood Design (SSA outside of the Growth Center)**
- **Conserve Open Space (outside SSA)**

Scoring Criteria

11.9 Evaluation Criteria for Proposed Residential Subdivisions Outside the Sewer Service Area. The evaluation criteria the DRB will use to evaluate and rank proposed residential subdivisions outside the sewer service area are summarized and weighted to create a 100-point scoring scale in the growth management checklists. They are explained in detail below.

11.9.1 Conserve Energy.

11.9.2 Build Affordable Housing.

11.9.3 Build Paths and Trails.

11.9.4 Design for the Context.

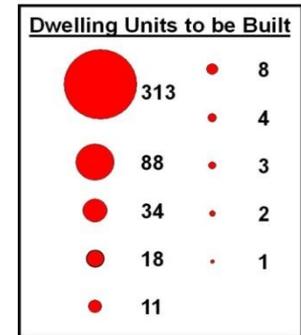
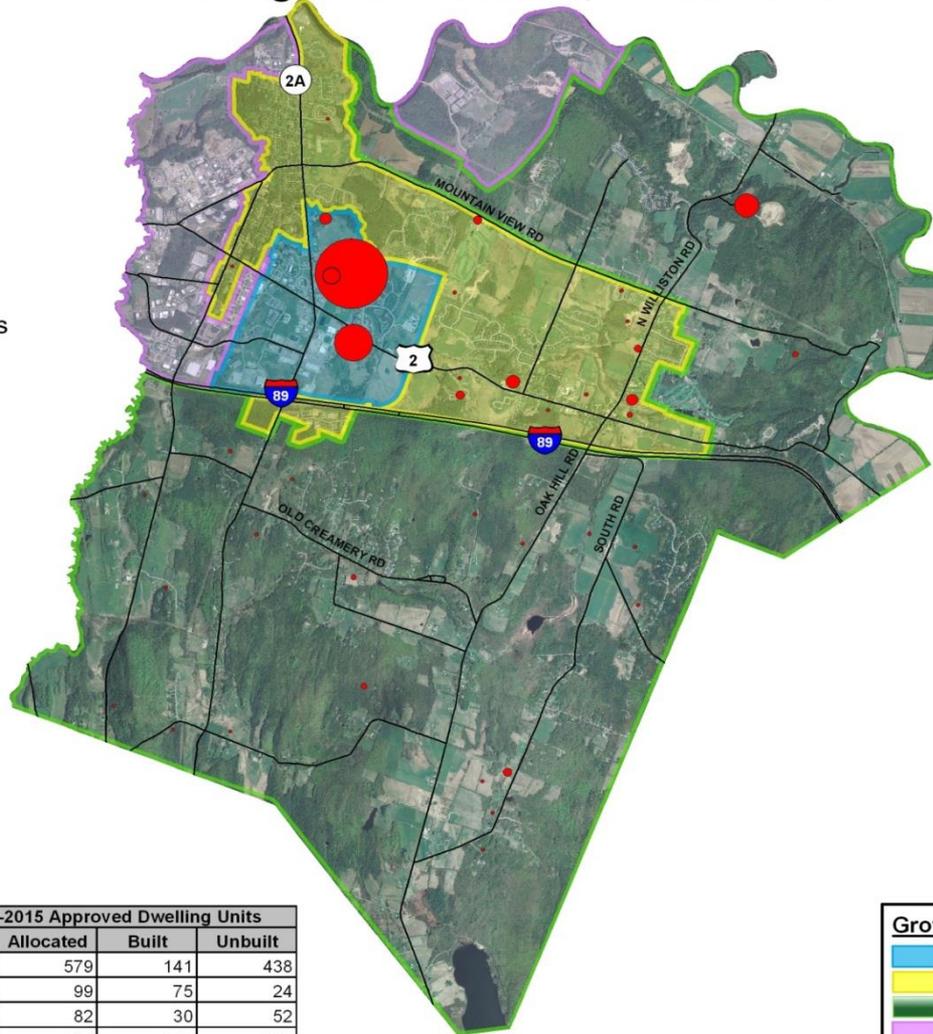
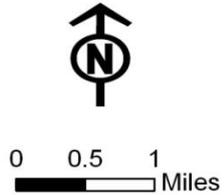
11.9.5 Conserve Open Space. This criterion encourages the long-term protection of the open spaces identified in the open space plan. It awards points for the protection of lands identified in the open space plan by dedication or conservation easement.

11.9.6 Minimize Visual Impact. This criterion encourages “rural” developments that are sited so as to disappear into the landscape.

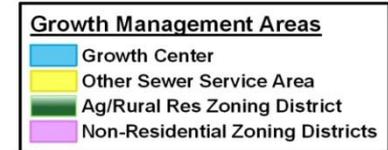
Growth Management Exemptions

| Project Information | | | | | | Number of exemptions granted, by year* | | | | | |
|---|---------------|----------|--------------------------------|--------------------|-------|--|----------|----------|----------|----------|----------|
| DP # | Project Name | District | Representative | Location | Score | 2007 | 2008 | 2009 | 2014 | 2015 | 2017 |
| Projects in the Sewer Service Area (VZD & RZD) | | | | | | | | | | | |
| 05 - 12 | Muiccio | RZD | Matthew Wood & Deborah Muiccio | 6899 Williston Rd | 10 | 1 | | | | | |
| 06 - 08 | Chad Shepard | RZD | Chad Shepard | 665 South Brownell | 7 | 1 | | | | | |
| 07 - 06 | Tymecki | RZD | George Bedard | Timothy Way | 15 | | 1 | | | | |
| 09 - 11 | Bendzunas | VZD | John Bendzunas | Williston Rd | 19 | | | 1 | | | |
| 15 - 03 | Shepard | RZD | Bob Provost | South Brownell Rd | 10 | | | | | 1 | |
| 15 - 06 | Pintair | VZD | Alex Pintair | 7997 Williston Rd | 16.5 | | | | | 2 | |
| Projects Outside the Sewer Service Area (ARZD) | | | | | | | | | | | |
| 06 - 11 | Blackburn | ARZD | Darryl & Christine Blackburn | 3376 South Rd | 20 | 1 | | | | | |
| 06 - 09 | Shepard | ARZD | Terry & Mary Shepard | 4357 Oak Hill Rd | 35 | 1 | | | | | |
| 07 - 07 | Pelletier | ARZD | Bob Pelletier | Snowdrift Lane | 19 | | 1 | | | | |
| 07 - 12 | Hayes | ARZD | Steve & Susan Hayes | 413 Butternut Rd | 24 | | 1 | | | | |
| 08 - 05 | Teasdale | ARZD | Peter Teasdale | South Brownell Rd | 19 | | 1 | | | | |
| 09 - 10 | Brownell | ARZD | Rick & Sue Brownell | S Brownell | 28 | | | 1 | | | |
| 14 - 08 | Goldman | ARZD | Daniel + Rebecca Goldman | Sunset Hill Rd | 20 | | | | 1 | | |
| 16 - 23 | Lakeview Farm | ARZD | Jane Stowell | 4520 Oak Hill Road | 24 | | | | | | 1 |
| 16 - 20 | Devita | ARZD | Frank Devita | Oak Hill Rd | 21 | | | | | | 3 |
| 18 Total Exemptions | | | | | | 4 | 4 | 2 | 1 | 3 | 4 |
| 2005, 2006, 2010, 2011, 2013, 2016: No projects scoring below 30 to need exemption. | | | | | | | | | | | |
| * year of DRB approval, not fiscal year allocation becomes active | | | | | | | | | | | |

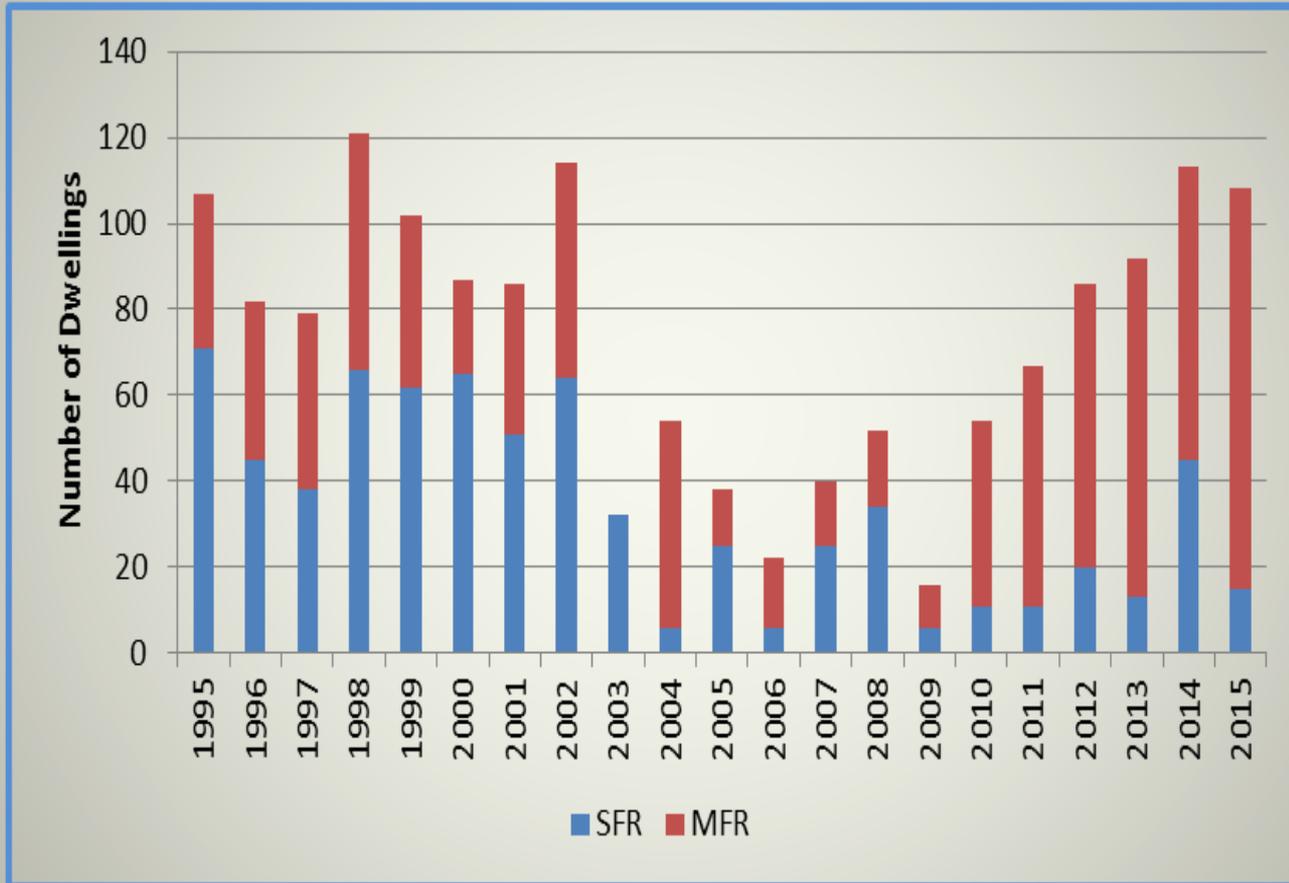
Residential Growth Management Dwelling Units Allocation, FY 2005-2015



| Growth Management 2005-2015 Approved Dwelling Units | | | |
|---|------------|------------|------------|
| | Allocated | Built | Unbuilt |
| Growth Center | 579 | 141 | 438 |
| Other Sewer Service Area | 99 | 75 | 24 |
| ARZD | 82 | 30 | 52 |
| TOTAL | 678 | 216 | 462 |



Housing Starts by Year 1995 - 2015



Growth Management Is Time Limited It Expires!



What's Been Allocated

| Williston, Vermont Growth Management System: Allocated Dwelling Units FY 2016-FY2025 | | | | | | | | | | | | | | | | | | | | | |
|--|---------------|---|---|---|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|----|
| Allocation Year | FY 16 | | FY 17 | | FY 18 | | FY 19 | | FY 20 | | FY 21 | | FY 22 | | FY 23 | | FY 24 | | FY 25 | | |
| Growth Center | 14 Affordable | 42 Market | 14 Affordable | 42 Market | 14 Affordable | 42 Market | 14 Affordable | 42 Market | 14 Affordable | 42 Market | 14 Affordable | 42 Market | 14 Affordable | 42 Market | 14 Affordable | 42 Market | 14 Affordable | 42 Market | 14 Affordable | 42 Market | |
| | 1 Finney | 1 Finney | 1 Finney | 1 Finney | 1 Cottonwood | 1 Finney | 1 Cottonwood | 1 Finney | 1 Cottonwood | 1 | 1 Cottonwood | 1 |
| | 2 Finney | 2 Finney | 2 Finney | 2 Cottonwood | 2 Finney | 2 Cottonwood | 2 Finney | 2 Cottonwood | 2 | 2 Cottonwood | 2 |
| | 3 Finney | 3 Finney | 3 Finney | 3 Cottonwood | 3 Finney | 3 Cottonwood | 3 Finney | 3 Cottonwood | 3 | 3 Cottonwood | 3 |
| | 4 Finney | 4 Finney | 4 Finney | 4 Cottonwood | 4 Finney | 4 Cottonwood | 4 Finney | 4 Cottonwood | 4 | 4 Cottonwood | 4 |
| | 5 Finney | 5 Finney | 5 Finney | 5 Cottonwood | 5 Finney | 5 Cottonwood | 5 Finney | 5 Cottonwood | 5 | 5 Cottonwood | 5 |
| | 6 Finney | 6 Finney | 6 Finney | 6 Cottonwood | 6 Finney | 6 Cottonwood | 6 Finney | 6 Cottonwood | 6 | 6 Cottonwood | 6 |
| | 7 Finney | 7 Finney | 7 Finney | 7 Cottonwood | 7 Finney | 7 Cottonwood | 7 Finney | 7 Cottonwood | 7 | 7 Cottonwood | 7 |
| | 8 Finney | 8 Finney | 8 Finney | 8 Cottonwood | 8 Finney | 8 Cottonwood | 8 Finney | 8 Cottonwood | 8 | 8 Cottonwood | 8 |
| | 9 Finney | 9 Finney | 9 Finney | 9 Cottonwood | 9 Finney | 9 Cottonwood | 9 Finney | 9 Cottonwood | 9 | 9 Cottonwood | 9 |
| | 10 Finney | 10 Finney | 10 Finney | 10 Cottonwood | 10 Finney | 10 Cottonwood | 10 Finney | 10 Cottonwood | 10 | 10 Cottonwood | 10 |
| | 11 Finney | 11 Finney | 11 Cottonwood | 11 Finney | 11 Finney | 11 Finney | 11 Finney | 11 Finney | 11 | 11 | 11 | 11 Cottonwood | 11 | 11 | 11 |
| | 12 Finney | 12 Finney | 12 Cottonwood | 12 Finney | 12 Finney | 12 Finney | 12 Finney | 12 Finney | 12 | 12 | 12 | 12 Cottonwood | 12 | 12 | 12 |
| | 13 Finney | 13 Finney | 13 Cottonwood | 13 Finney | 13 Finney | 13 Finney | 13 Finney | 13 Finney | 13 | 13 | 13 | 13 Cottonwood | 13 | 13 | 13 |
| | 14 Finney | 14 Finney | 14 Cottonwood | 14 Finney | 14 | 14 Finney | 14 | 14 Finney | 14 | 14 | 14 | 14 Cottonwood | 14 | 14 | 14 |
| | | 15 Finney | 15 Cottonwood | 15 Finney | | 15 Finney | | 15 Finney | | 15 Cottonwood | | 15 | 15 |
| | | 16 Finney | 16 Cottonwood | 16 Finney | | 16 Finney | | 16 Finney | | 16 Cottonwood | | 16 | 16 |
| | | 17 Finney | 17 Cottonwood | 17 Finney | | 17 Finney | | 17 Finney | | 17 Cottonwood | | 17 | 17 |
| | | 18 Finney | Three (3) units transferred | 18 Finney | | 18 Finney | | 18 Finney | | 18 Cottonwood | | 18 | 18 |
| | | 19 Finney | | 19 Finney | | 19 Finney | | 19 Finney | | 19 Cottonwood | | 19 | 19 |
| | | 20 Finney | 3/22/16 into FY 17 (affordable) | 20 Finney | | 20 Finney | | 20 Cottonwood | | 20 | 20 |
| | | 21 Finney | | 21 Finney | | 21 Finney | | 21 Cottonwood | | 21 | 21 |
| | | 22 Finney | | 22 Finney | | 22 Finney | | 22 Finney | | 22 Finney | | 22 | | 22 | | 22 | | 22 | | 22 | 22 |
| | | 23 Finney | "Outside SSA" area and allocated to Cottonwood. | 23 Finney | | 23 Finney | | 23 Finney | | 23 Finney | | 23 | | 23 | | 23 | | 23 | | 23 | 23 |
| | | 24 Finney | | 24 Finney | | 24 Finney | | 24 Finney | | 24 Finney | | 24 | | 24 | | 24 | | 24 | | 24 | 24 |
| | | 25 Finney | | 25 Cottonwood | | 25 Finney | | 25 Finney | | 25 | | 25 | | 25 | | 25 | | 25 | | 25 | 25 |
| | | 26 Finney | | 26 Cottonwood | | 26 Finney | | 26 | | 26 | | 26 | | 26 | | 26 | | 26 | | 26 | 26 |
| | | 27 Finney | | 27 Cottonwood | | 27 Cottonwood | | 27 | | 27 | | 27 | | 27 | | 27 | | 27 | | 27 | 27 |
| | | 28 Finney | | 28 Cottonwood | | 28 Cottonwood | | 28 | | 28 | | 28 | | 28 | | 28 | | 28 | | 28 | 28 |
| | | 29 Finney | | 29 Cottonwood | | 29 Cottonwood | | 29 | | 29 | | 29 | | 29 | | 29 | | 29 | | 29 | 29 |
| | | 30 Finney | | 30 Cottonwood | | 30 Cottonwood | | 30 | | 30 | | 30 | | 30 | | 30 | | 30 | | 30 | 30 |
| | | 31 Finney | | 31 Cottonwood | | 31 Cottonwood | | 31 | | 31 | | 31 | | 31 | | 31 | | 31 | | 31 | 31 |
| | | 32 Finney | | 32 Cottonwood | | 32 Finney | | 32 | | 32 | | 32 | | 32 | | 32 | | 32 | | 32 | 32 |
| | | 33 Finney | | 33 Cottonwood | | 33 Finney | | 33 | | 33 | | 33 | | 33 | | 33 | | 33 | | 33 | 33 |
| | | 34 Finney | | 34 Cottonwood | | 34 Finney | | 34 | | 34 | | 34 | | 34 | | 34 | | 34 | | 34 | 34 |
| | | 35 Finney | | 35 Cottonwood | | 35 Finney | | 35 | | 35 | | 35 | | 35 | | 35 | | 35 | | 35 | 35 |
| | | 36 Finney | | 36 Cottonwood | | 36 Finney | | 36 | | 36 | | 36 | | 36 | | 36 | | 36 | | 36 | 36 |
| | | 37 Finney | | 37 Cottonwood | | 37 Finney | | 37 | | 37 | | 37 | | 37 | | 37 | | 37 | | 37 | 37 |
| | | 38 Finney | | 38 Cottonwood | | 38 Finney | | 38 | | 38 | | 38 | | 38 | | 38 | | 38 | | 38 | 38 |
| | | 39 Finney | | 39 Cottonwood | | 39 Finney | | 39 | | 39 | | 39 | | 39 | | 39 | | 39 | | 39 | 39 |
| | | 40 Finney | | 40 Cottonwood | | 40 Finney | | 40 | | 40 | | 40 | | 40 | | 40 | | 40 | | 40 | 40 |
| | | 41 Finney | | 41 Cottonwood | | 41 EAC | | 41 | | 41 | | 41 | | 41 | | 41 | | 41 | | 41 | 41 |
| | | 42 Finney | | 42 Cottonwood | | 42 EAC | | 42 | | 42 | | 42 | | 42 | | 42 | | 42 | | 42 | 42 |
| | | Seven (7) units → transferred 3/22/16 into FY 16 (market) | | Six (6) units → transferred 3/22/16 into FY 17 (market) | | | | | | | | | | | | | | | | | |
| | | 43 Cottonwood | | 43 Cottonwood | | | | | | | | | | | | | | | | | |
| | | 44 Cottonwood | | 44 Cottonwood | | | | | | | | | | | | | | | | | |
| | | 45 Cottonwood | | 45 Cottonwood | | | | | | | | | | | | | | | | | |
| | | 46 Cottonwood | | 46 Cottonwood | | | | | | | | | | | | | | | | | |
| | | 47 Cottonwood | | 47 Cottonwood | | | | | | | | | | | | | | | | | |
| | | 48 Cottonwood | | 48 Cottonwood | | | | | | | | | | | | | | | | | |
| | 49 Cottonwood | | 49 Cottonwood | | | | | | | | | | | | | | | | | | |

This table shows the allocations made by the DRB as of March 28, 2017 and the available units (unshaded cells with no project name) as of the March 2018 Growth Management Allocation Hearing

What's Been Allocated

| Williston, Vermont Growth Management System: Allocated Dwelling Units FY 2016-FY2025 | | | | | | | | | | | | | | | | | | | | |
|--|--|---|---|---|---|-------------|--------------|----------|--------------|----------|--------------|----------|--------------|-------------|--------------|-------------|--------------|----------|--------------|----------|
| Allocation Year | FY 16 | | FY 17 | | FY 18 | | FY 19 | | FY 20 | | FY 21 | | FY 22 | | FY 23 | | FY 24 | | FY 25 | |
| Sewer Service Area Outside Growth Center | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market |
| | 1 Northridge | 1 Bryan | 1 Northridge | 1 Bryan | 1 Northridge | 1 Bryan | 1 | 1 Bryan | 1 | 1 Bryan | 1 | 1 Bryan | 1 | 1Northridge | 1 | 1Northridge | 1 | 1 | 1 | 1 |
| | 2 Northridge | 2 Bryan | 2 Northridge | 2 Bryan | 2 Northridge | 2 Bryan | 2 | 2 Bryan | 2 | 2 Bryan | 2 | 2 Bryan | 2 | 2Northridge | 2 | 2Northridge | 2 | 2 | 2 | 2 |
| | 3 Northridge | 3 Bryan | 3 Northridge | 3 Bryan | 3 Northridge | 3 Bryan | 3 | 3 Bryan | 3 | 3 Bryan | 3 | 3 Bryan | 3 | 3Northridge | 3 | 3Northridge | 3 | 3 | 3 | 3 |
| | Moved to FY 2018 | 4 Bryan | Moved to FY 2018 | 4 Bryan | 4 Bryan | 4 Bryan | | 4 Bryan | | 4 Bryan | | 4 Bryan | | 4Northridge | | 4Northridge | | 4 | | 4 |
| | | 5 Bryan | | 5 Bryan | | 5 Bryan | | 5 Bryan | | 5 | | 5 | | 5 | | 5 | | 5 | | 5 |
| | | 6 Bryan | | 6 Bryan | | 6 Bryan | | 6 Bryan | | 6 | | 6 | | 6 | | 6 | | 6 | | 6 |
| | | 7 Shepard | | 7 Bryan | | 7Bryan | | 7 | | 7 | | 7 | | 7 | | 7 | | 7 | | 7 |
| | | 8 Pintair | | 8 Bryan | | 8Northridge | | 8 | | 8 | | 8 | | 8 | | 8 | | 8 | | 8 |
| | | 9 Pintair | | 9 Bryan | | 9Northridge | | 9 | | 9 | | 9 | | 9 | | 9 | | 9 | | 9 |
| Outside Sewer Service Area | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market | 3 Affordable | 9 Market |
| | 1 EAC | 1 Miller | Units 1-3 moved to the Growth Ctr. (Cottonwood) by DRB on 3/22/2016 | 1 Miller | 1 EAC | 1 Miller | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 2 EAC | 2 Brownell | | 2 Brownell | 2 EAC | 2 Brownell | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 3 EAC | Units 3-9 moved to the Growth Ctr. (Cottonwood) by DRB on 3/22/2016 | | 3 Handy | 3 EAC | 3 Shepard | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| | Units 1-3 move to Growth Ctr in FY 2018. | (Cottonwood) by DRB on 3/22/2016 | | Units 4-9 moved to the Growth Ctr. (Cottonwood) by DRB on 3/22/2016 | Units 1-3 move to Growth Ctr. In FY 2018. | 4 Lakeview | | 4 | | 4 | | 4 | | 4 | | 4 | | 4 | | 4 |
| | | | | | | 5 MacDonald | | 5 | | 5 | | 5 | | 5 | | 5 | | 5 | | 5 |
| | | | | | | 6 Devita | | 6 | | 6 | | 6 | | 6 | | 6 | | 6 | | 6 |
| | | | | | | 7 Devita | | 7 | | 7 | | 7 | | 7 | | 7 | | 7 | | 7 |
| | | | | | | 8 Devita | | 8 | | 8 | | 8 | | 8 | | 8 | | 8 | | 8 |
| | | | | | | 9 | | 9 | | 9 | | 9 | | 9 | | 9 | | 9 | | 9 |

This table shows the allocations made by the DRB as of March 28, 2017 and the available units (unshaded cells with no project name) as of the March 2018 Growth Management Allocation Hearing

Questions for the Planning Commission to Consider

- How effective are the current regulations at achieving the goals that are incentivized by Growth Management?
- Do we still need to regulate the pace of growth in the same way we once did?
- Can part of Growth Management be modified? Relaxed? Eliminated?
- Can we achieve the same goals through our other implementation strategies?

Options for Planning Commission Consideration

- Retain the current as it is
- Modify the current system
 - Change number of units of allocation
 - Change how allocation is divided by allocation areas
 - Both
 - Allow high scoring developments to be exempt
- Change growth management incentives into required regulations where possible

Growth Management Incentives and Existing vs. Proposed Zoning Requirements

| Town Plan Objectives | Growth Center | | | Sewer Service | | | Rural | | |
|------------------------------|---|--|---|---|--|---|--|---|---|
| | Current Zoning | Growth Management | Proposed Zoning | Current Zoning | Growth Management | Proposed Zoning | Current Zoning | Growth Management | Proposed Zoning |
| Energy Conservation | Not Addressed VT Energy Standard | VT 5 Star Certified | -RBES/CBES Requirement -or "Stretch Requirement" | Not Addressed VT Energy Standard | VT 5 Star Certified | -RBES/CBES Requirement -or "Stretch Requirement" | Not Addressed VT Energy Standard | VT 5 Star Certified | -RBES/CBES Requirement -or "Stretch Requirement" |
| Affordable Housing | Density Bonus Height Bonus Multi-use projects required to house worker population | 30% @ 100% AMI 10% @ 80% AMI | Allow 4-story or flat roof as part of height bonus for AF. Build AF or pay into Trust Fund (projects over a certain size must build AF on-site) Make exempt | Density Bonus | 30% @ 100% AMI 10% @ 80% AMI | Build AF or pay into Trust Fund (projects over a certain size must build AF on-site) Make exempt | Not Addressed | 30% @ 100% AMI 10% @ 80% AMI | Build AF or pay into Trust Fund Make exempt |
| Housing Diversity | Mixed Use incentivized in Design Criteria | Mix of Dwelling Types and Sizes | Require a mix of housing types and sizes for projects larger than a certain size. | Not Addressed | Mix of Dwelling Types and Sizes | Require a mix of housing types and sizes for projects larger than a certain size. | Not Addressed | N / A | Incentivize greater housing diversity (larger cluster size, smaller minimum lot?) |
| Neighborhood Space | Urban Park incentivized in Design Criteria | Urban or Neighborhood Park | Require urban parks for projects larger than a certain size. (not just residential?) | Cluster Option Neighborhood Park >15 DU | Urban or Neighborhood Park | Require urban or neighborhood parks for projects larger than a certain size. | Cluster Option Neighborhood Park >15 DU | See Open Space | Require neighborhood parks for projects larger than a certain size. |
| Paths and Trails | Interconnection as Feasible Sidewalks along roads | Town Plan Identified Paths and Trails | Dedicate and build planned path sections (with some "out" for DRB where nexus is not met) | Interconnection as Feasible Sidewalks along roads | Town Plan Identified Paths and Trails | Dedicate and build planned path sections (with some "out" for DRB where nexus is not met) | Interconnection as Feasible Sidewalks along roads | Town Plan Identified Paths and Trails | Dedicate and build planned path sections (with some "out" for DRB where nexus is not met) |
| Conserve Open space | Urban Park as Development Option | Urban Park | Urban park as a required element of projects exceeding a certain size. | Constrained Areas in open Space | Neighborhood Space | Require open space to be platted on its own parcel of land. | 75% for lots 10.5 ac or greater | Dedication to Town or Conservation Easement | Require open space to be platted on its own parcel of land. |
| Design for Context | Design Conscious Development | To scale with surrounding uses | | VZD - Design Review Guide RZD - Residential patterns | To scale with surrounding uses | | Minimize Visual Impact | To scale with surrounding uses | |
| Closeness to Services | N / A | N / A | | N / A | Connectivity to Focal Point | | N / A | N / A | |
| Visual Impact | Design Review District | N / A | | Visual Assessment | N / A | | Visual Assessment Clearing Limits | Minimize Visual Impact | |