

## **Central Vermont Regional Planning Commission Designating Future Land Uses**

The following criteria and data are used when staff and Commissioners make land use area designations in the CVRPC Regional Plan. (Criteria are generally in order of priority.) Boundaries of land use area designations are only as accurate as the original sources and are for planning purposes only. Data should be verified during permitting processes per the provisions of the regulatory authority.

### ***Area Designation Criteria:***

1. Is it consistent with the state land use planning goals found in 24 V.S.A., §4302 (compact centers surrounded by rural areas)?
  - Proximity to villages/downtowns/growth centers designated by the Vermont Downtown Board and/or recognized hamlets, town centers or regional centers identified by CVRPC's Regional Plan
  - Is the area walkable (compact configuration allowing for less than ¼ to a ½ mile round trip)?
  - Is there a visual or physical break (river, steep slope, change in density or type)?
2. Proximity to existing infrastructure
  - Public wastewater, water, sidewalks, highways and transit, schools, recreation parks, other town services
3. Current Conditions
  - Orthophotos: development density and extent
  - Road network: potential access and connections
  - Resource constraints: conserved lands, steep slopes, rare threatened and endangered species and significant natural communities, wetlands, floodplains, elevations about 2500 ft, and lake shore buffers.
4. Town planning and zoning
  - What does the locally adopted and regionally approved Town Plan say?
  - Do the town zoning districts match current infrastructure and future land use plans?