



Planning Commission Report on Municipal Plan

Prepared for the Commission by Town Staff
Approved by the Planning Commission September 18, 2017

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

§ 4384. Preparation of plan; hearings by planning commission

- (a) A municipality may have a plan. Any plan for a municipality shall be prepared by the planning commission of that municipality. At the outset of the planning process and throughout the process, planning commissions shall solicit the participation of local citizens and organizations by holding informal working sessions that suit the needs of local people. An amendment or repeal of a plan may be prepared by or at the direction of the planning commission or by any other person or body.

Brief explanation of the proposed 2017 Municipal Plan:

The Town Planning Commission worked with the Village of Hyde Park Planning Commission over the past 15 months to prepare the Hyde Park Municipal Plan ("Plan") for approval and adoption by the Hyde Park Selectboard and Village of Hyde Park Board of Trustees.

The Plan will be in effect for eight (8) years per 24 VSA 4387, a.

The changes proposed by the Planning Commission to the 2012 Municipal Plan are substantive and incorporate new legislative requirements for Section 248 substantial deference standing and more straight-forward updates of demographic data. Most maps are re-adopted for 2017 with new energy constraint maps added. It should be noted, however, that the current proposal does not include modification of the Plan's "Future Land Use Map".

The proposed Plan is consistent with the 14 established planning goals contained in 24 VSA 4302(b) and a continuing planning process that involves; a coordinated planning process; citizen involvement; evaluation of the consequences of growth on the region; and municipalities creatively working together.

A summary of the 14 specific goals that the Planning Commission feels are met by the proposed Plan are:

1. Development maintaining historic village separated by rural countryside.
2. Strong and diverse economy.
3. Broad educational and vocational training opportunities.
4. Safe and energy efficient transportation systems, including public transit, pedestrians and bicyclers.
5. Protect important natural and historic features.
6. Maintain and improve quality of air, water, wildlife mineral and land resources.
7. Provide for the development of renewable energy resources.
8. Maintain and enhance recreational opportunities.
9. Encourage and strengthen agricultural and forest industries.
10. Provide for wise and efficient use of natural resources.
11. Ensure availability of safe and affordable housing.
12. Plan for and finance efficient public services so growth does not exceed capacity.
13. Ensure availability of safe and affordable child care.
14. Encourage flood resilient communities.

Brief explanation of the probable impact on the surrounding area, and compatibility with surrounding towns' plans, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use.

The Planning Commission has concluded that, given there are no proposed changes to the Future Land Use Map contained in the Plan, the amendments would be unlikely to have a significant negative impact on the surrounding area, traffic generation, and overall land use patterns. The Plan encourages economic development to be focused in industrial areas and Village of North Hyde Park and within the commercial and civic center in the Village of Hyde Park, the County seat. Adjoining towns will benefit from Hyde Park's action to conserve forest lands, wildlife corridors, water source protection areas, river corridors and other water resources while using existing transportation corridors to facilitate economic growth. The Planning Commission does not foresee significant negative impacts on the surrounding area resulting from possibly elevated levels of economic activity, in fact, preservation of outlying areas through large lot zoning and higher densities in the two designated Village Centers, will work to revitalize both village areas over the life of the Plan and not significantly impact neighboring towns' Village Centers and open spaces.

Brief explanation of the long-term cost or benefit to the municipality, based upon consideration of the probable impact on municipal tax base; and the need for public facilities.

The Planning Commission has concluded that, given there are no proposed changes to the Future Land Use Map contained in the Plan, the amendments would be unlikely to have negative impact on municipal tax base and the need for public facilities. Given surplus capacities in water and wastewater systems in the village, the Planning Commission foresees no negative impacts on public facilities as a result of the proposed policy changes. Further, the Planning Commission foresees the revised policies resulting in positive impacts on the municipal tax base.

END OF REPORT