

13 | Implementation

In too many communities town plans are set aside and ignored soon after adoption. This may be due to several factors, including ambiguous plan goals and policies, a lack of local support for long range planning, and/or a lack of resources and money, people and time to accomplish everything called for in the plan. In Waitsfield, however, the Town Plan has traditionally been viewed as a living document which outlines a path for the community. This chapter summarizes many of the mechanisms that are available to make sure the plan remains current and relevant.

13.A PLANNING

Plan Adoption. Adoption by the Waitsfield Selectboard is the first step in putting the plan into action. Through adoption, the Selectboard accepts this document as the guide for future physical growth and change in the town.

Regional Approval. Approval by the Central Vermont Regional Planning Commission (CVRPC) allows for greater regional planning and cooperation among towns in addressing mutual problems and challenges, maintains the town's eligibility for municipal planning funds as well as its authority to enact certain programs (e.g., impact fees). Once the plan is approved by the Selectboard, it should be submitted to CVRPC for regional approval.

Ongoing Planning & Plan Amendments. The plan automatically expires five years from adoption. Before the plan expires, it should be thoroughly reviewed, and information on which the plan is based should be updated.

This plan incorporates the findings and conclusions of a wide range of special studies, public processes and related planning projects that have taken place over the past 20 years. Thus, rather than relying on a planning process that lies dormant for four years only to re-emerge for the purpose of updating the Town Plan, Waitsfield has been actively engaged in an ongoing planning process. Such an ongoing effort, which should involve periodic evaluation of the plan against changing community conditions and needs, is critical for keeping the plan current and relevant.

13.B STATE PERMIT PROCEDURES

Presently, any commercial development in Waitsfield involving 10 or more acres of land, and any residential development or subdivision resulting in the creation of 10 or more dwelling units or lots, requires Act 250 approval. One of the Act 250 criteria is that the development be in conformance with the town plan. In the case of Waitsfield, conformance should be determined by whether the proposed development is consistent with specific policies listed at the end of each chapter of this plan. If a project is not consistent with a specific policy, it should be determined to be not in conformance with the plan.

Both the Planning Commission and Selectboard have party status to participate in all Act 250 review processes. Both bodies should monitor project applications and participate in those processes whenever appropriate. Other state and federal regulatory processes, for example Section 248 (related to public energy facilities) and the National Environmental Policy Act (related to federally funded projects) also provide opportunity for local participation and review against the policies set forth in this plan.

13.C LOCAL REGULATIONS

This plan should serve as the blueprint and policy guide for future revisions to local land use regulations. Suggestions for revisions, or for additional study, are described throughout the plan. In addition, certain provisions of the existing regulations require that projects be consistent with the policies of this plan. To ensure that future development is consistent with the plan, the Development Review Board shall refer to it during the review process.

In addition to land use regulations, an Official Map is a regulatory implementation tool that the town may use to lay out future road and infrastructure improvements and provide a legal mechanism for the community to acquire necessary land for those improvements prior to its being lost to development. Waitsfield has or could adopt other ordinances to carry out policies and strategies described in this plan such as a road ordinance, water or sewer ordinances, or a special events ordinance.

13.D MUNICIPAL POLICIES & PROGRAMS

Regulatory measures are not the only means with which Waitsfield can implement various sections of this plan.

Property Tax Policy. Although a municipality's authority to use local property tax dollars to implement a town plan was limited with the passage of the state-wide education tax, there are still opportunities to use the property tax to achieve several of the policies included in the preceding chapters.

Waitsfield maintains an agricultural property tax abatement program for eligible farmers, and has worked with local businesses to abate a portion of the property tax on new facilities and to help secure tax incentives available through the Vermont Economic Progress Council. In addition, there are opportunities to pursue special taxing districts, and to establish tax increment finance districts, to help fund local infrastructure improvements.

Public Spending. Waitsfield has a history of making strategic investments in the town's infrastructure, public services, and for special projects. Over the past 20 years, the town has:

- ◆ Acquired and developed parkland and assisted with the creation and maintenance of other recreation facilities;
- ◆ Supported private non-profits to expand needed facilities (e.g., Mad River Valley Ambulance);
- ◆ Acquired the General Wait House and created an information center and public rest rooms;
- ◆ Contributed toward the acquisition of development rights on scenic and productive land;
- ◆ Funded sidewalk improvements;
- ◆ Developed plans for municipal water and sewer facilities;
- ◆ Acquired grant funds to develop senior housing and to acquire the Verd-Mont Trailer Park to ensure perpetual affordability; and
- ◆ Maintained the local road network and public buildings in excellent condition.

Many of these projects were supported by state and federal grants. Consequently, local tax dollars have

helped to leverage millions of dollars of supplemental revenue for the town. Through the capital budget and program and continued emphasis on securing state and federal grants, many of the policies of this plan may be directly supported.

Land Conservation. Land conservation is a common mechanism for implementing a variety of local policies related to farmland and forest preservation, natural resource protection, economic development and land use planning. One reason for the growing use of these tools is the availability of statewide funding sources and the presence of active land conservation organizations.

In the Mad River Valley, there is, in addition to state-wide resources, a local partnership made up of state and regional organizations dedicated to protecting natural resources and open space within the Mad River Watershed. Coordination with these efforts could help the town achieve many of the policies described in the plan.

13.E TASKS

The matrix that follows identifies the specific tasks that should be undertaken to implement the goals and policies of this plan. The matrix lists the goals and policies related to each task by number. It also establishes a time frame for completion and a priority level for each task.

Short-range tasks should be undertaken during this five-year planning period. Medium-range tasks should be undertaken within the next five-year period. Long-range tasks have a time frame of more than 10 years. Ongoing and annual tasks should remain part of the regular activities of town government, while as needed tasks should be done as specific circumstances arise.

Within each of those time frames, the tasks have been further classified as a high, medium or low priority, which is intended to guide the order in which tasks are implemented. It should be recognized, however, that time frames and priorities may need to change between plan updates in response to current conditions or issues facing the town.

The matrix also identifies the town board or staff with responsibility for carrying out each task and potential partners outside town government.

Short-Range Tasks	Related Policies	Priority	Partners
<p>13.E-1 Revisit earlier planning efforts and develop a feasible master plan for Irasville, including exploration of one or more community and/or municipal wastewater systems, that would accommodate higher-density development, including housing and mixed-uses in addition to businesses.</p>	<p>1.D-4 4.H-1 4.H-2 4.H-3 4.H-4 4.H-8 4.H-9 4.H-11 5.J-3.b 7.K-2.a 7.K-7 7.K-18 8.F-1 8.F-2 8.F-12 8.F-16 8.F-17 8.F-19 8.F-20 9.G-2 10.I-1 10.I-10 10.I-12 11.K-22 11.K-24 12.L-1 12.L-9 12.L-10 12.L-11 12.L-12 12.L-13 12.L-14</p>	<p>High</p>	<p>PC</p>
<p>13.E-2 Continue to pursue opportunities to qualify for a tax increment financing district or other special taxing district for Irasville and/or Waitsfield Village, in order to finance the infrastructure improvements needed to support increased density of residential and commercial development.</p>	<p>4.H-3 4.H-4 4.H-9 7.K-1 7.K-3 7.K-7 11.K-22 12.L-13</p>	<p>High</p>	<p>PC, SB</p>
<p>13.E-3 Revise the town's land use regulations to establish clear site and building design standards to guide development in Irasville in accordance with a revised master plan and the capacity of existing and planned infrastructure.</p>	<p>4.H-3 4.H-8 4.H-10 5.J-3.b 5.J-3.d 5.J-10 7.K-2.a 7.K-20 8.F-12 8.F-16 8.F-17 8.F-19 8.F-21 8.F-22 9.G-8 10.I-6 10.I-8 10.I-10 10.I-11 10.I-12 11.K-19 12.L-2 12.L-9 12.L-10 12.L-11 12.L-12 12.L-13 12.L-14</p>	<p>High</p>	<p>PC, SB</p>
<p>13.E-4 Review the Agricultural-Residential District to identify and designate appropriate locations for residential hamlets, and to provide the regulatory mechanisms to allow for the development of such hamlets.</p>	<p>1.D-4 3.F-1 3.F-3 4.H-1 4.H-2 4.H-9 4.H-11 10.I-5 11.K-10 11.K-11 11.K-15 11.K-16 11.K-19 12.L-4 12.L-18</p>	<p>High</p>	<p>PC, SB</p>
<p>13.E-5 Complete the planned construction of the Route 100 sidewalk, and plan for the extension of the sidewalk and path network in Irasville and Waitsfield and connected to neighboring communities.</p>	<p>5.J-3.b 5.J-4 7.K-3.d 7.K-8 7.K-10 7.K-24 8.F-1 8.F-12 8.F-16 8.F-17 8.F-18 8.F-19 8.F-20 8.F-24 9.G-9 12.L-10.a 12.L-13 12.L-14</p>	<p>High</p>	<p>SB, PC</p>
<p>13.E-6 Appoint a study committee to evaluate town office space needs and prepare a strategy for meeting those needs.</p>	<p>1.D-1 7.K-1 7.K-2.a 7.K-3 7.K-4 8.F-23 9.G-1 10.I-3 12.L-7 12.L-17</p>	<p>High</p>	<p>SB, TA</p>
<p>13.E-7 Evaluate space and facility needs of the Joslin Library in conjunction with the town office study, and prepare a strategy to address any changes to the library resulting from changes to the town offices.</p>	<p>1.D-1 7.K-1 7.K-2.a 7.K-3 7.K-4 7.K-17 7.K-21 7.K-22 8.F-23 9.G-1 10.I-3 12.L-7</p>	<p>High</p>	<p>Library trustees</p>
<p>13.E-8 Continue renovations to the General Wait House barn and use the building for a public or cultural purpose upon completion.</p>	<p>5.J-4 5.J-9 7.K-1 7.K-2.a 7.K-3 7.K-4 7.K-5 7.K-22 9.G-1 10.I-3 10.I-13 10.I-14 12.L-6</p>	<p>Medium</p>	<p>7.K-3 10.I-3</p>

Short-Range Tasks		Related Policies	Priority	Partners
13.E-9	Develop a storm water management plan to improve water quality and prevent flooding and erosion hazards while accommodating future development needs and reinforcing a compact development pattern in Irasville and Waitsfield village.	4.H-9 7.K-3 11.K-17 11.K-23 5.J-3.b 7.K-7 11.K-19 11.K-24 5.J-4 8.F-4 11.K-20 12.L-9 7.K-1 7.K-9 8.F-1 8.F-13 11.K-1 7.K-10 7.K-12 8.F-6 8.F-15 12.L-1 7.K-12 8.F-7 8.F-17 12.L-3	Medium	SB, PC
13.E-10	Develop a clear class 4 road policy which identifies under what circumstances such roads may be upgraded, maintained and/or reclassified in accordance with the policies set forth in this plan.	5.J-4 7.K-13 8.F-8 9.G-2 7.K-1 7.K-24 8.F-13 11.K-1 7.K-10 8.F-6 8.F-15 12.L-1	Medium	SB
13.E-11	Investigate the feasibility of operating a year-round farmers' market in Waitsfield to support local agriculture and increase residents' access to healthy, locally-produced foods.			Medium
Medium-Range Tasks		Related Policies	Priority	Partners
13.E-12	Continue efforts to design, fund and construct municipal water and one or more municipal or community wastewater systems to serve Irasville and/or Waitsfield Village.	1.D-1 4.H-7 5.J-3 7.K-3 11.K-1 12.L-7 4.H-1 4.H-8 5.J-7 7.K-7 11.K-21 12.L-8 4.H-2 4.H-9 5.J-10 9.G-1 11.K-22 12.L-9 4.H-3 4.H-10 7.K-1 9.G-2 10.I-1 12.L-1 12.L-10 12.L-13	High	SB
13.E-13	Delineate a service area and prepare an allocation ordinance to govern the allocation of available capacity in accordance with the goals and policies of this plan in the event a municipal wastewater treatment facility is constructed.	4.H-4 7.K-7 12.L-17 4.H-9 9.G-2 5.J-3.b 11.K-22 7.K-1 12.L-1	High	SB
13.E-14	Allocate reserve capacity specifically to support affordable housing development and businesses that pay employees a livable wage if municipal wastewater is provided in Irasville and/or Waitsfield Village.	4.H-4 12.L-1 4.H-9 12.L-9 5.J-3.b 12.L-17 7.K-1 7.K-7	High	SB
13.E-15	Review and update current land use regulations as needed to accommodate higher densities of housing, including affordable housing and in-fill development, within designated village districts.	4.H-1 4.H-7 8.F-21 10.I-3 12.L-7 4.H-2 4.H-8 8.F-22 11.K-19 12.L-9 4.H-3 4.H-9 8.F-23 11.K-24 12.L-10 4.H-5 4.H-10 9.G-2 10.I-1 4.H-6 4.H-11 12.L-1 12.L-6 12.L-11 12.L-12	High	PC, SB

Medium-Range Tasks		Related Policies	Priority	Partners
13.E-16	Consider amending the town's land use regulations to allow up to four units of multi-family housing in a single building, on a single parcel, within Irasville and designated hamlets as a permitted rather than conditional use.	4H-1 4H-2 4H-3 4H-4 4H-5 4H-6 4H-7 4H-8 4H-9 4H-10 9G-2 10J-1 10J-3 12L-1 12L-10 12L-11 12L-12	High	PC, SB
13.E-17	Review all town assistance programs, including tax stabilization policies and administration of future revolving loan funds, and develop a funding policy that focuses assistance for sustainable economic development.	1D-1 1D-4 1D-5 5J-1 5J-7 5J-8 5J-10 5J-11 5J-12 5J-13	High	SB, PC
13.E-18	Prepare and adopt an Official Map depicting desired future public improvements, future road and trail improvements and important open space, including road connections in Irasville that provide alternatives to Route 100, as well as locations for one or more town greens or commons in accordance with 24 V.S.A. §4422.	1D-1 6H-4 7K-1 7K-2 7K-3 7K-4 7K-5 7K-6 7K-7 7K-8 7K-9 7K-10 7K-11 7K-12 7K-13 7K-14 7K-15 7K-16 7K-17 7K-18 7K-19 7K-20 7K-21 7K-22 7K-23 7K-24 7K-25 7K-26 7K-27 7K-28 7K-29 7K-30 7K-31 7K-32 7K-33 7K-34 7K-35 7K-36 7K-37 7K-38 7K-39 7K-40 7K-41 7K-42 7K-43 7K-44 7K-45 7K-46 7K-47 7K-48 7K-49 7K-50 7K-51 7K-52 7K-53 7K-54 7K-55 7K-56 7K-57 7K-58 7K-59 7K-60 7K-61 7K-62 7K-63 7K-64 7K-65 7K-66 7K-67 7K-68 7K-69 7K-70 7K-71 7K-72 7K-73 7K-74 7K-75 7K-76 7K-77 7K-78 7K-79 7K-80 7K-81 7K-82 7K-83 7K-84 7K-85 7K-86 7K-87 7K-88 7K-89 7K-90 7K-91 7K-92 7K-93 7K-94 7K-95 7K-96 7K-97 7K-98 7K-99 7K-100 7K-101 7K-102 7K-103 7K-104 7K-105 7K-106 7K-107 7K-108 7K-109 7K-110 7K-111 7K-112 7K-113 7K-114 7K-115 7K-116 7K-117 7K-118 7K-119 7K-120 7K-121 7K-122 7K-123 7K-124 7K-125 7K-126 7K-127 7K-128 7K-129 7K-130 7K-131 7K-132 7K-133 7K-134 7K-135 7K-136 7K-137 7K-138 7K-139 7K-140 7K-141 7K-142 7K-143 7K-144 7K-145 7K-146 7K-147 7K-148 7K-149 7K-150 7K-151 7K-152 7K-153 7K-154 7K-155 7K-156 7K-157 7K-158 7K-159 7K-160 7K-161 7K-162 7K-163 7K-164 7K-165 7K-166 7K-167 7K-168 7K-169 7K-170 7K-171 7K-172 7K-173 7K-174 7K-175 7K-176 7K-177 7K-178 7K-179 7K-180 7K-181 7K-182 7K-183 7K-184 7K-185 7K-186 7K-187 7K-188 7K-189 7K-190 7K-191 7K-192 7K-193 7K-194 7K-195 7K-196 7K-197 7K-198 7K-199 7K-200 7K-201 7K-202 7K-203 7K-204 7K-205 7K-206 7K-207 7K-208 7K-209 7K-210 7K-211 7K-212 7K-213 7K-214 7K-215 7K-216 7K-217 7K-218 7K-219 7K-220 7K-221 7K-222 7K-223 7K-224 7K-225 7K-226 7K-227 7K-228 7K-229 7K-230 7K-231 7K-232 7K-233 7K-234 7K-235 7K-236 7K-237 7K-238 7K-239 7K-240 7K-241 7K-242 7K-243 7K-244 7K-245 7K-246 7K-247 7K-248 7K-249 7K-250 7K-251 7K-252 7K-253 7K-254 7K-255 7K-256 7K-257 7K-258 7K-259 7K-260 7K-261 7K-262 7K-263 7K-264 7K-265 7K-266 7K-267 7K-268 7K-269 7K-270 7K-271 7K-272 7K-273 7K-274 7K-275 7K-276 7K-277 7K-278 7K-279 7K-280 7K-281 7K-282 7K-283 7K-284 7K-285 7K-286 7K-287 7K-288 7K-289 7K-290 7K-291 7K-292 7K-293 7K-294 7K-295 7K-296 7K-297 7K-298 7K-299 7K-300 7K-301 7K-302 7K-303 7K-304 7K-305 7K-306 7K-307 7K-308 7K-309 7K-310 7K-311 7K-312 7K-313 7K-314 7K-315 7K-316 7K-317 7K-318 7K-319 7K-320 7K-321 7K-322 7K-323 7K-324 7K-325 7K-326 7K-327 7K-328 7K-329 7K-330 7K-331 7K-332 7K-333 7K-334 7K-335 7K-336 7K-337 7K-338 7K-339 7K-340 7K-341 7K-342 7K-343 7K-344 7K-345 7K-346 7K-347 7K-348 7K-349 7K-350 7K-351 7K-352 7K-353 7K-354 7K-355 7K-356 7K-357 7K-358 7K-359 7K-360 7K-361 7K-362 7K-363 7K-364 7K-365 7K-366 7K-367 7K-368 7K-369 7K-370 7K-371 7K-372 7K-373 7K-374 7K-375 7K-376 7K-377 7K-378 7K-379 7K-380 7K-381 7K-382 7K-383 7K-384 7K-385 7K-386 7K-387 7K-388 7K-389 7K-390 7K-391 7K-392 7K-393 7K-394 7K-395 7K-396 7K-397 7K-398 7K-399 7K-400 7K-401 7K-402 7K-403 7K-404 7K-405 7K-406 7K-407 7K-408 7K-409 7K-410 7K-411 7K-412 7K-413 7K-414 7K-415 7K-416 7K-417 7K-418 7K-419 7K-420 7K-421 7K-422 7K-423 7K-424 7K-425 7K-426 7K-427 7K-428 7K-429 7K-430 7K-431 7K-432 7K-433 7K-434 7K-435 7K-436 7K-437 7K-438 7K-439 7K-440 7K-441 7K-442 7K-443 7K-444 7K-445 7K-446 7K-447 7K-448 7K-449 7K-450 7K-451 7K-452 7K-453 7K-454 7K-455 7K-456 7K-457 7K-458 7K-459 7K-460 7K-461 7K-462 7K-463 7K-464 7K-465 7K-466 7K-467 7K-468 7K-469 7K-470 7K-471 7K-472 7K-473 7K-474 7K-475 7K-476 7K-477 7K-478 7K-479 7K-480 7K-481 7K-482 7K-483 7K-484 7K-485 7K-486 7K-487 7K-488 7K-489 7K-490 7K-491 7K-492 7K-493 7K-494 7K-495 7K-496 7K-497 7K-498 7K-499 7K-500 7K-501 7K-502 7K-503 7K-504 7K-505 7K-506 7K-507 7K-508 7K-509 7K-510 7K-511 7K-512 7K-513 7K-514 7K-515 7K-516 7K-517 7K-518 7K-519 7K-520 7K-521 7K-522 7K-523 7K-524 7K-525 7K-526 7K-527 7K-528 7K-529 7K-530 7K-531 7K-532 7K-533 7K-534 7K-535 7K-536 7K-537 7K-538 7K-539 7K-540 7K-541 7K-542 7K-543 7K-544 7K-545 7K-546 7K-547 7K-548 7K-549 7K-550 7K-551 7K-552 7K-553 7K-554 7K-555 7K-556 7K-557 7K-558 7K-559 7K-560 7K-561 7K-562 7K-563 7K-564 7K-565 7K-566 7K-567 7K-568 7K-569 7K-570 7K-571 7K-572 7K-573 7K-574 7K-575 7K-576 7K-577 7K-578 7K-579 7K-580 7K-581 7K-582 7K-583 7K-584 7K-585 7K-586 7K-587 7K-588 7K-589 7K-590 7K-591 7K-592 7K-593 7K-594 7K-595 7K-596 7K-597 7K-598 7K-599 7K-600 7K-601 7K-602 7K-603 7K-604 7K-605 7K-606 7K-607 7K-608 7K-609 7K-610 7K-611 7K-612 7K-613 7K-614 7K-615 7K-616 7K-617 7K-618 7K-619 7K-620 7K-621 7K-622 7K-623 7K-624 7K-625 7K-626 7K-627 7K-628 7K-629 7K-630 7K-631 7K-632 7K-633 7K-634 7K-635 7K-636 7K-637 7K-638 7K-639 7K-640 7K-641 7K-642 7K-643 7K-644 7K-645 7K-646 7K-647 7K-648 7K-649 7K-650 7K-651 7K-652 7K-653 7K-654 7K-655 7K-656 7K-657 7K-658 7K-659 7K-660 7K-661 7K-662 7K-663 7K-664 7K-665 7K-666 7K-667 7K-668 7K-669 7K-670 7K-671 7K-672 7K-673 7K-674 7K-675 7K-676 7K-677 7K-678 7K-679 7K-680 7K-681 7K-682 7K-683 7K-684 7K-685 7K-686 7K-687 7K-688 7K-689 7K-690 7K-691 7K-692 7K-693 7K-694 7K-695 7K-696 7K-697 7K-698 7K-699 7K-700 7K-701 7K-702 7K-703 7K-704 7K-705 7K-706 7K-707 7K-708 7K-709 7K-710 7K-711 7K-712 7K-713 7K-714 7K-715 7K-716 7K-717 7K-718 7K-719 7K-720 7K-721 7K-722 7K-723 7K-724 7K-725 7K-726 7K-727 7K-728 7K-729 7K-730 7K-731 7K-732 7K-733 7K-734 7K-735 7K-736 7K-737 7K-738 7K-739 7K-740 7K-741 7K-742 7K-743 7K-744 7K-745 7K-746 7K-747 7K-748 7K-749 7K-750 7K-751 7K-752 7K-753 7K-754 7K-755 7K-756 7K-757 7K-758 7K-759 7K-760 7K-761 7K-762 7K-763 7K-764 7K-765 7K-766 7K-767 7K-768 7K-769 7K-770 7K-771 7K-772 7K-773 7K-774 7K-775 7K-776 7K-777 7K-778 7K-779 7K-780 7K-781 7K-782 7K-783 7K-784 7K-785 7K-786 7K-787 7K-788 7K-789 7K-790 7K-791 7K-792 7K-793 7K-794 7K-795 7K-796 7K-797 7K-798 7K-799 7K-800 7K-801 7K-802 7K-803 7K-804 7K-805 7K-806 7K-807 7K-808 7K-809 7K-810 7K-811 7K-812 7K-813 7K-814 7K-815 7K-816 7K-817 7K-818 7K-819 7K-820 7K-821 7K-822 7K-823 7K-824 7K-825 7K-826 7K-827 7K-828 7K-829 7K-830 7K-831 7K-832 7K-833 7K-834 7K-835 7K-836 7K-837 7K-838 7K-839 7K-840 7K-841 7K-842 7K-843 7K-844 7K-845 7K-846 7K-847 7K-848 7K-849 7K-850 7K-851 7K-852 7K-853 7K-854 7K-855 7K-856 7K-857 7K-858 7K-859 7K-860 7K-861 7K-862 7K-863 7K-864 7K-865 7K-866 7K-867 7K-868 7K-869 7K-870 7K-871 7K-872 7K-873 7K-874 7K-875 7K-876 7K-877 7K-878 7K-879 7K-880 7K-881 7K-882 7K-883 7K-884 7K-885 7K-886 7K-887 7K-888 7K-889 7K-890 7K-891 7K-892 7K-893 7K-894 7K-895 7K-896 7K-897 7K-898 7K-899 7K-900 7K-901 7K-902 7K-903 7K-904 7K-905 7K-906 7K-907 7K-908 7K-909 7K-910 7K-911 7K-912 7K-913 7K-914 7K-915 7K-916 7K-917 7K-918 7K-919 7K-920 7K-921 7K-922 7K-923 7K-924 7K-925 7K-926 7K-927 7K-928 7K-929 7K-930 7K-931 7K-932 7K-933 7K-934 7K-935 7K-936 7K-937 7K-938 7K-939 7K-940 7K-941 7K-942 7K-943 7K-944 7K-945 7K-946 7K-947 7K-948 7K-949 7K-950 7K-951 7K-952 7K-953 7K-954 7K-955 7K-956 7K-957 7K-958 7K-959 7K-960 7K-961 7K-962 7K-963 7K-964 7K-965 7K-966 7K-967 7K-968 7K-969 7K-970 7K-971 7K-972 7K-973 7K-974 7K-975 7K-976 7K-977 7K-978 7K-979 7K-980 7K-981 7K-982 7K-983 7K-984 7K-985 7K-986 7K-987 7K-988 7K-989 7K-990 7K-991 7K-992 7K-993 7K-994 7K-995 7K-996 7K-997 7K-998 7K-999 7K-1000	High	PC, SB
13.E-19	Pursue mitigation analysis of wetlands in Irasville, as addressed elsewhere in this plan, in order to accommodate future development needs and reinforce a compact development pattern in Irasville.	4H-9 11K-23 11K-23b 11K-24 11K-25 11K-26 11K-27 11K-28 11K-29 11K-30 11K-31 11K-32 11K-33 11K-34 11K-35 11K-36 11K-37 11K-38 11K-39 11K-40 11K-41 11K-42 11K-43 11K-44 11K-45 11K-46 11K-47 11K-48 11K-49 11K-50 11K-51 11K-52 11K-53 11K-54 11K-55 11K-56 11K-57 11K-58 11K-59 11K-60 11K-61 11K-62 11K-63 11K-64 11K-65 11K-66 11K-67 11K-68 11K-69 11K-70 11K-71 11K-72 11K-73 11K-74 11K-75 11K-76 11K-77 11K-78 11K-79 11K-80 11K-81 11K-82 11K-83 11K-84 11K-85 11K-86 11K-87 11K-88 11K-89 11K-90 11K-91 11K-92 11K-93 11K-94 11K-95 11K-96 11K-97 11K-98 11K-99 11K-100 11K-101 11K-102 11K-103 11K-104 11K-105 11K-106 11K-107 11K-108 11K-109 11K-110 11K-111 11K-112 11K-113 11K-114 11K-115 11K-116 11K-117 11K-118 11K-119 11K-120 11K-121 11K-122 11K-123 11K-124 11K-125 11K-126 11K-127 11K-128 11K-129 11K-130 11K-131 11K-132 11K-133 11K-134 11K-135 11K-136 11K-137 11K-138 11K-139 11K-140 11K-141 11K-142 11K-143 11K-144 11K-145 11K-146 11K-147 11K-148 11K-149 11K-150 11K-151 11K-152 11K-153 11K-154 11K-155 11K-156 11K-157 11K-158 11K-159 11K-160 11K-161 11K-162 11K-163 11K-164 11K-165 11K-166 11K-167 11K-168 11K-169 11K-170 11K-171 11K-172 11K-173 11K-174 11K-175 11K-176 11K-177 11K-178 11K-179 11K-180 11K-181 11K-182 11K-183 11K-184 11K-185 11K-186 11K-187 11K-188 11K-189 11K-190 11K-191 11K-192 11K-193 11K-194 11K-195 11K-196 11K-197 11K-198 11K-199 11K-200 11K-201 11K-202 11K-203 11K-204 11K-205 11K-206 11K-207 11K-208 11K-209 11K-210 11K-211 11K-212 11K-213 11K-214 11K-215 11K-216 11K-217 11K-218 11K-219 11K-220 11K-221 11K-222 11K-223 11K-224 11K-225 11K-226 11K-227 11K-228 11K-229 11K-230 11K-231 11K-232 11K-233 11K-234 11K-235 11K-236 11K-237 11K-238 11K-239 11K-240 11K-241 11K-242 11K-243 11K-244 11K-245 11K-246 11K-247 11K-248 11K-249 11K-250 11K-251 11K-252 11K-253 11K-254 11K-255 11K-256 11K-257 11K-258 11K-259 11K-260 11K-261 11K-262 11K-263 11K-264 11K-265 11K-266 11K-267 11K-268 11K-269 11K-270 11K-271 11K-272 11K-273 11K-274 11K-275 11K-276 11K-277 11K-278 11K-279 11K-280 11K-281 11K-282 11K-283 11K-284 11K-285 11K-286 11K-287 11K-288 11K-289 11K-290 11K-291 11K-292 11K-293 11K-294 11K-295 11K-296 11K-297 11K-298 11K-299 11K-300 11K-301 11K-302 11K-303 11K-304 11K-305 11K-306 11K-307 11K-308 11K-309 11K-310 11K-311 11K-312 11K-313 11K-314 11K-315 11K-316 11K-317 11K-318 11K-319 11K-320 11K-321 11K-322 11K-323 11K-324 11K-325 11K-326 11K-327 11K-328 11K-329 11K-330 11K-331 11K-332 11K-333 11K-334 11K-335 11K-336 11K-337 11K-338 11K-339 11K-340 11K-341 11K-342 11K-343 11K-344 11K-345 11K-346 11K-347 11K-348 11K-349 11K-350 11K-351 11K-352 11K-353 11K-354 11K-355 11K-356 11K-357 11K-358 11K-359 11K-360 11K-361 11K-362 11K-363 11K-364 11K-365 11K-366 11K-367 11K-368 11K-369 11K-370 11K-371 11K-372 11K-373 11K-374 11K-375 11K-376 11K-377 11K-378 11K-379 11K-380 11K-381 11K-382 11K-383 11K-384 11K-385 11K-386 11K-387 11K-388 11K-389 11K-390 11K-391 11K-392 11K-393 11K-394 11K-395 11K-396 11K-397 11K-398 11K-399 11K-400 11K-401 11K-402 11K-403 11K-404 11K-405 11K-406 11K-407 11K-408 11K-409 11K-410 11K-411 11K-412 11K-413 11K-414 11K-415 11K-416 11K-417 11K-418 11K-419 11K-420 11K-421 11K-422 11K-423 11K-424 11K-425 11K-426 11K-427 11K-428 11K-429 11K-430 11K-431 11K-432 11K-433 11K-434 11K-435 11K-436 11K-437 11K-438 11K-439 11K-440 11K-441 11K-442 11K-443 11K-444 11K-445 11K-446 11K-447 11K-448 11K-449 11K-450 11K-451 11K-452 11K-453 11K-454 11K-45		

Medium-Range Tasks	Related Policies	Priority	Partners
13.E-23 Develop long range management plans for undeveloped town-owned parcels, including Scrag Forest, Lareau Swim Hole and adjacent land, and the Brook Road parcel.	5.J-4 7.K-9 7.K-10 8.F-17 9.G-3 9.G-7 11.K-1 11.K-2 11.K-20 11.K-21 11.K-27	Medium	CC, PC, SB
13.E-24 Secure improved, year-round trail access to the Scrag Municipal Forest.	5.J-4 7.K-9 7.K-10 8.F-17 8.F-18 9.G-8	Medium	CC, PC, SB
13.E-25 Update the town's tree planting and maintenance program, particularly as needed to re-establish tree canopies along public roads and rights-of-way.	1.D-4 5.J-4 8.F-1 8.F-4 8.F-5 8.F-6 8.F-13 8.F-14 10.J-1 10.J-5 10.I-6 10.J-8 10.J-9 10.J-10 12.L-10.b	Medium	CC, SB Tree Warden
13.E-26 Implement the Waitsfield Village Street Tree Master Plan upon completion of the Route 100 sidewalk project.	5.J-4 8.F-1 8.F-4 8.F-4 9.G-1 10.I-1 10.I-6 10.I-8 10.J-10 12.L-6 12.L-7 12.L-8 12.L-17	Medium	CC, SB Tree Warden
13.E-27 Explore forming an Economic Development Authority in conjunction with other valley towns and the Mad River Valley Chamber of Commerce to take better advantage of state and federal economic development programs.	1.D-5 5.J-1 5.J-2 5.J-3 5.J-4 5.J-7 5.J-8 5.J-9 5.J-10 12.L-9	Medium	SB
13.E-28 Update the town's land use regulations to incorporate appropriate, clear and defensible resource and open space protection standards in accordance with the policies of this plan.	1.D-4 5.J-4 5.J-5 5.J-6 8.F-14 9.G-3 9.G-7 10.I-5 10.J-7 10.I-8 10.I-9 10.I-11 10.J-13 11.K-1 11.K-2 11.K-8 11.K-9 11.K-10 11.K-11 11.K-12 11.K-13 11.K-14 11.K-15 11.K-16 11.K-17 11.K-18 11.K-19 11.K-21 11.K-25 11.K-26 12.L-3 12.L-4 12.L-5 12.L-18	Medium	PC, CC, SB
13.E-29 Revise Waitsfield's land use regulations to include updated facility and infrastructure standards, including those related to storm water runoff, wastewater disposal, impact on community services and facilities, and trails, sidewalks and pathways.	1.D-4 3.F-1 3.F-2 4.H-2 4.H-9 5.J-3 6.H-1 7.K-1 7.K-2 7.K-7 7.K-8 7.K-10 8.F-1 8.F-4 8.F-7 8.F-8 8.F-9 8.F-10 8.F-11 8.F-16 8.F-18 9.G-8 10.I-8 10.J-11 11.K-25	Medium	PC, SB
13.E-30 Update land use regulations as needed to further protect Waitsfield's historic and scenic resources, including the adoption of conservation and "residential hamlet" subdivision design standards, and consideration of adopting additional historic and/or design review overlay districts to protect the town's traditional settlement pattern, cultural resources, and scenic landscape.	4.H-1 4.H-9 5.J-4 8.F-14 10.I-1 10.I-2 10.I-5 10.I-6 10.I-7 10.I-9 10.I-11 10.I-12 12.L-1 12.L-4 12.L-6 12.L-12	Medium	PC, SB, Historical Society

Medium-Range Tasks		Related Policies	Priority	Partners
13.E-31	Evaluate historic preservation standards for Waitsfield Village to determine whether they are adequate to maintain the historic character of the village, and strengthen said standards in the event they determined to be inadequate.	5.J-4 10.I-11 12.L-6 10.I-1 10.I-12 12.L-7 10.I-2 10.I-13 12.L-8 10.I-3 10.I-14 12.L-12	Medium	PC, SB, Historical Society
13.E-32	Adopt specific lighting standards under the town's zoning regulations and, at the same time, conduct public informational meetings to educate the public regarding strategies to avoid light pollution.	1.D-1 10.I-11 5.I-4 12.L-6 8.F-21 12.L-7 10.I-2 12.L-10	Medium	PC, SB
13.E-33	Review the town's existing sign regulations and revise as needed to ensure consistency with this plan and to ensure an appropriate number, size and location of signs on various sites and within different land use districts. Consider options for the mandatory phasing out of signs that do not meet adopted standards.	5.J-4 10.I-6 12.L-9 8.F-14 10.I-12 12.L-10 10.I-1 12.L-5 12.L-15 10.I-2 12.L-6 12.L-16 10.I-3 12.L-8 12.L-18	Medium	PC, ZA, SB
13.E-34	Evaluate the town's wind resources and infrastructure capacities to determine whether locations exist in town where utility-scale wind power facilities could be accommodated without significant impacts to the town's scenic character and environmental quality; and review the town's existing regulations and make changes as necessary to facilitate reasonable development of residential-scale, off-grid wind turbines.	5.J-4 11.K-14 8.F-15 12.L-3 9.G-4 10.I-7 11.K-9	Low	PC, CC
Long-Range Tasks		Related Policies	Priority	Partners
13.E-35	Draft a proposal for the Selectboard's consideration, which supports the development of affordable housing and the recommendations of the 2006 Housing Study to include at a minimum the feasibility of:	3.F-1 4.H-6 4.H-11 3.F-3 4.H-7 7.K-7 4.H-1 4.H-8 10.I-1 4.H-2 4.H-9 12.L-1	High	PC, SB
13.E-35.a	Appropriating town funds for the development of affordable housing;			
13.E-35.b	Using of transferred development rights, regulatory and/or impact fees, grants, donations and any other appropriate economic mechanisms to support affordable housing development;			
13.E-35.c	Establishing a fund to receive, retain and disburse proceeds gathered for use in the development of affordable housing; and			
13.E-35.d	Securing legislative authority to adopt a municipal property transfer tax to fund local efforts to create affordable housing.			

Long-Range Tasks	Related Policies	Priority	Partners
13.E-36 Develop a criteria/ranking system with which the town can evaluate proposed conservation projects for conformance with this plan.	5J-4 5J-5 7K-8 7K-10 11K-1 11K-2 11K-4 11K-5 11K-6	Medium	CC, PC, SB
13.E-37 Form a committee, to include willing landowners, to develop a multi-property management and conservation plan for lands in the Forest Reserve District.	1D-1 5J-4 5J-5 7K-9 7K-12 9G-3 11K-1 11K-2 11K-4 11K-5 11K-9 11K-13 11K-14 11K-15 11K-16 11K-27 12L-3 12L-18	Medium	SB, CC, PC
13.E-38 Explore ways to educate landowners, especially new arrivals to the community, about techniques for good land stewardship and natural resource conservation.	1D-1 1D-3 7K-21 7K-23 10I-13 11K-1 11K-2 11K-3 11K-6 11K-21 11K-27	Medium	CC, PC, SB
13.E-39 Explore incentives to local employers (e.g., reduce on-site parking requirements) in exchange for programs to reduce their employees' reliance on single occupancy vehicles for commuting (e.g., ride-share programs).	3F-2 5J-2 7K-4 8F-1 8F-9 8F-19 8F-20 8F-21 8F-22 8F-23 9G-2 9G-8	Medium	SB, PC
13.E-40 Explore making child care available at town meetings to encourage greater participation among families with young children, and seek to involve older children in community activities.	1D-1 1D-3 6H-3	Low	SB
13.E-41 Implement monitoring to measure truck circulation within the community and consider policies or actions to prevent or mitigate adverse impacts, including designated truck routes and regulating the use of Jake (engine) brakes.	3F-2 7K-1 8F-1 8F-8 8F-24	Low	PC, SB
13.E-42 Develop a management plan for all town-owned lands to ensure sustainable use and management.	1D-1 5J-4 7K-8 7K-9 7K-14 9G-3 7K-24 11K-2 11K-20 11K-21 11K-27	Low	CC, PC, SB
13.E-43 Consider preparing and/or adopting Best Management Practices (BMPs) to guide forest management activities in Waitsfield, and explore appropriate means with which to encourage or require local compliance with those BMPs.	1D-1 5J-4 5J-5 7K-9 9G-3 11K-1 11K-2 11K-17 11K-27 12L-3	Low	PC, SB
13.E-44 Consider appropriate mechanisms, including regulatory tools, to manage the rate of development in the event that population growth exceeds an average annual rate of 1.5 percent for three or more consecutive years.	1D-4 3F-1 3F-2 4H-2 6H-1 7K-1 12L-1 12L-17	Low	PC, SB

Long-Range Tasks	Related Policies	Priority	Partners
13.E-45 Explore options for expanding existing town cemeteries or, if expansion is not practical, for the creation of a new cemetery located in close proximity to Irasville, Waitsfield Village or Waitsfield Common.	7.K-1 7.K-2 7.K-8 7.K-14	Low	SB, Cemetery Commission
Ongoing and As-Needed Tasks	Related Policies	Priority	Partners
13.E-46 Publish notice of regular board meetings in accordance with state law and utilize new communications technologies (e.g., town web site, town e-mail list, etc.) to publicize meetings.	1.D-1 1.D-3 1.D-7 7.K-21 7.K-23	High	All town boards
13.E-47 Notify potentially affected landowners in instances in which major transportation projects, including road connections outlined in this plan, are being planned.	1.D-1 1.D-3 8.F-25	High	PC, SB
13.E-48 Prepare a capital budget and program on an annual basis to schedule capital improvements relative to anticipated population growth.	1.D-4 7.K-1 7.K-2 7.K-3 8.F-6 9.G-1 9.G-9 12.L-17	High	Town Administrator, PC, SB
13.E-49 Distribute information through the town web page such as meeting agendas and minutes, official documents, and reports and studies, and seek to move towards greater digital communications in order to reduce costs and increase citizen access to government information.	1.D-1 1.D-3 7.K-21	High	All town boards and staff
13.E-50 Continue to see that meetings are broadcast on Mad River Television.	1.D-1 1.D-3 7.K-23	High	All town boards, MRTV
13.E-51 Exercise party status in the Act 250 development review process and other state regulatory proceedings, as appropriate, to ensure that the town's growth needs and limitations are properly addressed relative to this plan.	7.K-1 7.K-3 8.F-2 10.I-1 10.I-7 11.K-1 11.K-2 12.L-1 12.L-19	High	SB, PC
13.E-52 Review any proposed state highway improvement projects and encourage the incorporation of dedicated bicycle lanes, or dedicated or off-road bicycle paths wherever possible.	7.K-10 7.K-24 8.F-1 8.F-4 8.F-16 8.F-17 8.F-20 9.G-8 12.L-14	High	PC, SB
13.E-53 Maintain village designation from the Vermont Downtown Program for Waitsfield Village to access additional resources and financial assistance for historic preservation.	5.J-2 10.I-4 10.I-13 10.I-14 12.L-1 12.L-6 12.L-7 12.L-8	High	PC, SB

Ongoing and As-Needed Tasks	Related Policies	Priority	Partners
13.E-54 Participate in any planning efforts for the Mad River or larger Winooski River watersheds to ensure that water quality, wildlife habitat, recreation opportunities and aesthetic resources are protected and enhanced.	1.D-5 11.K-21 1.D-6 5.J-4 11.K-1 11.K-2	High	CC, PC, SB
13.E-55 Participate in any review and revision of the Camels Hump State Forest (Dana Hill Forest) management plan to ensure that wildlife habitat, recreation opportunities and aesthetic resources are protected and enhanced.	1.D-5 11.K-4 1.D-6 5.J-4 11.K-1 11.K-27	High	CC, PC, SB
13.E-56 Monitor population and housing estimates, birth rates and enrollment projections, and annual permit data to identify growth trends and correlation between housing development and population growth on an ongoing basis.	1.D-4 3.F-1 4.H-2 6.H-1 7.K-1	Medium	PC
13.E-57 Review, in conjunction with Sugarbush Resort and on an annual basis, the need for traffic control officers and/ or devices during peak traffic periods at the Route 100/Route 17 intersections and the entrance to Mad River Green and Village Square shopping centers.	1.D-5 3.F-2 5.J-4 8.F-5	Medium	SB
13.E-58 Appoint high school students as ex-officio (non-voting) members of local boards.	1.D-1 6.H-3	Medium	SB
13.E-59 Work with other valley towns, CVRPC and VTTrans to ensure that the function of Route 100 as a primary arterial is not diminished and that corridor issues are addressed in a cooperative manner.	1.D-5 1.D-6 8.F-1 8.F-7 8.F-24	Medium	PC, SB
13.E-60 Work to ensure that the valley transit system is continued and expanded as needed. To this end, other policies and tasks which support the transit system, such as reinforcing compact growth centers, creating adequate parking areas (to serve as park and ride facilities) and improving pedestrian opportunities, should be pursued in an integrated manner.	1.D-5 9.G-2 1.D-6 8.F-1 8.F-19 12.L-1 12.L-10 8.F-24 12.L-13	Medium	PC, SB
13.E-61 Continue to inventory, catalogue and map Waitsfield's historic and scenic features.	10.H-1 10.I-13	Medium	Historical Society, CC, PC
13.E-62 Seek funding as needed for the redevelopment of the town's historic properties, including Waitsfield's historic public buildings.	7.K-5 10.I-3 10.I-13 10.I-14 10.I-15	Medium	Historical Society, CC, SB

Ongoing and As-Needed Tasks	Related Policies	Priority	Partners
13.E-63 Seek funding as needed to conserve significant rural resources, through the purchase of land or interests in land (e.g., conservation easements, development rights).	5.J-4 11.K-6 5.J-5 7.K-8 11.K-4 11.K-5 11.K-7	Medium	CC, PC, SB
13.E-64 Coordinate with land conservation organizations to ensure that conservation projects in Waitsfield are consistent with the goals and policies of this plan.	1.D-5 11.K-7 7.K-8 11.K-4 11.K-5 11.K-6	Medium	CC, PC, SB
13.E-65 Investigate the use of mediation to resolve disputes as an alternative to litigation wherever possible.	7.J-1	Low	SB