

# Vermont Land Capability and Development Plan

What it was

How it was used

Why it is relevant

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# Vermont Capability and Development Plan

- Built on Interim Land Capability and Development Plan
- Intended to serve as a guide for State Land Use Plan
- Set of maps by county
- Legislative Findings – policy statements for state, regional and municipal levels
- Criterion 9 Subsections

# The Legislative Findings

(a) This act constitutes the capability and development plan provided for in section 6042 of Title 10, and is adopted by the general assembly for the purposes set forth in that section and in section 4302 of Title 24.

(b) This act is not intended and shall not be construed to limit in any way the freedom of any person to sell or otherwise dispose of his land unless by so doing he will create a subdivision as defined by section 6001 (18) of Title 10.

## Sec. 7. Legislative findings

(a) In order to provide general and uniform policies on land use and development to municipal, regional, and state governmental agencies, for their guidance and consideration, and to provide the basis for the Vermont land use plan to be adopted under section 6043 of Title 10, the general assembly hereby finds and declares as follows:

### PLANNING FOR LAND USE AND ECONOMIC DEVELOPMENT

#### (1) THE CAPABILITY OF THE LAND

The capability of land to support development or subdivision provides a foundation for judgment of whether a proposal of development or subdivision is consistent with policies designed to make reasonable use of the state's resources and to minimize waste or destruction of irreplaceable values. Accordingly, such information regarding the physical characteristics of land as is found in the interim land capability and development plan adopted under section 6041 of Title 10, and as may hereafter be adopted as a rule of the environmental board, shall be considered a part of this capability and development plan.

#### (2) UTILIZATION OF NATURAL RESOURCES

Products of the land and the stone and minerals under the land, as well as the beauty of our landscape are principal natural resources of the state. Preservation of the agricultural and forest productivity of the land, and the economic viability of agricultural units, conservation of the recreational opportunity afforded by

mitted only when the public interest is clearly benefited thereby.

#### (3) PUBLIC AND PRIVATE CAPITAL INVESTMENT

(A) A balance of public and private capital investment determines the economic well-being of a town or region. An area of industrial, recreational, or residential growth requires highways, schools, utilities, and services the cost of which is borne in large part by others. A settled area, with a full complement of public services, needs continuing private capital investment to create a tax base to pay for the services. Increased demands for and costs of public services, such as schools, road maintenance, and fire and police protection must be considered in relation to available tax revenues and reasonable public and private capital investment. The location and rate of development must be considered, so that the revenue and capital resources of the town, region or state are not diverted from necessary and reasonably anticipated increased governmental services. Accordingly, conditions may be imposed upon the rate and location of development in order to control its impact upon the community.

(B) Consideration must be given to the consequences of growth and development for the region and the state as well as for the community in which it takes place. An activity or project that imposes burdens or deprivations on other communities or the state as a whole cannot be justified on the basis of local benefit alone.

#### (4) PLANNING FOR GROWTH

(A) Strip development along highways and scattered residential development not related to community centers cause increased cost of government, congestion of highways, the loss of prime agricultural lands, overtaxing of town roads and services and economic or social decline in the traditional community center.

(B) Provision should be made for the renovation of village and town centers for commercial and industrial development, where feasible, and location of residential and other development off the main highways near the village center on land which is other than primary agricultural soil.

(C) Planning at all levels should provide for the development

# Purpose

## Sec. 7. Legislative findings

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# The Policies

- **Planning for Land Use & Economic Development**
  - ✓ **Capability of Land**
  - ✓ **Utilization of Natural Resources**
  - ✓ **Public and Private Capital Investment**
  - ✓ **Planning for Growth**
  - ✓ **Seasonal Home Development**
  - ✓ **Policies for Economic Development**
  - ✓ **Areas for Resource Development**
  - ✓ **Planning for Housing**

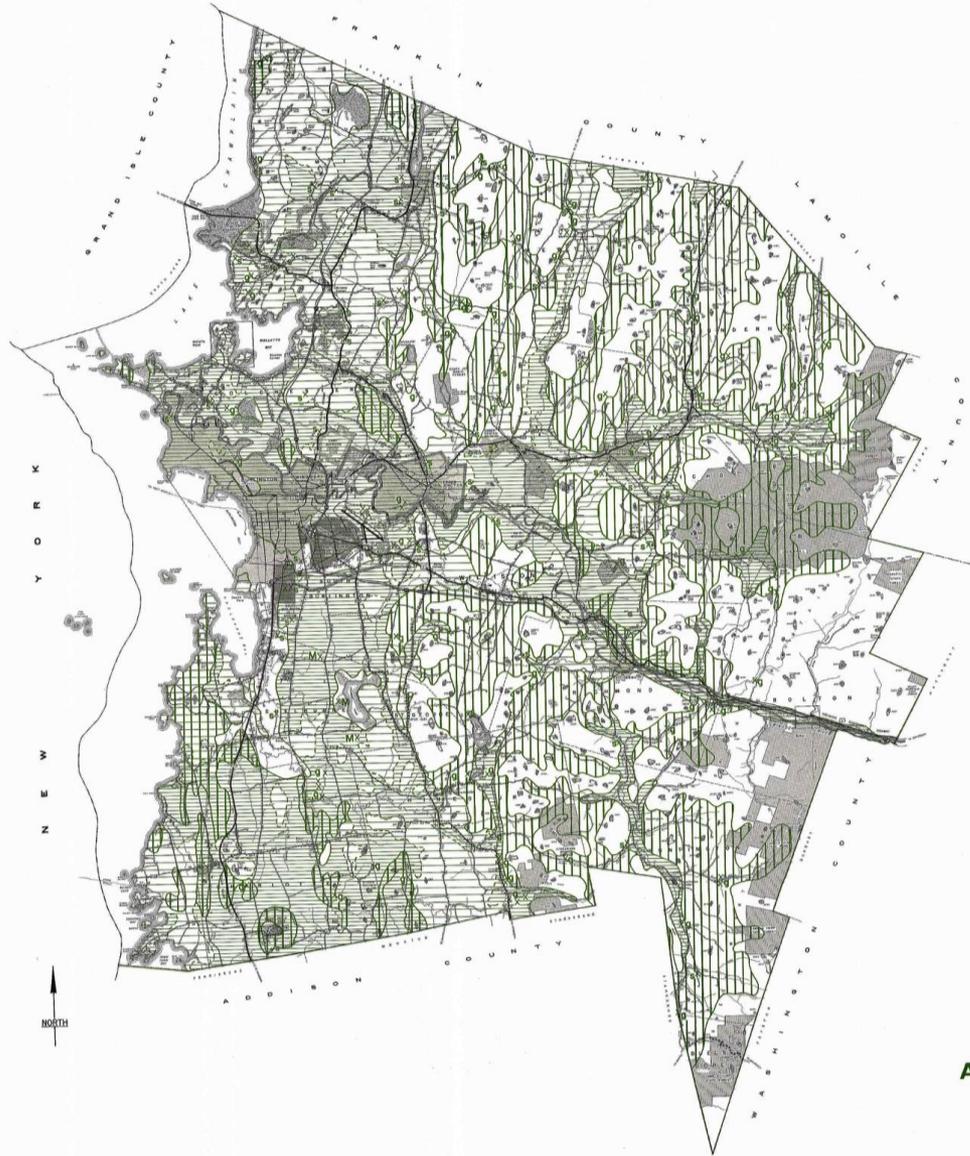
# The Policies - 2

- **Resource Use and Conservation**
  - ✓ **Specific Natural Resources**
  - ✓ **Recreation Resources**
  - ✓ **Special Areas**
  - ✓ **Scenic Resources**
  - ✓ **Conservation of Energy**
  - ✓ **Taxation of Land**

# The Policies - 3

- **Government Facilities and Public Utilities**
  - ✓ **Planning for Growth**
  - ✓ **Public Facilities or Services Adjoining Agricultural or Forestry Lands**
  - ✓ **Planning for Transportation and Utility Corridors**
  - ✓ **Transportation Systems**
  - ✓ **Planning for Waste Disposal**





- HIGH POTENTIAL AGRICULTURAL SOILS
- MULTI-CROP CAPABILITY
- SPECIALIZED CAPABILITY
- BEST FORESTS SOILS
- SIGNIFICANT MINERAL DEPOSITS
- SANDS
- SANDS &/OR GRAVELS
- MARBLE
- GRANITE
- SLATE
- ULTRAMAFICS
- KAOLIN
- TALC
- APPROXIMATE EXTENT OF DEPOSITS

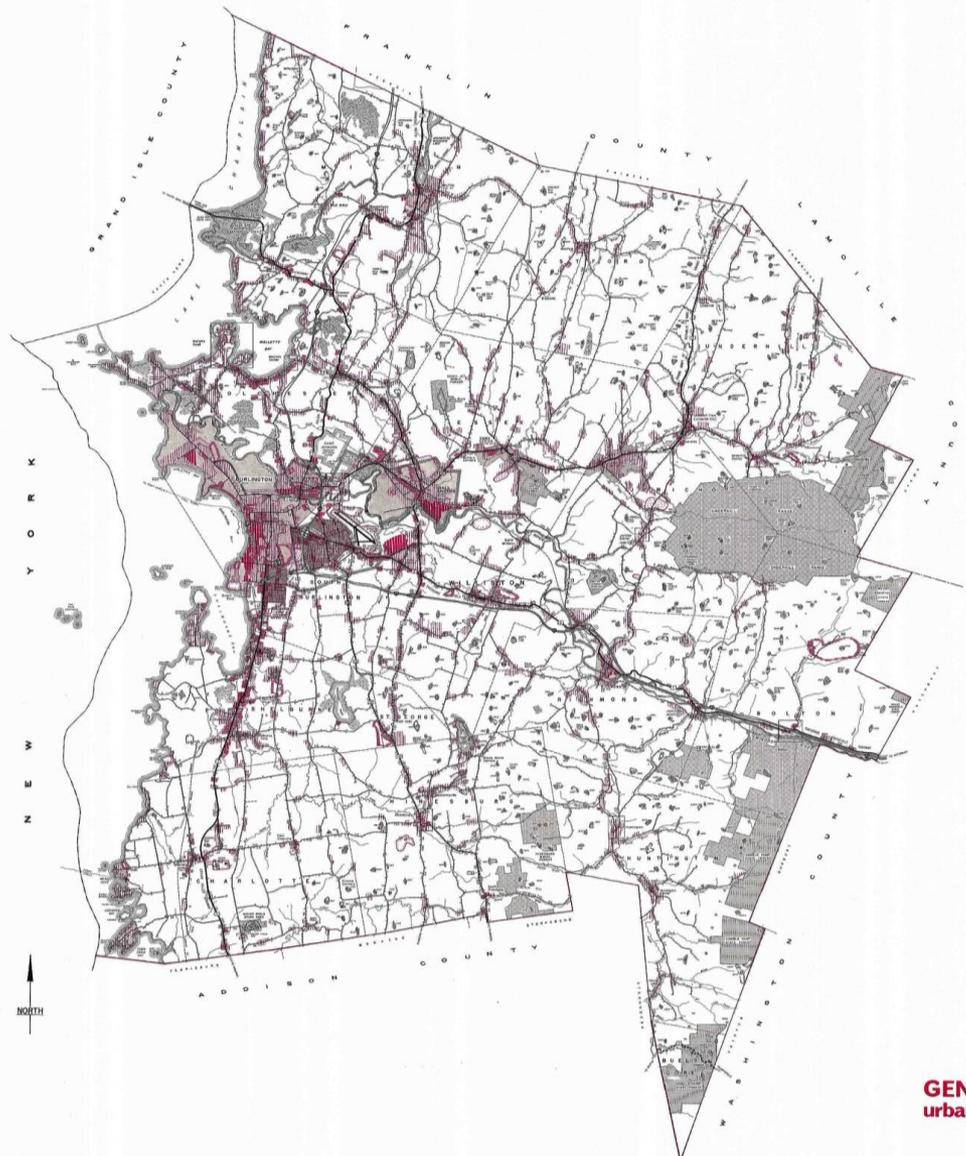


**CAPABILITY FOR  
AGRICULTURE, FORESTRY  
& MINERAL EXTRACTION**

**CHITTENDEN  
COUNTY 3**

VERMONT · LAND CAPABILITY PLAN · 1971  
STATE PLANNING OFFICE

THE INFORMATION ON THIS MAP WAS PROVIDED BY AGRICULTURAL SOILS SERVICE & FORESTRY SERVICE FROM THE DEPARTMENT OF CONSERVATION AND FORESTRY. STATE PLANNING OFFICE HAS CONDUCTED VISUAL CHECKS OF THE INFORMATION AND HAS DETERMINED THAT THE INFORMATION IS ACCURATE. STATE PLANNING OFFICE HAS NOT CONDUCTED FIELD CHECKS OF THE INFORMATION. STATE PLANNING OFFICE HAS NOT CONDUCTED FIELD CHECKS OF THE INFORMATION.



- RESIDENTIAL 
- COMMERCIAL 
- LOW INTENSITY USES 
- INDUSTRIAL 
- PUBLIC & QUASI-PUBLIC 

**GENERALIZED LAND USE**  
 urban & rural residential densities

**CHITTENDEN COUNTY 1**

# How C&D Plan Was Used

*1970s*

- Act 250 Review Committee
- Local and Regional Plan Reviews
- Executive Order #2 on State Public Investments
- Criterion 9 subsections
- Basis for preparation of State Land Use Plan maps

# Executive Order #2

WHEREAS, it is the policy of the State of Vermont, as expressed in No. 250 of the Acts of 1969, to protect and conserve the lands and environment of the state and to ensure that these lands and environment are devoted to uses which are not detrimental to the public welfare and interest; and

WHEREAS, it is the policy of the State of Vermont, as expressed in No. 85 of the Acts of 1973, to base planning for growth on a projection of reasonably expected population increase and economic growth which recognizes the limits of the state's human, financial and natural resources; and

WHEREAS, Vermont's investment in public facilities is instrumental in determining land use patterns, resource management opportunities and private investment;

# E. O. #2

NOW, THEREFORE, I, Thomas P. Salmon, by virtue of the authority vested in me as Governor and in furtherance of the policies set forth in Chapter 151, Title 10, Vermont Statutes Annotated as amended, do hereby authorize and direct the state agencies and departments enumerated below to examine their present policies and procedures concerning public capital investment; further, I direct them to establish policies and guidelines to facilitate the review of all projects, plans, permit applications, grant requests and other like actions or undertakings involving public capital investment, to ensure that the foregoing state policies are addressed and that thereby state investments and programs will foster a rational and coherent pattern of growth in Vermont.

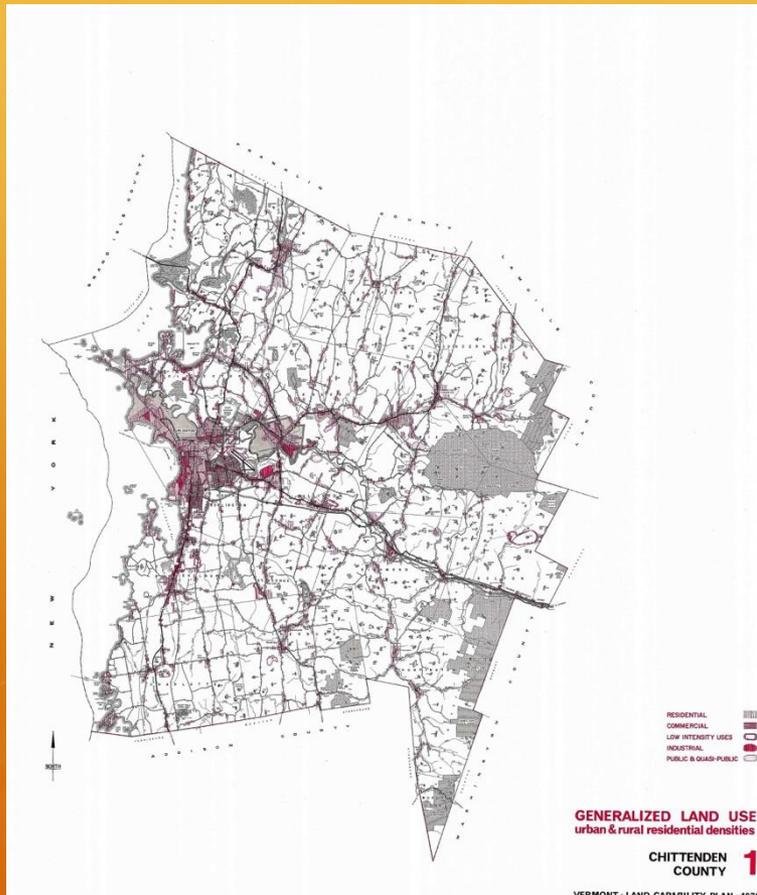
# Since C & D Plan

- **Section on Legislative Findings Repealed**
- **Section on State Land Use Plan Repealed**
- **Act 200 Adopted (24 VSA Ch 117) with revised goals and specific planning requirements**
- **Downtowns, Village Centers, New Town Centers, Growth Centers and Neighborhood Development Area Legislation Adopted (smart growth principles incorporated)**
- **GIS Mapping**

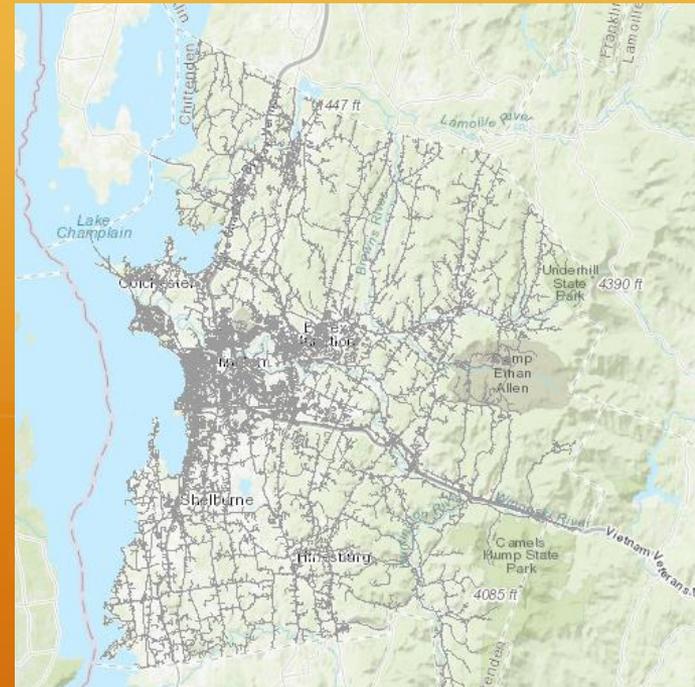
# Conclusions

- We have most, but not all of, the C & D Plan policies but not connected to Act 250 as when the Legislative Findings of the Capability and Development Plan were in effect.
- We have the mapping, but is it being used in Act 250?
- We don't have:
  - Coordinated state review
  - Coordinated land use planning at state, regional and local levels
  - A State Planning Office preparing pop & econ projections, coordinating state's investments and planning

# Land Development



1971



2016