

## **Planning Commission Report Form for Town Plan Adoption**

**The Town of Chelsea's Planning Commission will hold a hearing on its draft town plan on August 22nd at 6:30PM at the Chelsea Town Hall.**

**This report is required by 24 VSA section 4384 in regard to how the draft plan meets certain requirements.**

**How is the plan, as amended, consistent with the goals established in section 4302 of Title 24?**

The draft plan has been written to address all goals in 24 VSA section 4302 and to be in conformance with the Regional Plan. The plan was done with public input in the form of open invitations to Planning Commission meetings beyond required notices. The draft has sections that address intermunicipal actions and is written to maintain a compact settlement pattern that would promote water quality, forests, and agriculture. The plan has policies that support childcare, affordable housing, multi-modal transportation, efficient energy use, flood resilience, recreation, preservation of unique areas, economic development, education of our residents, the upkeep of our buildings and property, and is based on current and expected conditions.

**If the plan would alter the designation of any land area, what is the probable impact on the surrounding area, including the effect of any resulting increase in traffic, and the probable impact on the overall pattern of land use?**

The Plan does not alter the designation of any land area as uses have not changed significantly since the last Town Plan was adopted. There are no anticipated impacts on the area, traffic, or land use.

**If the plan would alter the designation of any land area, what is the long-term cost or benefit to the municipality, based upon consideration of the probable impact on (A) the municipal tax base; and (B) the need for public facilities?**

The Plan does not alter the designation of any land area as uses have not changed significantly since the last Town Plan was adopted. Maintaining the current land uses should not significantly impact the municipal tax base or the need for public facilities.

**If the plan would alter the designation of any land area, what is the amount of vacant land which is (A) already subject to the proposed new designation; and (B) actually available for that purpose, and the need for additional land for that purpose.**

The Plan does not alter the designation of any land area as uses have not changed significantly since the last Town Plan was adopted. All vacant land is subject to the current designations.

**If the plan would alter the designation of any land area, what is the suitability of the area in question for the proposed purpose, after consideration of (A) appropriate alternative**

**locations; (B) alternative uses for the area under consideration; and (C) the probable impact of the proposed change on other areas similarly designated.**

The Plan does not alter the designation of any land area as uses have not changed significantly since the last Town Plan was adopted. Current land uses are appropriate for the areas as designated. There is no anticipated impact of retaining current designations.

**If the plan would alter the designation of any land area, what is the appropriateness of the size and boundaries of the area proposed for change, with respect to the area required for the proposed use, land capability, and existing development in the area.?**

The Plan does not alter the designation of any land area as uses have not changed significantly since the last Town Plan was adopted. Maintaining the current land uses are anticipated to help the town and its village retain its distinct historic character.