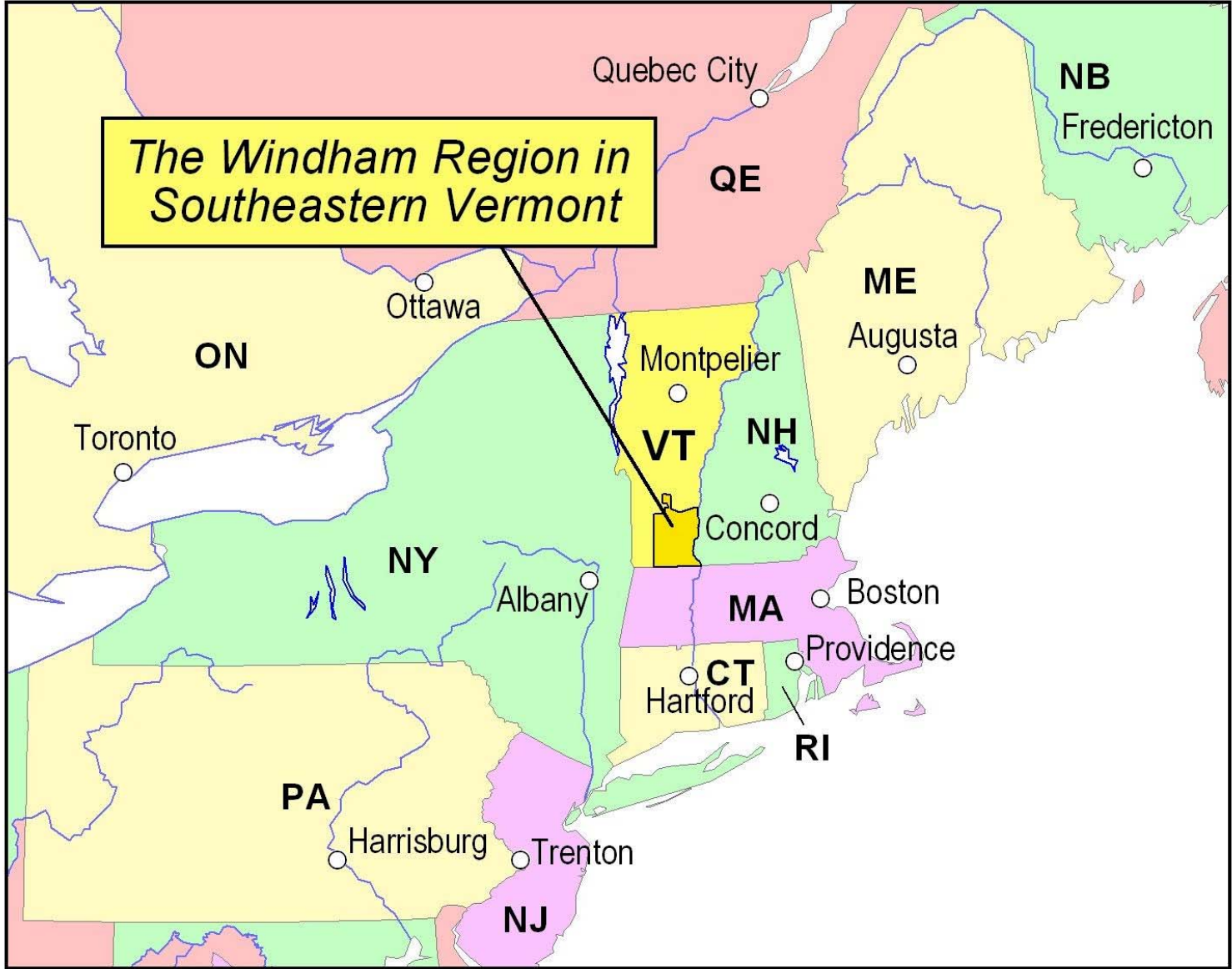




Bridging the Gap: Regional Approaches to Sensible Land Use Planning

Susan McMahon
Senior Planner
Windham Regional Commission
Brattleboro, VT
February 2009



Quick Facts

- 900 Square Miles
- 27 Rural Towns

5  12000

- 46,449 year round population
- 31% of housing units are seasonal
- 35% of population in the service industries
- Aging population

Map of the Windham Region Southeastern Vermont



Produced by the Windham Regional Commission, Brattleboro, VT.



M A S S A C H U S E T T S

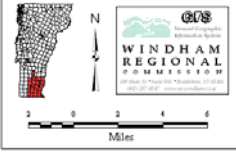
Regional Planning in Vermont

- Vermont Municipal and Regional Planning and Development Act (Title 24 VSA Chapter 117) (www.dhca.state.vt.us/Planning/StatutesAndRules.htm)
- Numerous statutory responsibilities
- Limited statutory authority
- Almost non-existent county government
- Small local governments
- Regional and municipal plans every 5 years

Windham Regional Plan Goal

“To plan development in order to maintain the region’s historic settlement pattern of compact villages and urban centers separated by rural countryside”

2006 Windham Regional Plan



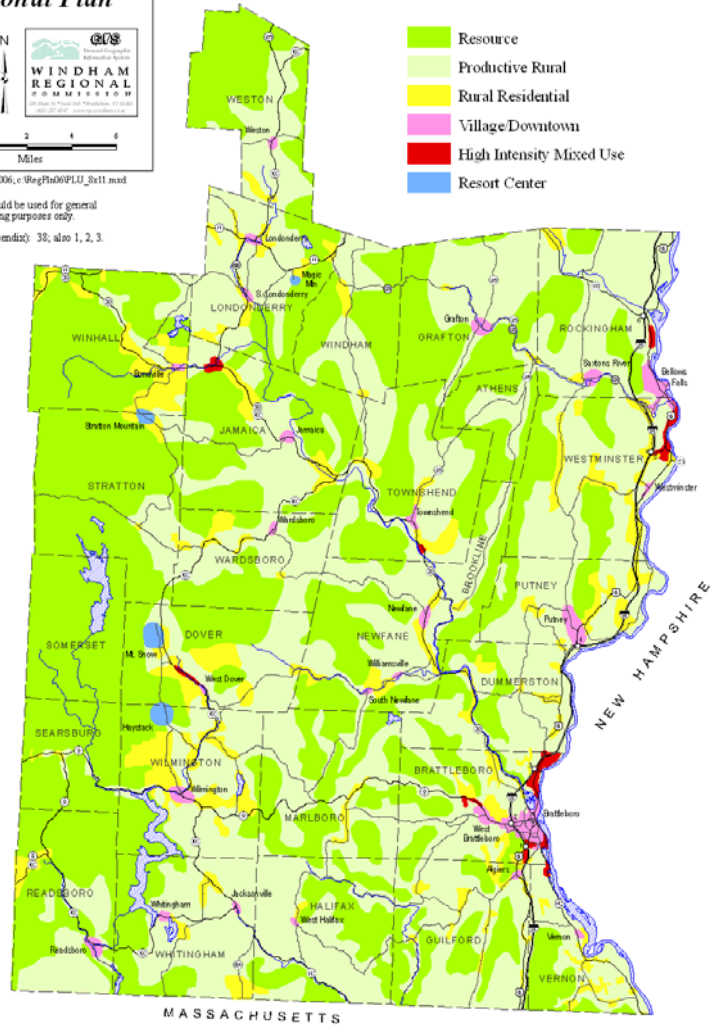
November 2006, c:\reg\2006PLU_Sa11.mxd

Note: This map should be used for general reference and planning purposes only.

Sources (refer to appendix): 38; also 1, 2, 3.

Proposed Land Use

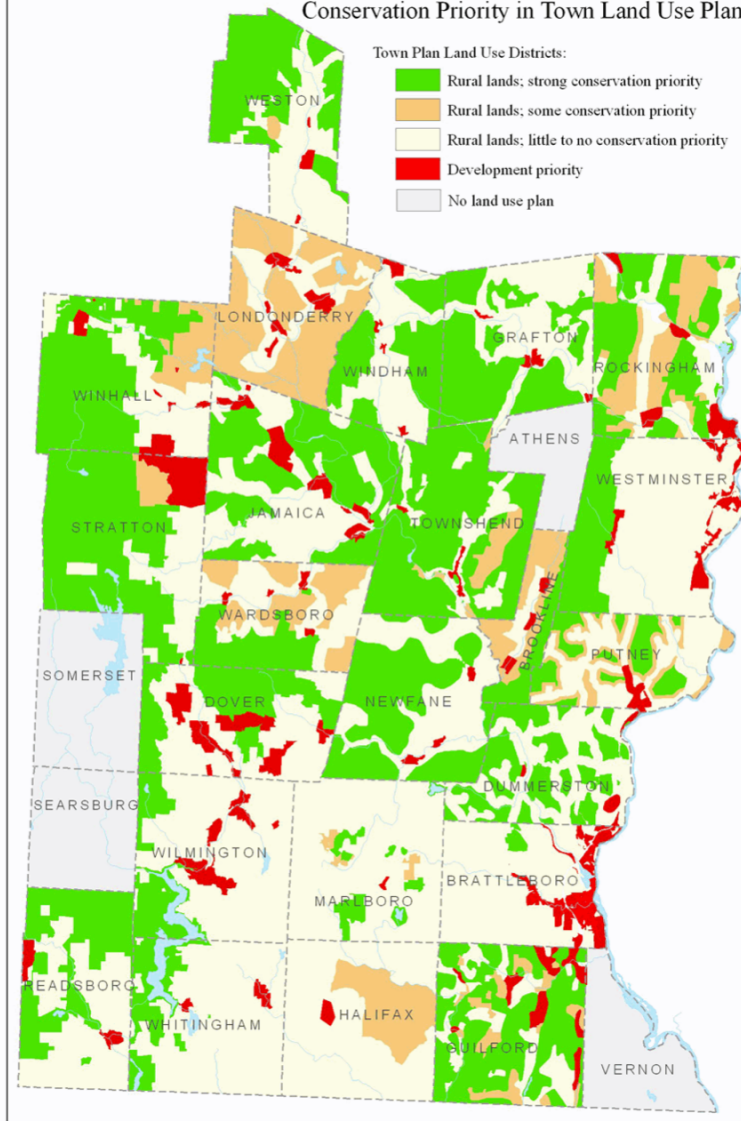
- Resource
- Productive Rural
- Rural Residential
- Village/Downtown
- High Intensity Mixed Use
- Resort Center



Windham Region - Southeastern Vermont
Conservation Priority in Town Land Use Plans

Town Plan Land Use Districts:

- Rural lands; strong conservation priority
- Rural lands; some conservation priority
- Rural lands; little to no conservation priority
- Development priority
- No land use plan



How?

Compact development

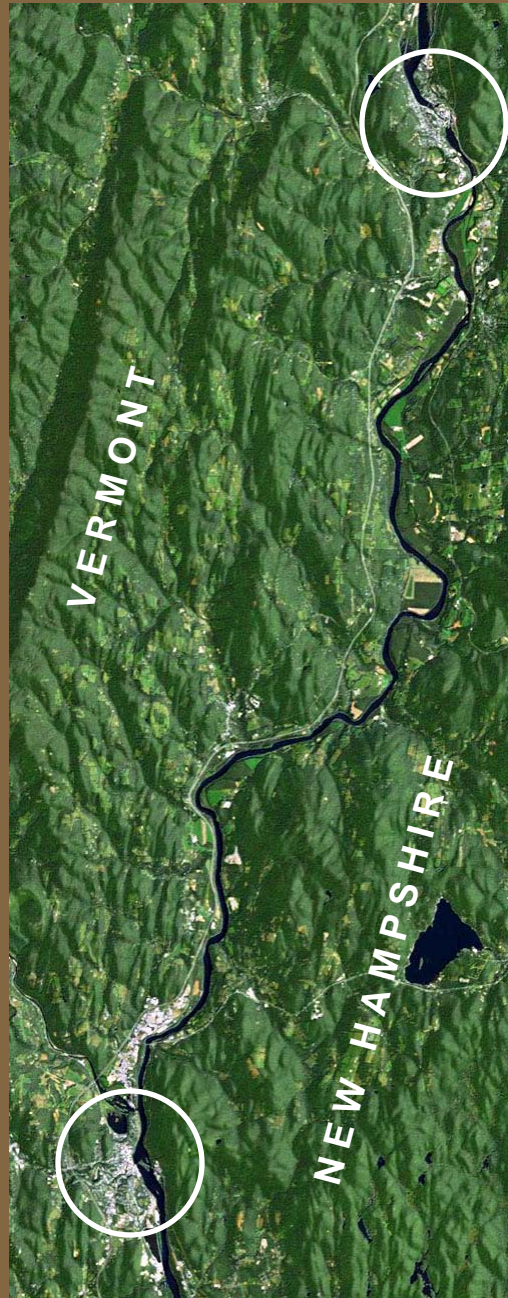
Two examples:

- Waterfront Redevelopment (urban centers)
- Village Revitalization

Compact Development

Waterfront Redevelopment

Bellows Falls, Vt.



Brattleboro, Vt.

Approx. 20 miles

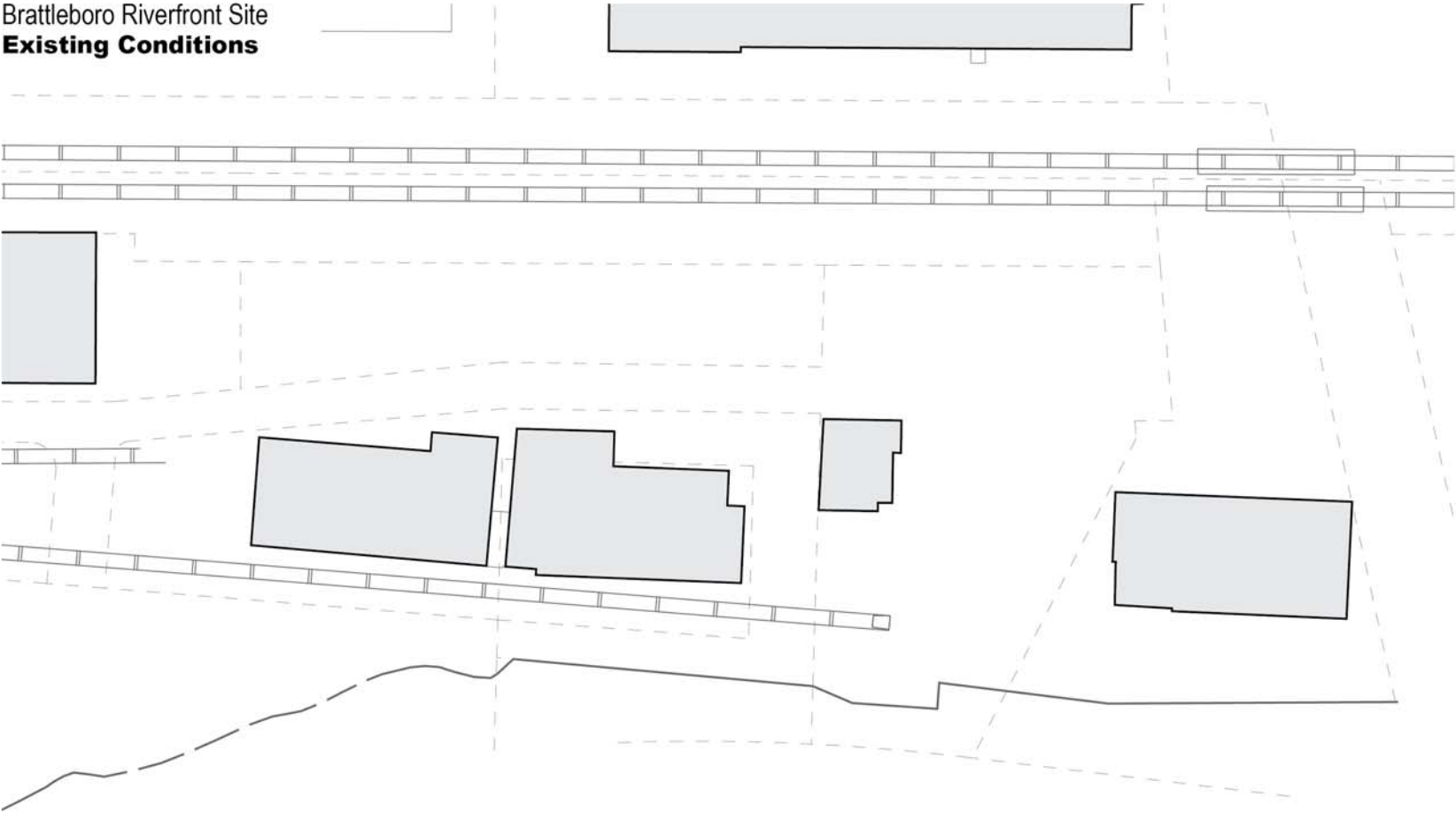
Brattleboro Riverfront Site
Vision Plan: Concept



Brattleboro



Brattleboro Riverfront Site
Existing Conditions



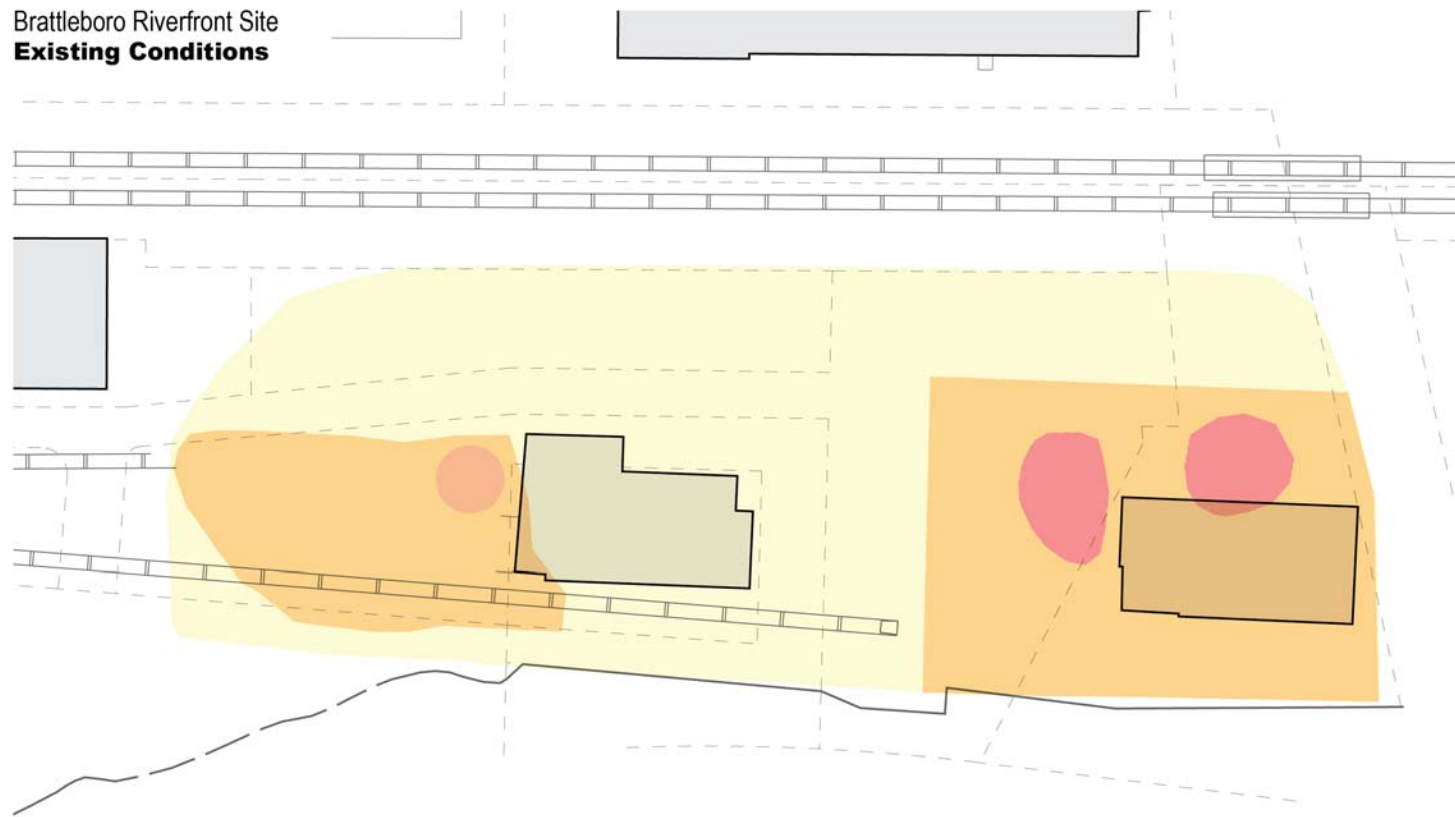
Brattleboro



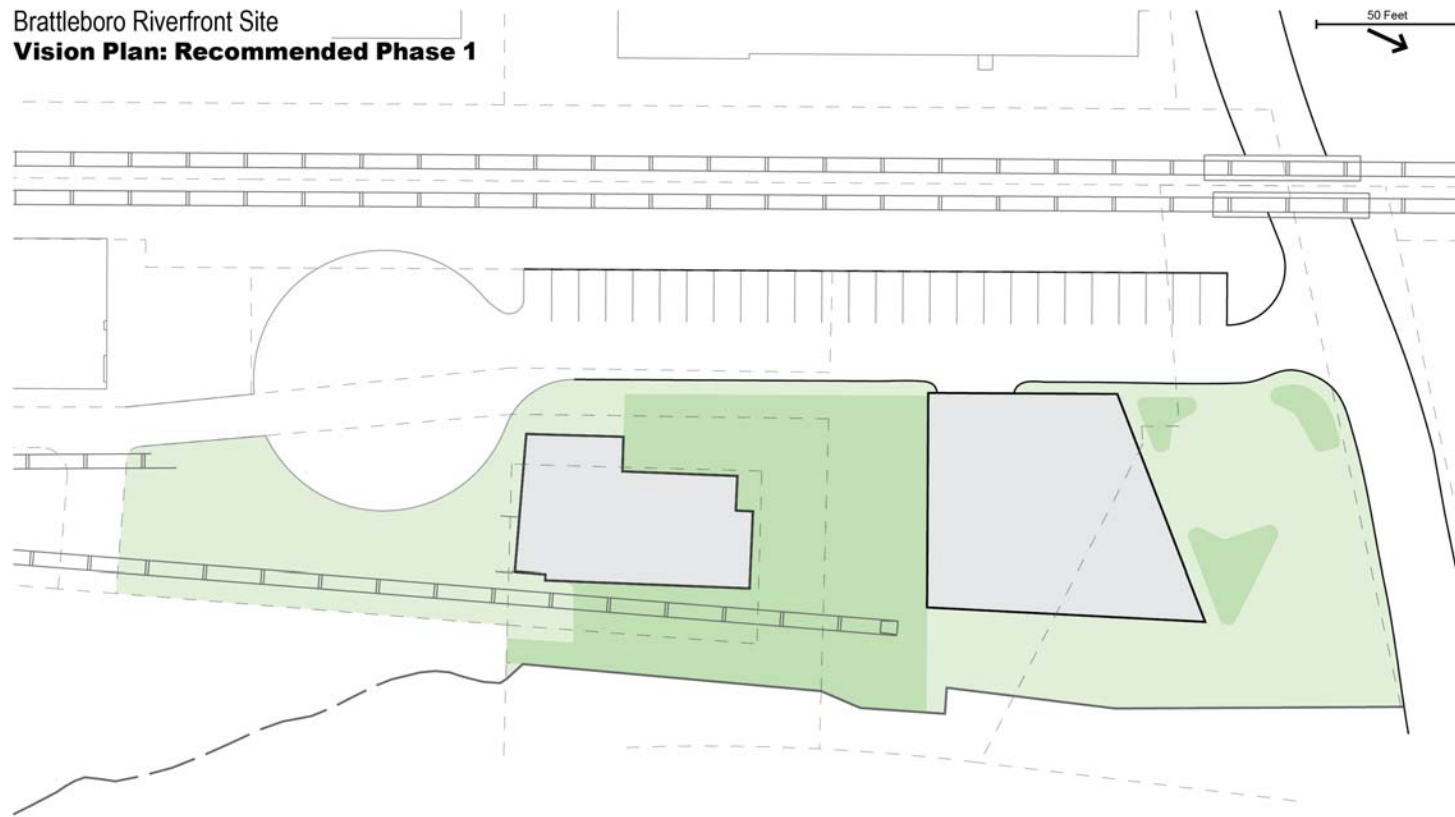
Brattleboro



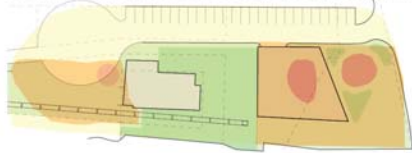
Brattleboro Riverfront Site
Existing Conditions



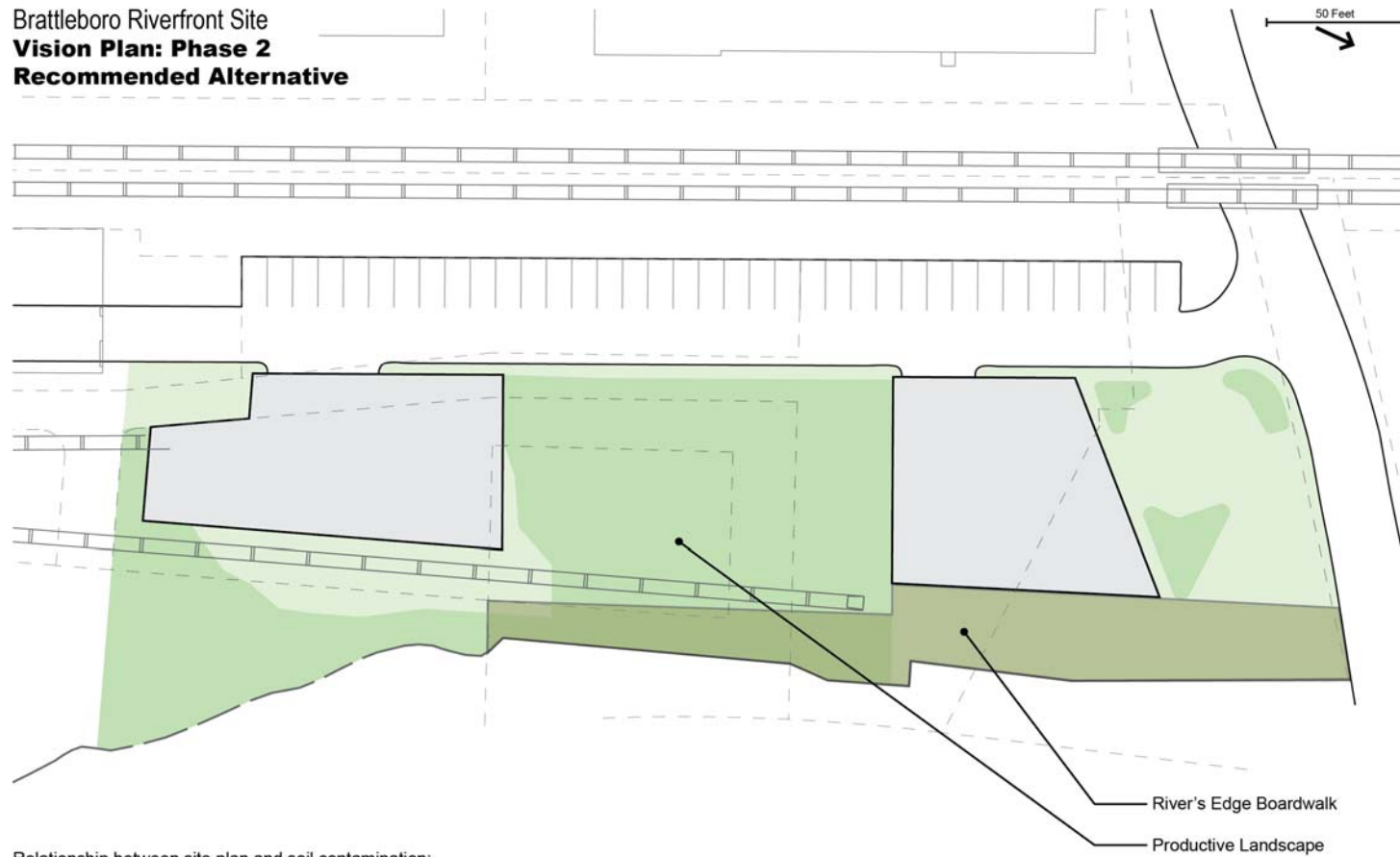
Brattleboro Riverfront Site
Vision Plan: Recommended Phase 1



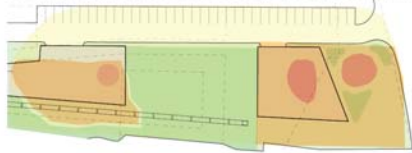
Relationship between site plan and soil contamination:



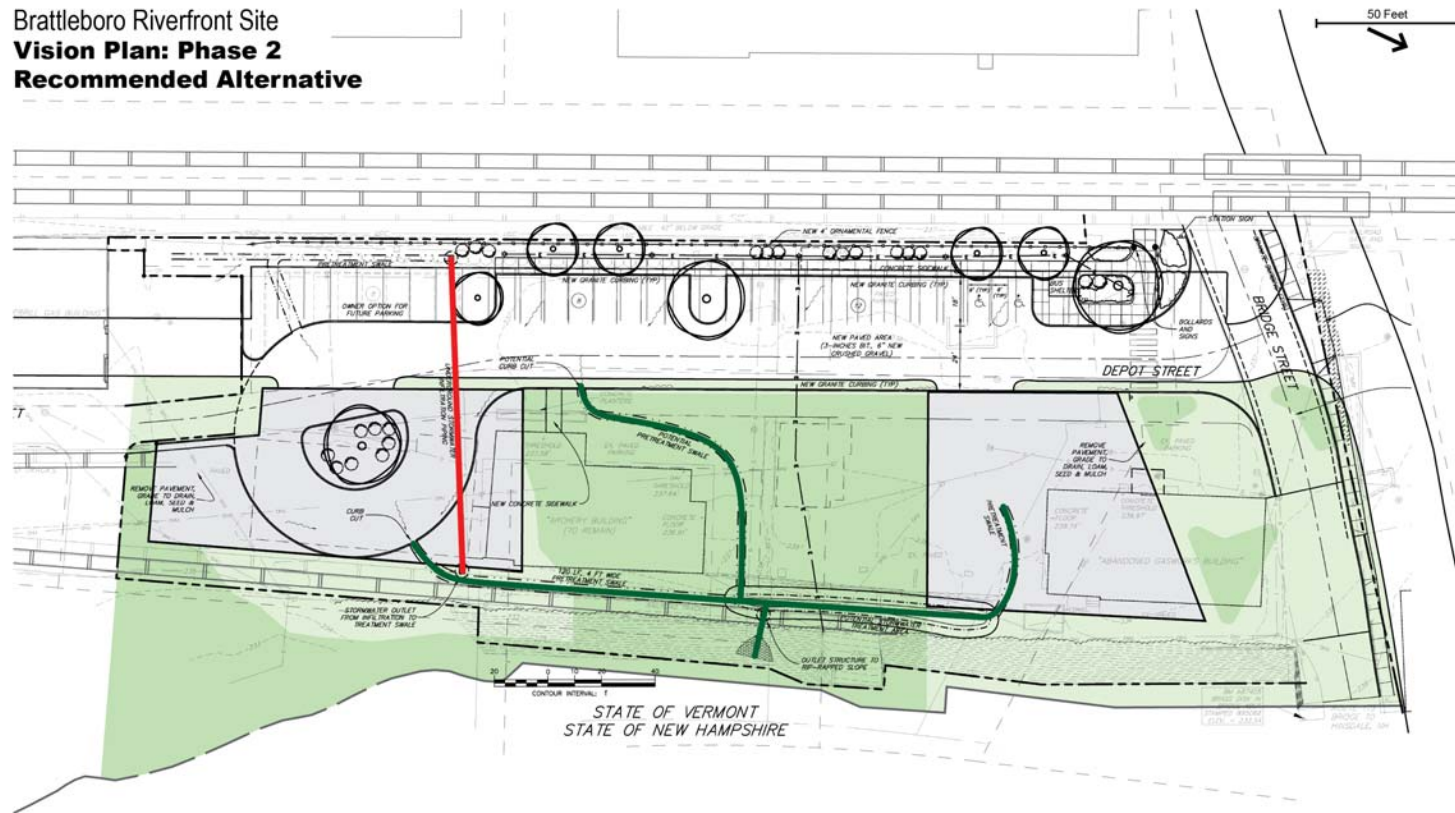
Brattleboro Riverfront Site
Vision Plan: Phase 2
Recommended Alternative



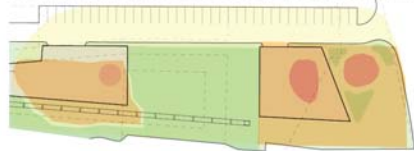
Relationship between site plan and soil contamination:

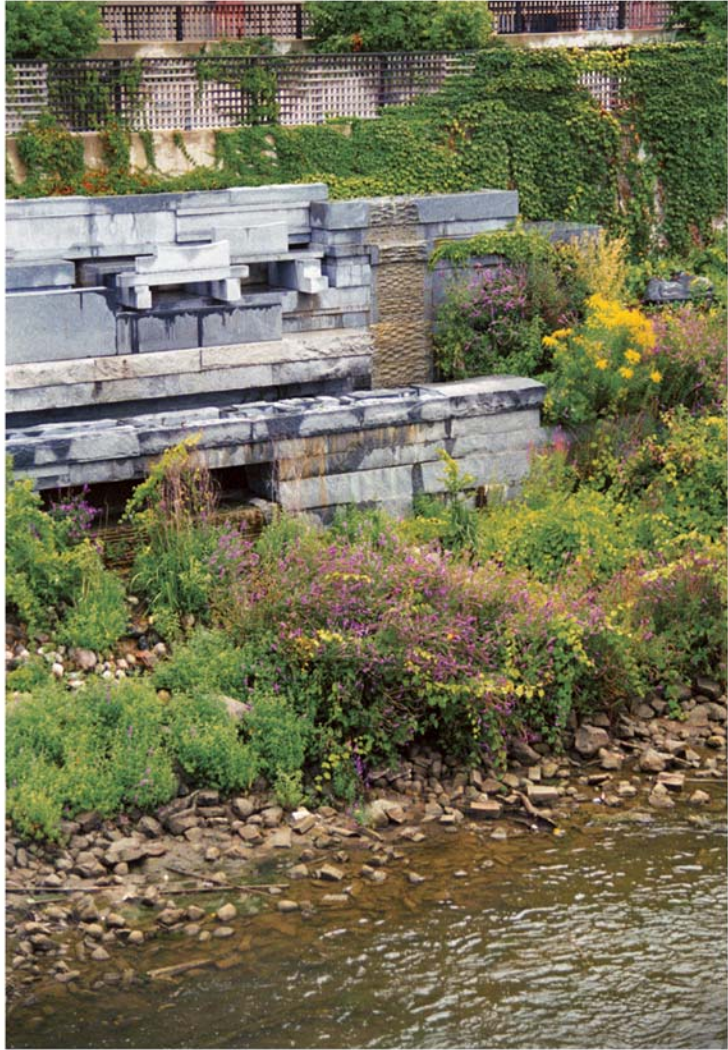


Brattleboro Riverfront Site
Vision Plan: Phase 2
Recommended Alternative



Relationship between site plan and soil contamination:





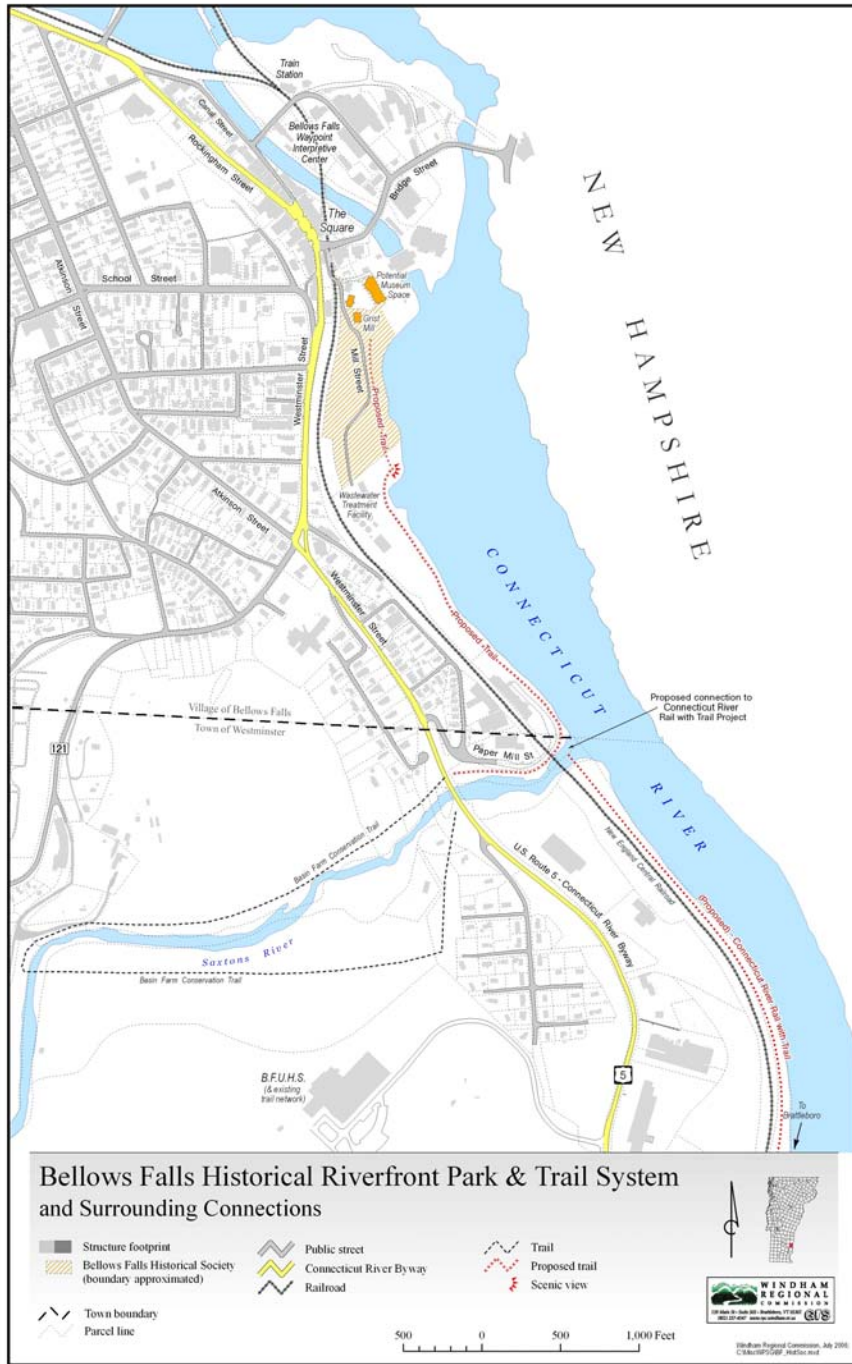
Brattleboro Riverfront Site Vision Plan - Michael Singer Studio - December 2nd 2009 for Discussion

Bellows Falls



Bellows Falls





Waterfront Redevelopment











Collaborate with many partners (local, state and national)

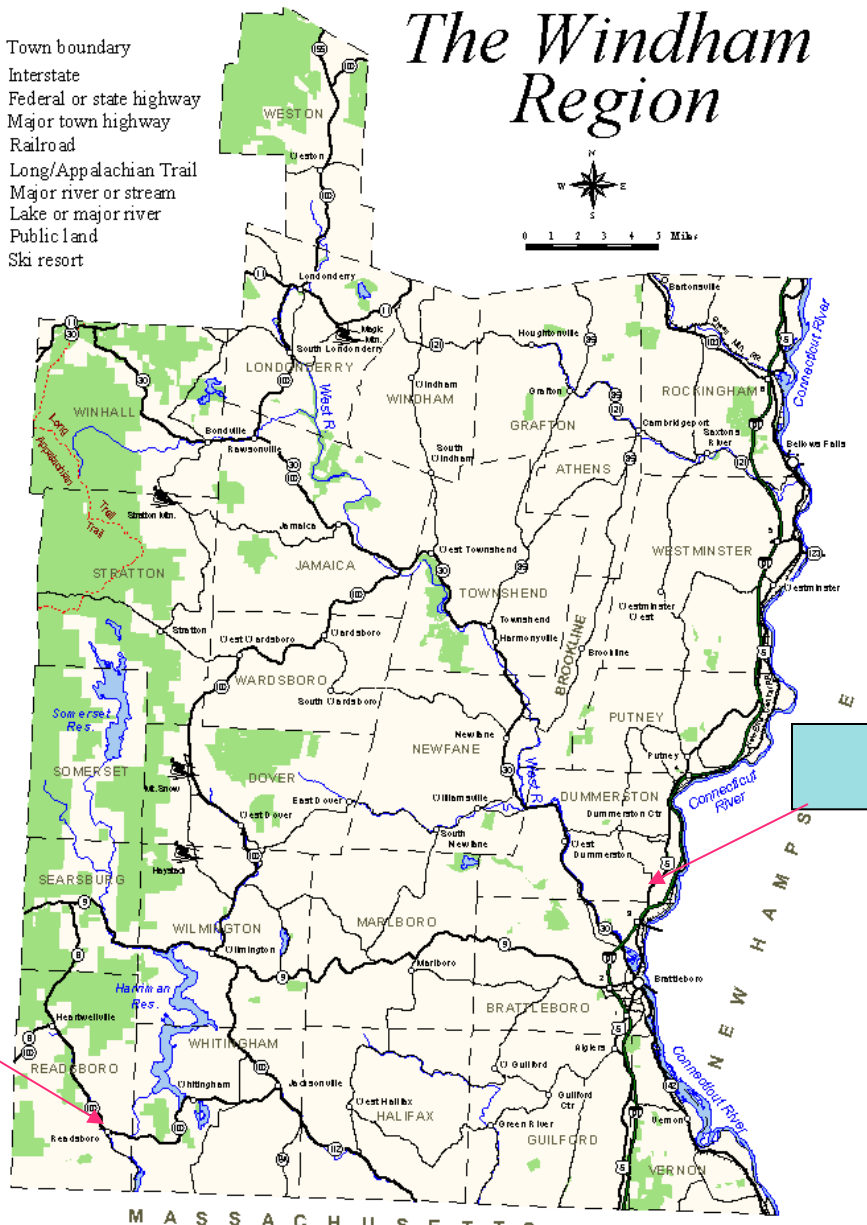
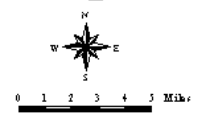
- Towns, Villages, Downtown Organizations, etc
- Marlboro College with Michael Singer Studios
- Windham Foundation
- Preservation Trust of Vermont
- Vermont Agency of Natural Resources
- Vermont Agency of Transportation
- National Endowment for the Arts
- National Park Service
- Environmental Protection Agency
- Federal Transit Administration

Compact Development

Village Revitalization

The Windham Region

-  Town boundary
-  Interstate
-  Federal or state highway
-  Major town highway
-  Railroad
-  Long/Appalachian Trail
-  Major river or stream
-  Lake or major river
-  Public land
-  Ski resort

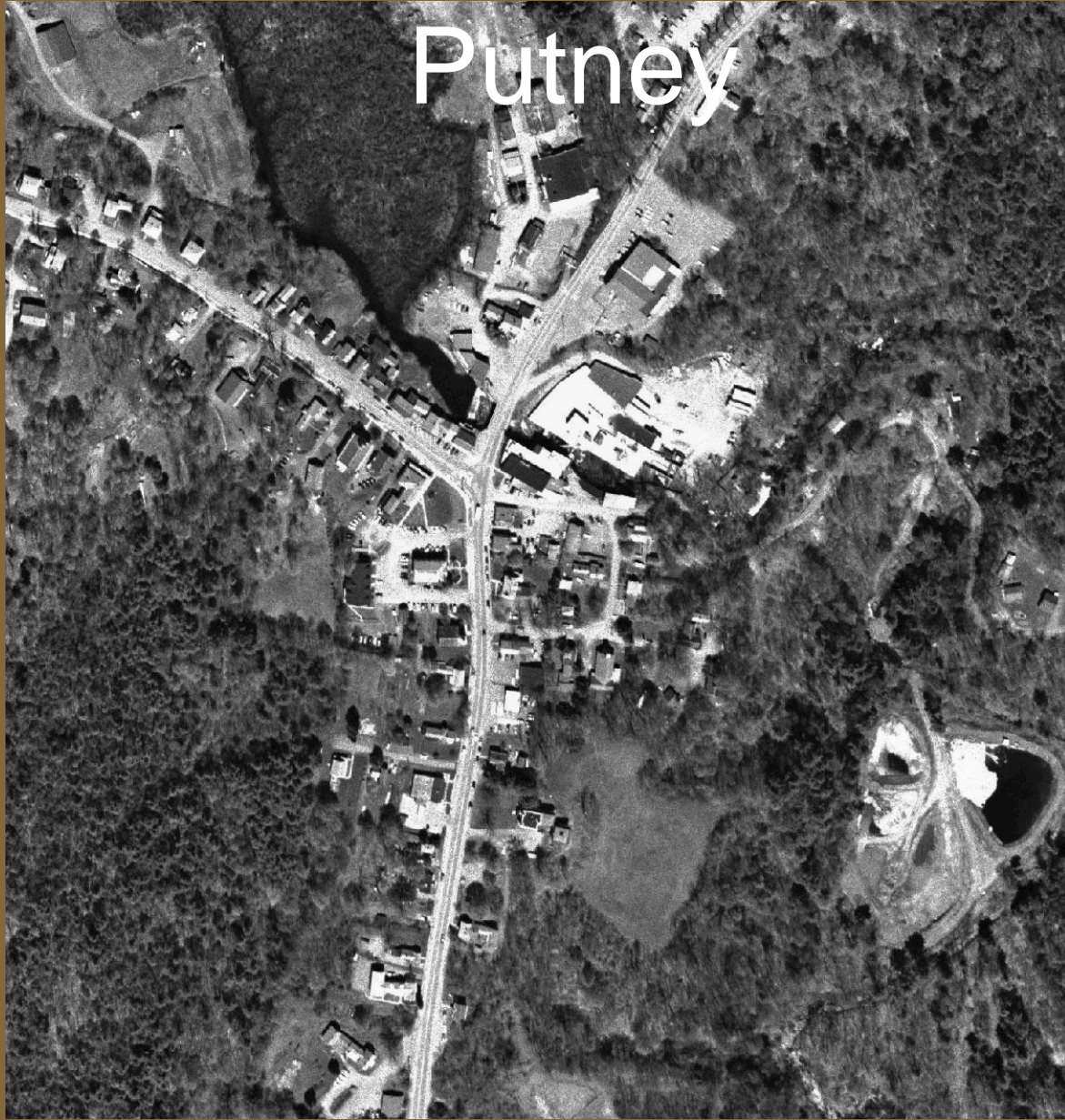


Readsboro

Putney

map by Windham Regional Commission
February 2002; C:\REGION\BASEMAP.APR

Putney



Visualizing Density in Putney Village



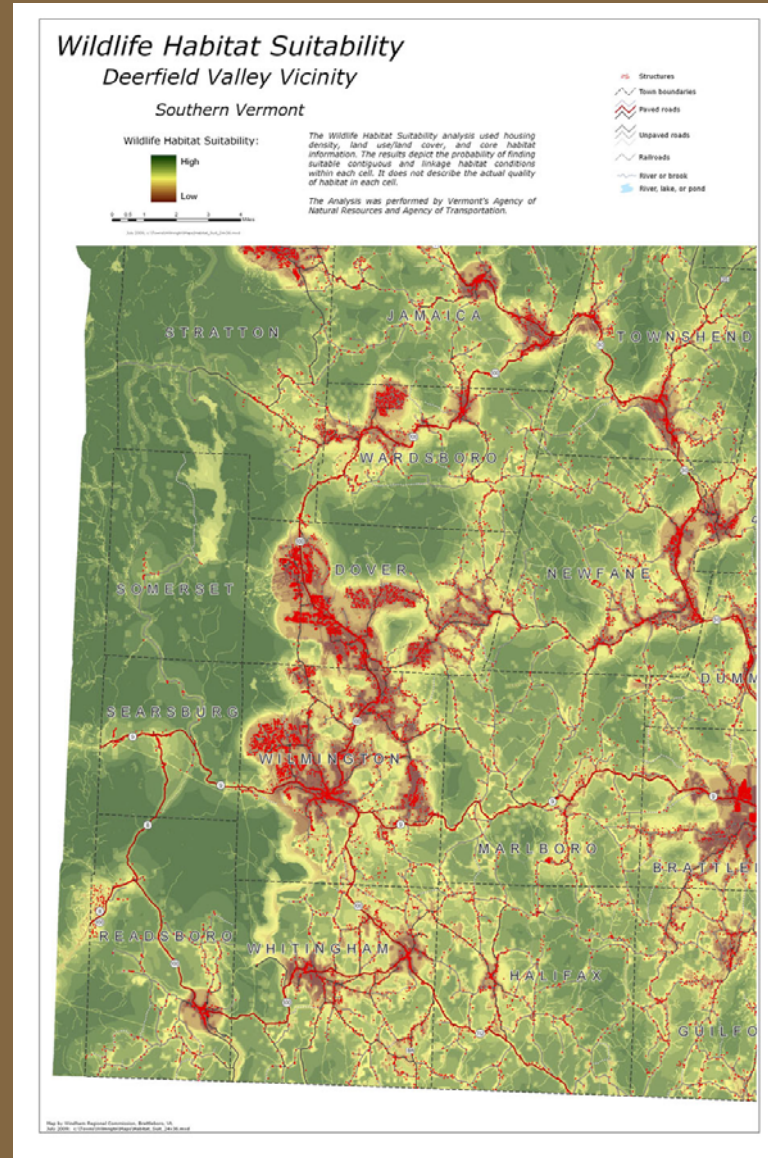


**Readsboro
Masonic Hall**





Rural Countryside

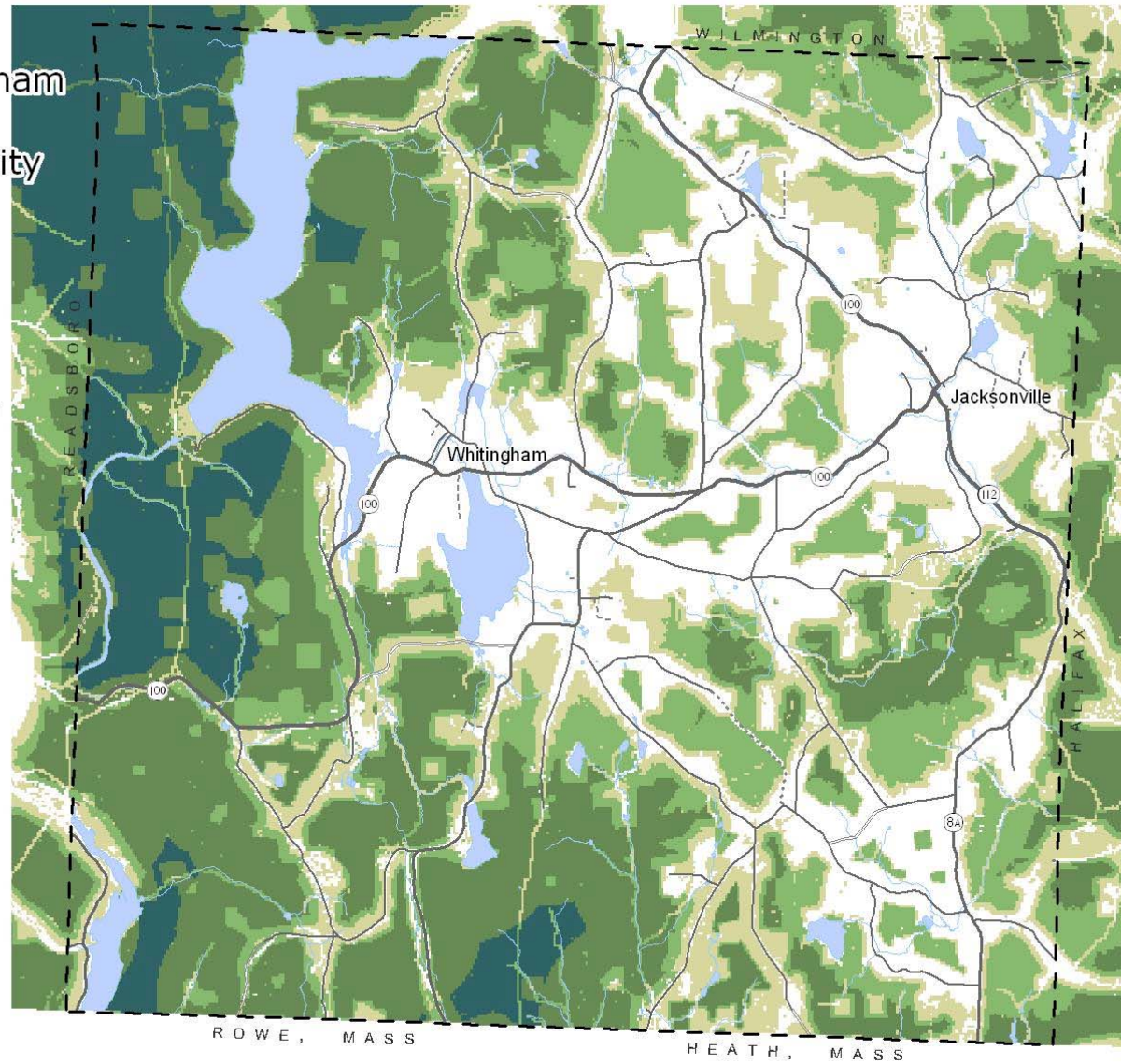
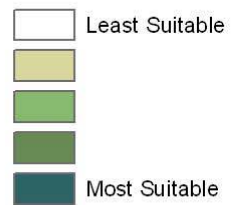


Town of Whitingham
High Wildlife
Habitat Suitability

Legend

Wildlife Linkage - High

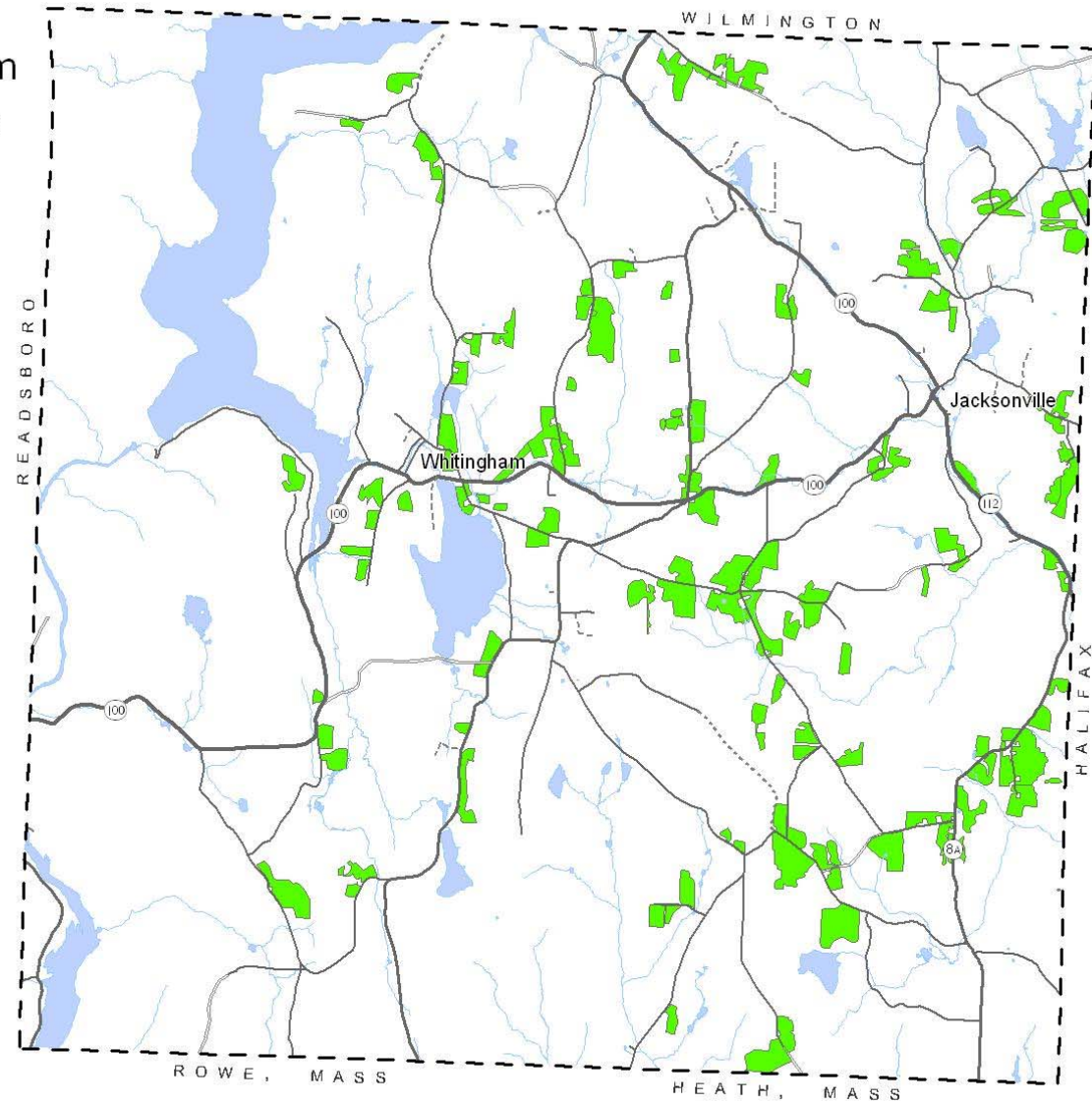
<VALUE>



Town of Whitingham Agricultural Lands, Fields, Pastures

Legend

 Ag. lands

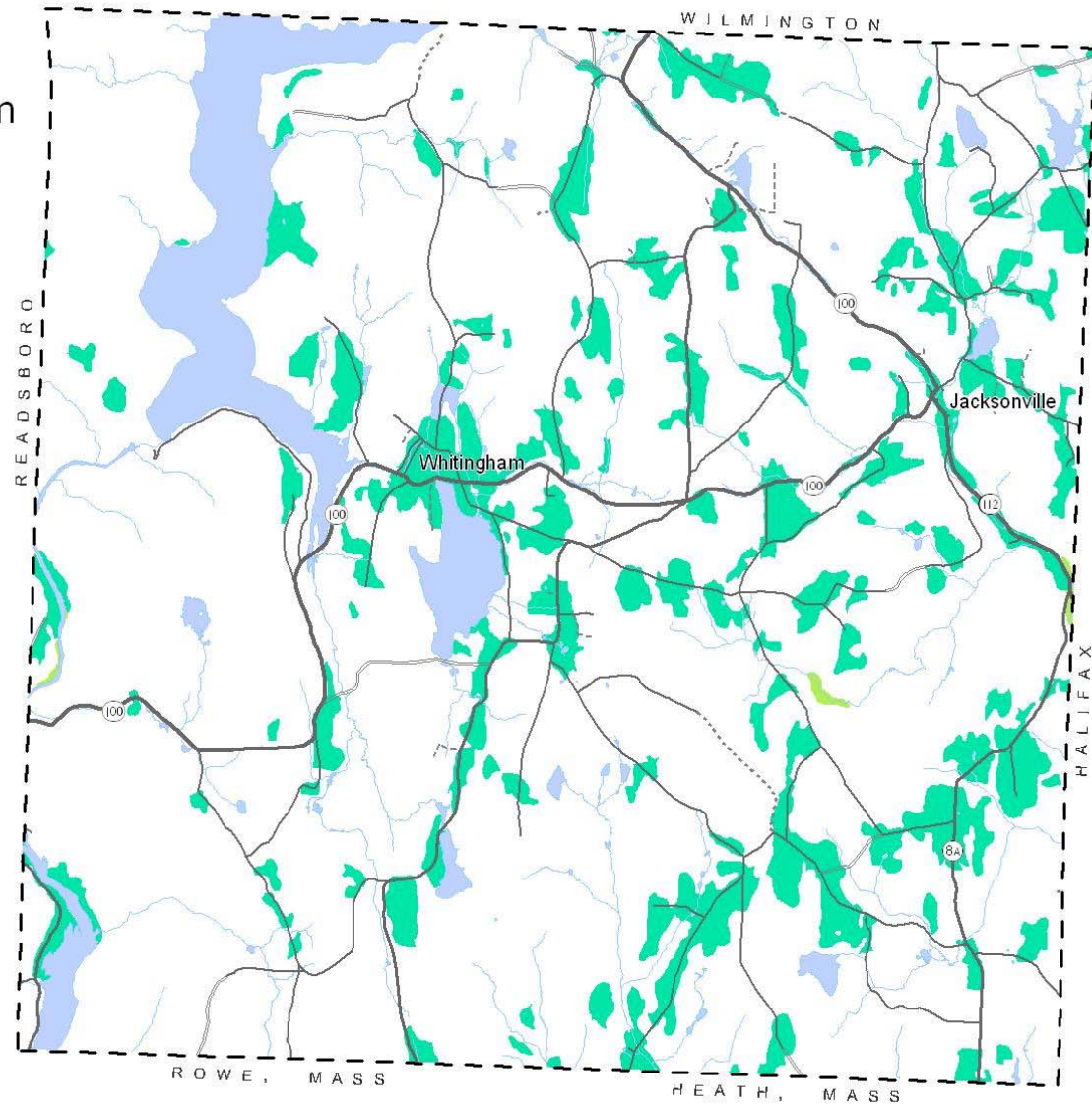


Town of Whitingham Prime Ag. Soils

Legend

Ag. soils soils.PRIME

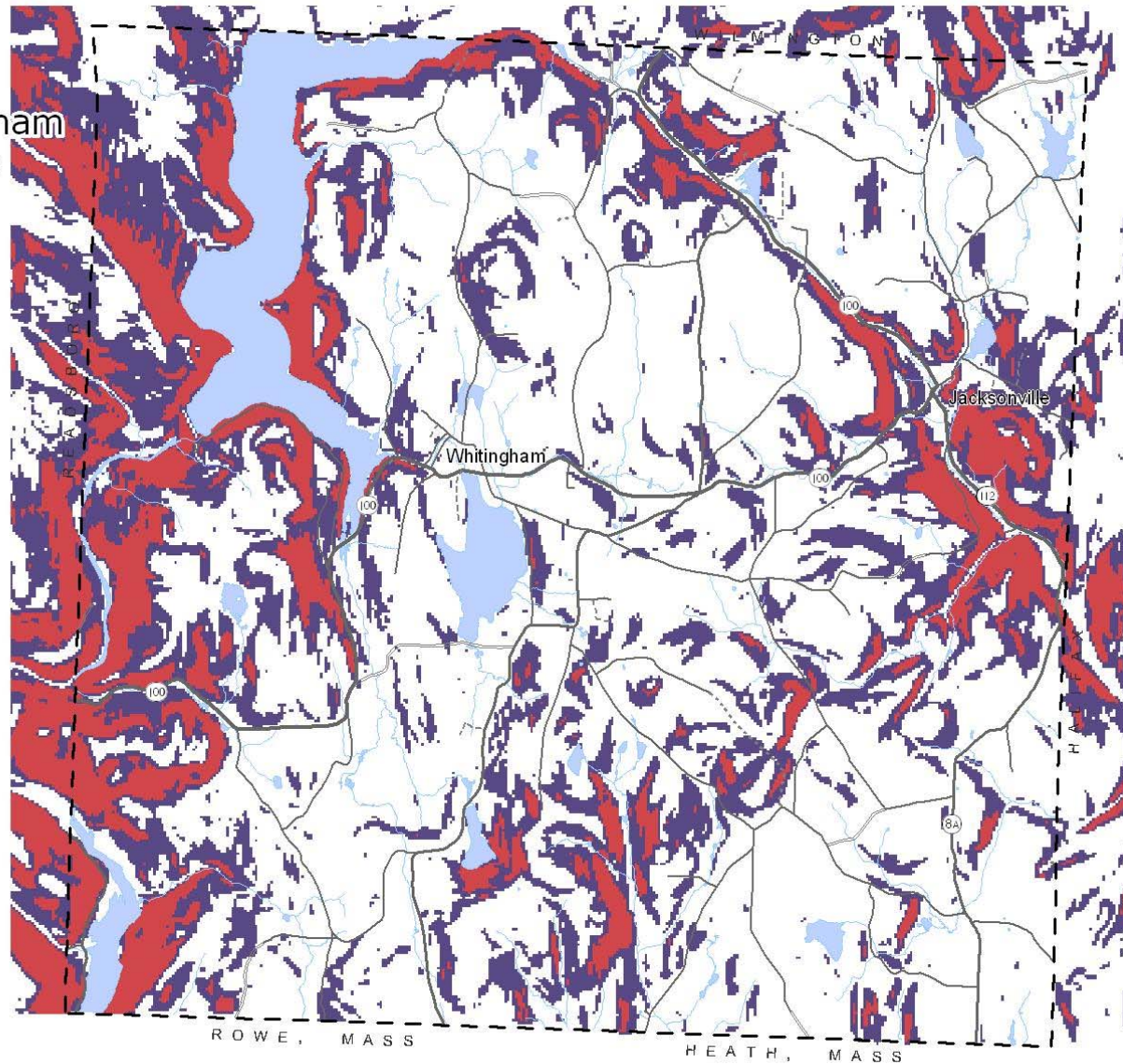
- NOT prime or statewide
- PRIME
- STATEWIDE

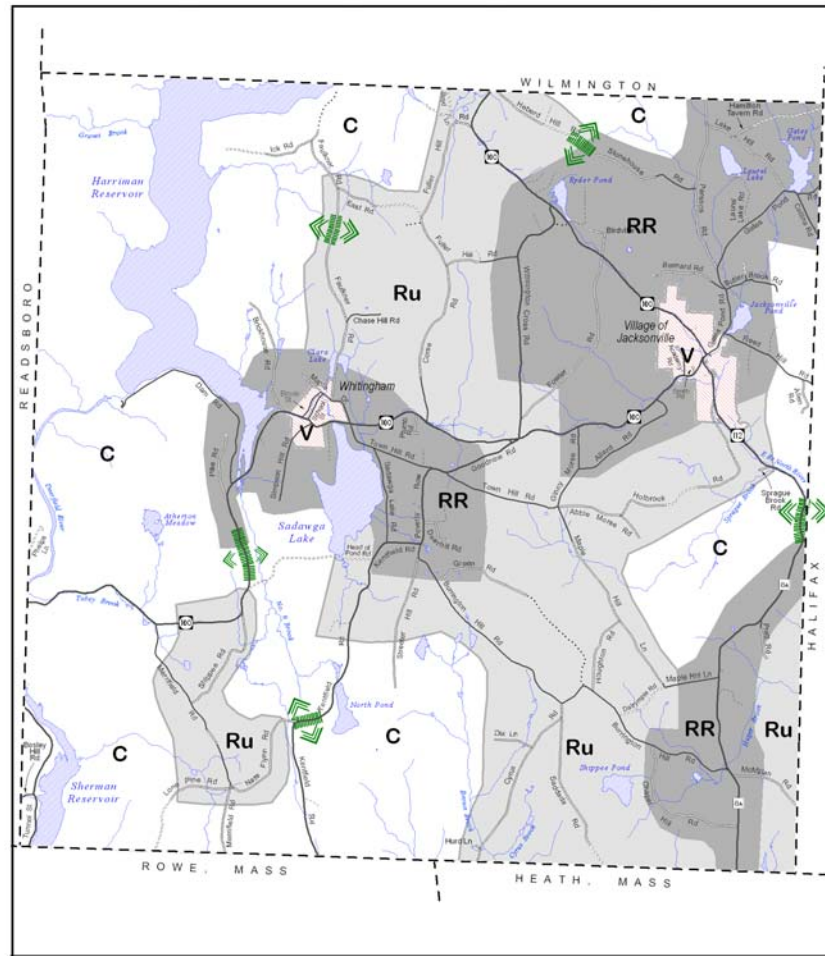


Town of Whitingham Steep Slopes

Legend

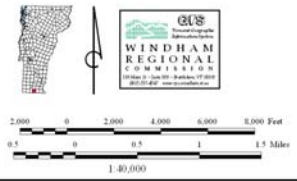
- < 15%
- 15% - 25%
- > 25%





Proposed Land Use
 Town of Whitingham, Vt.
 September 2009

- V** Village
- RR** Rural Residential
- Ru** Rural
- C** Conservation
- Critical corridor area
- Stream
- River or pond



Data sources:
 - Proposed land use district boundaries were developed by the Whitingham Planning Commission in 2008.
 - Highway data are from the Agency of Transportation's 2002 data layer (R12000000). Data were corrected and updated for Whitingham Regional Commission in 2009 using information provided by the Town of Whitingham. Data from Vermont's Statewide F11 Street and Waterway Digital orthophoto.
 - Surface waters are from the Vermont Hydrographic Survey (VHSD) data layer (R10000000). This dataset was generated in a study of 2005 and was developed using digital orthophotos, topographic maps, color airdos and aerial photography and other available data sources.

Summary

- Focus regional programs to assist communities
- Provide staff time and technical assistance
- Obtain grants
- Work with other organizations that share your goals

For more information:

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