

Rochester Town Plan Report

Background

The Rochester Planning Commission has spent the past two years revising and re-drafting the Rochester Town Plan to reflect changes necessitated by new data, new statutory requirements and the impacts of Tropical Storm Irene. As a final step in this process, the Planning Commission is required to provide a report that indicates whether or not the proposed plan is consistent with Vermont's Planning Goals, which are set forth in V.S.A., Title 24, Chapter 117, §4302. Statute requires that if a newly drafted plan proposes alterations to the designation of any land area then they should address:

- 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 long-term cost or benefit to the municipality
- The amount of vacant land which is already subject to the proposed new designation; and actually available for that purpose and the need for additional land for that purpose.
- The suitability of the area in question for the proposed purpose.
- 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 proposed Rochester Plan does not suggest changing any boundaries or land use designations; therefore this report does not need to address any of the above.

Consistency with State and Regional Planning Goals

A primary purpose of this Town Plan revision was to address areas of inconsistency between the Rochester Town Plan, State Planning Goals, and the Regional Plan. Major additions were a Flood Resilience Element, a Forest Block Element and Enhanced Energy Plan. The resulting document is consistent with §4302, the Two Rivers-Ottawaquechee Regional Plan and contains the required elements outlined in statute.

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

"When considering an amendment to a plan, the planning commission shall prepare a written report on the proposal. The report shall address the extent to which the plan, as amended, is consistent with the goals established in §4302 of this title.