

Town of Danville Planning Commission
PO Box 183 - 36 Route 2 West
Danville, Vermont 05828

June 7, 2017

MEMORANDUM FOR RECORD

SUBJECT: Danville Town Plan 2017 Report

1. The Town of Danville Planning Commission offers the May 25, 2017 draft Town Plan, based on the expired 2011 plan, for readoption. The commission has reviewed and updated the information on which the plan is based and considered this information in evaluating the continuing applicability of the plan. It has incorporated updated data, updated implementation strategies, and added new required elements - including adding a new section for Flood Resilience.
2. The draft plan has been found to be consistent with the goals established in 24 V.S.A. §4302 in guiding the town for the next eight years.
3. Planning goals include:
 - a. Support initiatives to provide safe, affordable housing and to simultaneously preserve the rural character of our community.
 - b. To promote a diverse economic climate that encourages job growth while having a low impact on the Town's infrastructure and rural character.
 - c. To provide, maintain and improve adequate public safety, services and facilities for the community.
 - d. Provide the best possible service in safety, fire, and rescue.
 - e. To provide high quality, broad-based educational services for the people of the community through the public school system and promotion of other public and private educational programs.
 - f. To plan for and build a community with health and wellness at its core maintaining and increasing access to outdoor recreational opportunities and healthy local foods.
 - g. To minimize the impact of solid waste on the citizens and businesses of Danville and to conserve the natural resources of the planet.
 - h. To provide and maintain a sanitary solution to sewage disposal, not only in the village area but in all areas of the town.

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i. To provide sufficient and reliable high quality water supply for drinking and sufficient water for fighting fires.

j. To maintain and enhance the town's rural and agricultural character, beautiful environment, and strong sense of community while providing appropriate locations for residential, commercial and light industrial development.

k. Protect and manage the town's natural heritage and biodiversity for the benefit of current and future generations.

l. To preserve Danville's rural character, scenic resources, cultural heritage, historic structures and settlement patterns.

m. To encourage energy conservation and maximize community independence from nonrenewable energy resources while protecting the aesthetics of the historic villages and rural landscapes of Danville.

n. Maintain and improve on the Towns road network systems and resources that meet the need for local and through movement of people and goods.

o. Mitigate flood hazards and maintain good water quality by undertaking restoration projects, reducing stormwater runoff from new development, and assuring long-term protection of the River Corridor from incompatible development and uses.

4. This new Town Plan does not alter the designation of any land area in terms of zoning, but it proposes a general change in Utility Siting standards across all of Danville and recommends amendment of Flood Hazard regulations.

a. Utility Siting (Section VIII). The new plan does not directly affect zoning for utility siting, but it does establish community standards for siting throughout the town.

(1) By design, the community standards should minimize any probable impact of a utility project on surrounding areas.

(2) The community standards could exclude some potential utility projects in some areas. While there are no current projects that would be affected, such an unrealized project would simultaneously represent a cost in the form of a missed opportunity to increase the tax base and a benefit in maintaining the town's small-scale rural character.

(3) The siting standards do not affect any existing projects but generally apply to all vacant land in Danville.

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(4) The community standards are proposed to ensure that any utility projects are suitable for their sites.

(5) The standards apply throughout the town of Danville to ensure that any proposed utility project is appropriate to the size of the site, the land capability, and existing development in the area.

b. Flood Hazard Amendment (Section X). The new plan recommends amending Danville Flood Hazard regulations to meet state recommended standards and regulate development within river corridor areas.

(1) Given the rural character of the town, these changes should have minimal impact on the surrounding area with no increase in traffic and no major changes in the pattern of land use.

(2) The only long-term costs to the town might be more expensive road, culvert, and bridge work near streams. However, that should be offset by the benefit of avoiding flood damage in the buffer areas.

(3) Danville already has a Flood Hazard regulation. Meeting state recommended standards will increase the amount of land that the regulation covers.

(4) These areas are suitable because of their proximity to watercourses and these changes would not affect other areas.

(5) The size and boundaries of the areas are appropriate to the threat of fluvial erosion and in keeping with any proposed use, land capability, and existing development in the area.



JEFFREY PAQUET
Chair, Planning Commission