

Comments on Town Plan maps for Planning Commission's hearing September 29, 2016 Submitted by Dean Bloch

Public Water Supply Map

- Possibly edit legend to indicate Champlain Water District Protection Area—so it's not mistakenly thought to be a service area.

Cultural & Historic Resources Map

- Consider adding Hinesburg Road between Mt. Philo Road and Spear Street as a "Scenic Road"
- Possibly edit legend to indicate Potential Mooring Management Area
- Confirm that Church Hill Road is on National Register
- Mount Philo State Park doesn't show the recent addition to the park (other maps do depict the addition)
- Possibly identify the state-designated scenic roads (I believe: Lewis Creek, Monkton, Roscoe)

Transportation Map

- Add the Co-housing Trail (which goes from Greenbush Road to Route 7)
- Delete "Uncle Tom's Trail" which is off of Mt. Philo Road heading east.
- Consider deleting McGuire Pent Road (it is technically a "legal trail" on the state highway map, but that really just means the town doesn't maintain it—I don't believe it's used recreationally)
- In legend, Bicycle Trail should be Bicycle Lane
- Bridge 13 is a railroad bridge—Pam Brangan has a different symbol for these
- Consider adding Hinesburg Road between Mt. Philo Road and Spear Street as a "Scenic Road"
- Possibly identify the state-designated scenic roads (I believe: Lewis Creek, Monkton, Roscoe)
- I don't believe there is a town trail easement on Upper Old Town Trail—this is a private road

Utilities and Facilities Map

- Consider adding trails—the purpose being to show how the trails relate to recreation facilities

Trail Vision Map

- Add the portion of the Co-housing Trail that goes out to Greenbush Road
- Delete Upper Old Town Trail
- Delete McGuire Pent Road
- Delete Uncle Tom's Trail
- Have you run this past the Trails Committee?

Existing Land Use Map

- I don't think the "parcel-based" classification works well. Many parcels have only one house or a business, but are otherwise open (i.e. natural resource-related or agricultural), but the whole parcels are depicted as Residential and Commercial.
- Burns property is mislabeled (Shopping, Services, or Trade)—probably due to old flea market
- I believe the "Industrial" classification is not appropriate
- The Charlotte Solar project does not use the whole parcel (some of the parcel is "no build")
- The TreeWorks business does not use the whole parcel (most of it is wetland)
- The Allmon parcel west of Mount Philo State park is mis-labeled as "Leisure"
- There's a parcel to the east of Mount Philo State Park showing as Institutional or Infrastructure—I think it may be a "common lot" for the Dolliver subdivision
- The common lots for the Homestead Drive and Greenwood America (on Lake Road) and Wings Point subdivisions are also shown as Institutional or Infrastructure
- Thompson's Point is listed as two different types of use—why?
- The Charlotte Park and Wildlife Refuge and the Plouffe Lane parcel are both listed as Leisure (there are trails on both), but it seems Natural Resource would be more appropriate—there are also trails on Williams Wood (Nature Conservancy) and Pease Mountain, and both of these are indicated as Natural Resource.

Future Land Use Map

- I think this map is going in a good direction! I think the dotted lines are better than depicting districts
- There are two shades of green, but only one is shown in the legend
- Some of the areas depicted as Community don't seem appropriate, e.g. Ashe Road, Mount Philo Road (north), Carpenter Road, etc. These may be appropriate for the Existing Land Use Map, but not the Future Land Use Map; or change the legend to say Existing Community
- The use of the dotted lines to depict "Concentrated Community Area" is good—presumably this implies an area where additional development is possible or encouraged. If this is correct, then some of the areas depicted are not appropriate, e.g. Thompson's Point and Hills point Road. North Greenbush Road seems questionable. I don't know how much additional capacity there is around Mutton Hill.

Conserved and Public Lands Map

- Town-owned land (grey) doesn't seem to be showing up on the map
- A portion of the Burns property was conserved by the Vermont Land Trust in 2016