



# ACRPC

*update*

february 2005

## commission calen-

FEBRUARY	7	7:00 p.m. ACRPC Natural Resources Committee Location: ACRPC Office
	9	7:30 p.m. ACRPC Full Commission Meeting Location: Middlebury Inn
	16	6:00 p.m. Local Emerg. Mngmnt. Director Training Location: Kirk Alumni Center, Middlebury Info & RSVP: Tim Bouton (388-3141)
	19	8:00 a.m. Evacuation Shelter Workshop Info & RSVP: Tim Bouton (388-3141)
	23	5:00 p.m. LEPC Meeting Location: Middlebury Police Station Agenda: County Communications
	23	7:00 p.m. ACRPC Executive Board Meeting Location: ACRPC Office
MARCH	9	7:30 p.m. ACRPC Full Commission Meeting Location: TBA Agenda: Regional Plan Hearing
	30	7:00 p.m. ACRPC Executive Board Meeting Location: ACRPC Office

The Farmer's Almanac weather forecast for January was uncommonly accurate so here is what they predict for February.

1st-3rd. Wet New England, then clearing and cold. Showers Mid-Atlantic States, then clearing. 4th-7th. Fair, then snow by the 7th. 8th-11th. Stormy New England; blizzard conditions, 1 to 2 feet possible. Fair, blustery and cold follows. Snow also Mid-Atlantic, 6 to 12 inches, then turning fair. Snow returns to Virginias, Maryland by the 11th. 12th-15th. Snow New England. 16th-19th. Fair skies. 20th-23rd. Snowstorm sweeps in for Mid-Atlantic Coast. Heavy snows northern New York, Vermont, New Hampshire. 24th-28th. Fair, then unsettled. Very cold

Meetings are open to the public.

Minutes are available on-line at [www.acrpc.org](http://www.acrpc.org).  
For further information, contact ACRPC at 388-3141.

## Public Hearings on Regional Plan

The Addison County Regional Planning Commission has completed several updates to the Regional Plan. The Utilities, Facilities and Services section, which now includes an Energy plan, has been entirely revised. Minor changes have been made to the Introduction, Future Land Use and Consistency sections of the plan as well.

ACRPC will be holding two public hearings on the revised Regional Plan at its March and April Full Commission meetings. The draft plan sections will be mailed out to all commission members and to municipalities shortly. More information, including the draft sections and meeting information can be found at [www.acrpc.org](http://www.acrpc.org).

After consideration of the comments made at the public hearings, the plan, with the revised sections, will be submitted for readoption by not less than a 60 percent vote of the commissioners representing a majority of the municipalities, tentatively scheduled for the Annual Meeting in May.

Twenty-three votes from commissioners representing 11 municipalities are required to pass an amendment or readopt the plan. Once it is approved, the plan is then immediately submitted to the municipal legislative bodies of the region. The plan or amendment takes effect within 35 days of adoption unless a majority of the region's municipal legislative bodies veto it.

Please feel free to contact either Brandy Saxton ([bsaxton@sover.net](mailto:bsaxton@sover.net)) or Adam Lougee ([alougee@sover.net](mailto:alougee@sover.net))

## [www.vpic.info](http://www.vpic.info)

The Vermont Planning Information Center provides an online clearinghouse of information for planning commissions, zoning boards, development review boards, and their staff and all others involved in land use planning and regulation in Vermont. Check out their website, [www.vpic.info](http://www.vpic.info), for training opportunities, educational materials and information about Chapter 117.

## GMNF Plan Revision

Release of the Draft Environmental Impact Statement and Proposed Revised Forest Plan for the Green Mountain National Forest has been postponed.

Due to the complexity of completing the plan, staff turnover and complications in analyses, the release dates have been delayed. The Forest Plan Revision Team is working hard to produce complete documents by April 2005.

Following the release of the DEIS and proposed revised plan, there will be a formal three-month public comment period. In addition, public meetings will be held throughout Vermont to address the proposed revision. All comments received during this time will be reviewed by Forest Service employees and taken into consideration for potential changes to the plan or the DEIS.

## May 21 Disaster Drill

The Addison County Emergency Planning Committee is well on its way to hosting the largest disaster drill this area has seen in recent memory. The drill is being developed with the assistance of FEMA and the EPA as part of their Cher Cap program. That program is designed to test the capabilities of local first responders and the effectiveness of their emergency plans.

To date, the scenario is being designed to test the abilities of Orwell, Porter Medical Center and surrounding communities in the event of a catastrophic chemical spill. At least five fire departments, five rescue organizations, the Addison County CERT team, local police agencies, CSAC, the new mobile command post and dozens of volunteer "victims" will be involved.

With as many as 150 participants, every detail must be ironed out right down to meals and porta-potties for the volunteers. If the drill is deemed a success, ACEPC members plan to take the scenario on the road to Starksboro later in the summer and eventually to other areas of the region. To volunteer or for more information, contact Tim Bouton, 388-3141 or [tbouton@sover.net](mailto:tbouton@sover.net).

*This newsletter is financed through the State of Vermont Dept. of Housing and Community Affairs. Opinions expressed do not necessarily reflect the opinion of the State of Vermont. All programs of the Addison County Regional Planning Commission are handicapped accessible.*



What can Addison County households afford to spend each month on hous-

**HUD 2004 Family Median Income (FMI) for Addison County = \$59,600**

A household earning ... can afford ... a month for housing.

120% of FMI ~ \$1,790

100% of FMI ~ \$1,490

**80% of FMI ~ \$1,190**

50% of FMI ~ \$745

30% of FMI ~ \$445

"Vermont's special quality of life can be traced directly to the strength and vitality of its communities. No single factor is more responsible for the health of our cities, towns and villages than housing."

— G. Kenneth Perine, President, National Bank of Middlebury

The term "affordable housing" is defined in state law (24 V.S.A. § 4303(1)) as a total cost of housing that requires no more than 30% of the gross income of a household earning 80% of the county's median family income as defined by the U.S. Department of Housing and Urban Development.

For home owners, total housing cost is a combination of mortgage payment, property taxes and homeowner's insurance. For renters, the total cost of housing includes both rent and utilities. The total cost of housing is used in determining housing affordability.

According to the U.S. Department of Housing and Urban Development "affordable housing is appropriate housing that can be purchased by people for a reasonable percentage of their income." A

household with an average income should be able to afford an average priced home.

Housing studies may use different variations on the affordability formula. Mortgage lenders generally say that a household should not have more than 33% of its income tied up in short-term or fixed debt (car payments, credit cards, student loans, mortgages). Affordability indexes may use figures ranging from 25% to 35% of income and down payments ranging from 5% to 20%.

Most residents of affordable housing have full-time jobs. They earn entry level or moderate wages working as hairstylists, cashiers, carpenters and in schools, hospitals, stores and banks. People working at these jobs in our region need affordable housing.