



# ACRPC

*update*

march 2005

## commission calendar

MARCH	9	7:30 p.m. ACRPC Full Commission Meeting Location: Hannaford Center, Middlebury Agenda: Regional Plan Hearing
	10	7:00 p.m. VIT Workshop Location: Hannaford Center, Middlebury Agenda: Conflicts of Interest and Rules of Procedure Info: www.vlct.org or (800) 649-7915 Registration required
	24	8:00 a.m. Better Backroads Workshop Location: American Legion, Middlebury Info: Nell Fraser (388-3141)
	30	7:00 p.m. ACRPC Executive Board Meeting Location: ACRPC Office
APRIL	5	9:00 a.m. Vermont GIS Expo Location: Wyndham Hotel, Burlington Info: <a href="http://www.vcgi.org">http://www.vcgi.org</a>
	13	7:30 p.m. ACRPC Full Commission Meeting Location: Kenyon, Middlebury Coll. Agenda: Regional Plan Hearing
	21	8:00 a.m. Town Officers Conferences (TOEC) Location: Sheraton, South Burlington Info: Mary Peabody, (802) 223-2389
	27	8:00 a.m. Town Officers Conferences (TOEC) Location: Holiday Inn, Rutland Info: Mary Peabody, (802) 223-2389
	27	7:00 p.m. ACRPC Executive Board Meeting Location: ACRPC Office

Note: The location of the April Full Commission meeting and hearing on the Region Plan has been changed to Middlebury College's Kenyon Lounge (located above the ice rink in the athletic complex).

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.

## 2004 Housing Sales

Over 600 homes were sold in the Addison Region in 2004, 370 of which were year-round residences on less than 6 acres (R1) and 125 of which were year-round residences on 6 or more acres (R2).

The median sales of R2s fell slightly between 2003 and 2004, but the median price paid for R1s in the region continued to rise sharply. This resulted in overall sales continuing to rise with a median price of \$169,000 paid for year-round homes in the Addison Region in 2004.

By municipality, median sales ranged between \$75,000 in Whiting to \$250,000 in Weybridge. Fewer than 70 homes sold for less than \$100,000 in 2004, while more than 100 sold for \$250,000 or more.

Addison Region Median Housing Sales 1987 to 2004



**Reminder: ACRPC will be sending out its annual mailing to municipalities this month. In that packet, we (1) ask for updated contact information on municipal officials, (2) send appointment forms for both the Commission and for the Transportation Advisory Committee, (3) include a local road map to be reviewed for any changes in the last year, (4) include your Rapid Response Emergency Plan also to be reviewed for changes, and (5) request information on permits issued from zoning administrators. We have tried our best to streamline this annual update and fact gathering process and appreciate your**

# Regional Plan Public Hearings

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 re-adoption 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 re-adopt 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)) with any questions or concerns (388-3141).

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Dear Local Officials:

Hello from the Addison County Regional Planning Commission ("ACRPC"). We are writing to you regarding the changes to Chapter 117, how it impacts each of you, and to let you know what ACRPC has done and plans to do to help you comply with the changes as soon as possible. First, however, we want to thank you for volunteering your time to your community. In the long run, we hope these changes will enable you to implement the vision of your municipal plan through your zoning and other regulations. In the short run, we recognize that implementing these changes will take more of your valuable time.

Please know you are not alone in this process. A number of resources exist to help you. First, ACRPC has assigned a staff member to help each of you with implementing the changes. Each of you should have already received a memo from us regarding specifically, how these changes impact your municipalities' regulations. We have also spoken with many of you regarding these changes. If you have not heard from us, or have specific questions, please call us and we will endeavor to answer your questions. We do not have enough funding to re-write all of your regulations for you. As those of you who have done it understand, a re-write can be a significant undertaking. However, we want to help you implement those changes required by state statute and need all of you to serve as the leaders of your community to accomplish this goal.

Other resources also exist to help you. The Vermont Education Collaborative, a group consisting of the Regional Planning Commissions, Department of Housing and Community Affairs, the Vermont League of Cities and Towns, the Center for Rural Studies and the Secretary of State, have created a website where they have posted a lot of useful information, including:

1. The Statute;
2. Answers to frequently asked questions;
3. Ten bulletins regarding specific provisions for changes of 117;
4. A Manual of Procedure for Administering Zoning Regulations; and
5. Links to other resources.

That site is [www.vpic.info](http://www.vpic.info). The Vermont League of Cities and Towns law center is also a good place for specific questions. The Regional Planning Commission's and Vermont League of Cities and Towns present quarterly training sessions on Vermont Interactive Television, many of which deal with Chapter 117. The bi-annual Municipal Officers Management Seminars (fall) and the Town Officials Educational Conference (April 14th, in Rutland) will also offer a lot of sessions dealing with Chapter 117. Lastly, if we at the Addison County Regional Planning Commission cannot answer your questions, we may be able to direct you to other resources.

We currently stand about halfway between the effective date of Chapter 117 (July 1, 2004) and the implementation date for those changes covered by the Savings Clause (September 1, 2005). For those of you planning to make changes by September 1, 2005, you will need to have drafts for public hearings available by May. We encourage all of you to begin work if you have not already started. When you have completed drafting, we have a checklist available to help you through the adoption process. In the meantime, please consider us as one of your primary resources to helping you revise your plans and regulations to implement these changes.

Thank you again for your commitment and hard work on behalf of your community. We look forward to helping you comply with the statute and implement the vision of your respective municipal plans.

Very truly yours,

Adam G. Lougee  
Executive Director