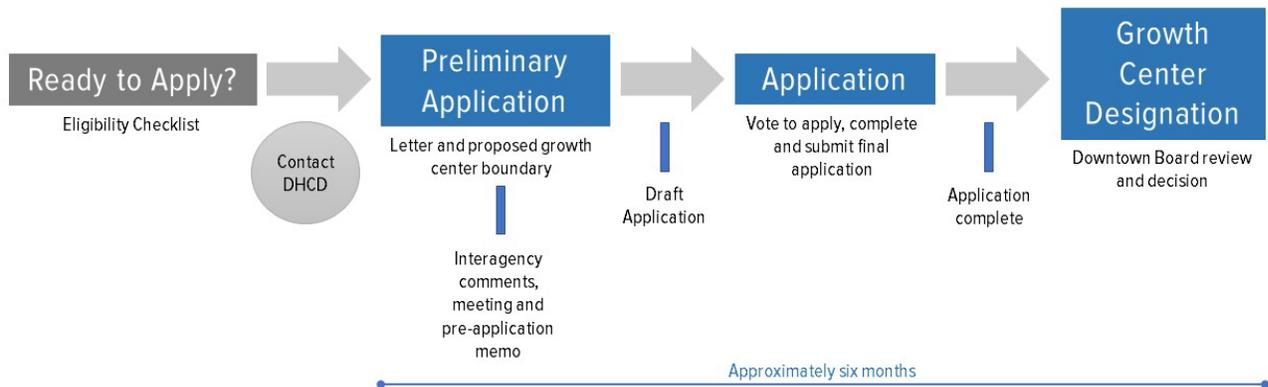


Growth Center Designation Application Form

Complete this form for growth center designation only after completing the Eligibility Checklist and submitting a Preliminary Application for Department review. The checklist and instructions for the Preliminary Application are found in the [Growth Center Application Guidelines](#).

Growth Center Application Process



Application Requirements

Please complete all the checklist items in this section and the following Responses to Review Criteria section. The application must include:

- A cover letter summarizing the application and explaining the municipality’s reasons for seeking growth center designation.
- Minutes, resolution or other official evidence that the municipal legislative body voted to apply for growth center designation according to the procedure established under [24 V.S.A. §1972](#) and §1973.

Municipal Plan

A municipality must have a regionally confirmed planning process to apply for designation. The approved municipal plan must include a description of the proposed growth center. This should be a general statement of intent, linking the goals of growth center designation to the local vision and goals in the plan. If a map is used to show the location of the proposed growth center, the area should be shown without specific boundaries, using a circle or other graphic method for showing that the location is conceptual only.

Contents of Application Form

- Application Requirements
- Responses to Review Criteria
- Analyses:
 1. 20-Year Growth Projections
 2. Development Potential in Designated Core Area
 3. Appropriate Size and Location of a Growth Center Boundary
 4. Adequacy of Infrastructure Needed to Support a Growth Center
 5. Design Guide and Checklist
 6. Natural and Historic Resources Protection

- A regionally confirmed planning process
 - o Date of Plan adoption: ____
 - o Date of Regional confirmation: ____
- A duly adopted and regionally approved municipal plan that describes the proposed growth center:
 - o Date of Regional approval: ____
 - o Provide a web link to the plan: ____
 - o Give page number(s) for the location(s) in the plan where a proposed state designated growth center is described: pages ____.

A plan with 20-year projections provides a sound basis for growth center planning and is required for this 20-year designation. The [State Planning Manual](#) also recommends that a municipality use 20-year projections as the basis for a municipal plan – a period of time that offers enough time to consider significant changes but short enough to make somewhat realistic assumptions and projections. Follow the process in [Analysis 1, Methodology for Conducting Growth Projections](#), or a similar process that results in the required 20-year growth targets and provide a summary of the targets below. Your regional planning commission can help with the required projections.

Those applying for growth center designation must have a municipal plan that meets these requirements:

- 20 Year Growth Projections – Use this table to provide both local and regional growth targets and see [Analysis 1](#) for instructions on required documentation:

20-Year Growth Projections				
	Municipality		Region	
	Existing	20-Year Target	Existing	20-Year Target
Population				
Housing (units)				
Employment (jobs)				
Employment footprint (square feet)				

Regional Planning Commission Letter

Development and change in one municipality can profoundly affect other communities. Before a growth center is designated, the regional planning commission for the applicant municipality is required to explain the regional context for the proposed growth center and indicate if the designation would be in conformance with the regional plan.

Ideally, the applicant will involve the regional planning commission in planning for the growth center well in advance of seeking designation. The local plan must describe the proposed growth center and it is helpful if the designation area is identified in the regional plan as a place for growth and investment.

The growth center application must include a letter(s) from the regional planning commission with the following:

- A description of the role of the proposed growth center in the region, and the relationship between the proposed growth center and neighboring communities.
- Written confirmation that the proposed growth center, including the regional and local growth targets, conform with the regional plan.

Maps

In addition to maps required as part of the Review Criteria below, the application must include:

- One or more maps that accurately delineate the boundaries of the growth center. The map or maps shall identify the growth center boundaries in relation to the associated designated downtown, village center, or new town center. (Shapefile of the boundary shall be submitted with application.)
- An Official Map, if one is adopted (not a prerequisite)

Concept Plan

For any parts of a growth center that are targeted for future development, a conceptual plan depicting the municipality's vision for physical improvements is required.

- A concept plan depicting the character of the streets and public spaces within the growth center, and depicting the general sizes and placement of buildings envisioned in the municipal plan for the growth center.

The application checklist continues below in the Responses to Review Criteria.

Responses to Review Criteria

To be approved for growth center designation, municipalities must demonstrate that measures have been taken to ensure development is in keeping with statewide goals and the smart growth principals. A checklist is provided to ensure all required criteria are addressed through bylaws and other policies adopted by the municipality and through specific growth center analyses provided in the attachments.

Overview of Growth Center Review Criteria

Size, Location and Uses

- Accommodates a majority of the 20-year growth
- Within or adjacent to a core designation
- Accommodates no more than 150% of the projected residential and 100% of the commercial and industrial growth
- Mix of uses that support and reinforce the core area

Density, Design and Form

- Existing and allowed density of at least 4 dwelling units per acre
- Bylaws that require a compact form of development organized around one or more focal points
- Investments support the planned character and walkability
- Prohibit strip development

Public Facilities

- Adopted a Capital Budget and Program
- Existing and planned infrastructure adequate to meet 20-year growth needs
- Policies for allocation and extension of water and wastewater services
- Existing or planned public spaces
- Existing or planned transportation facilities that conform with complete streets principles and incorporate the use of public transit

Natural and Historic Resources

- Plan, bylaws and programs minimize impacts on natural resources and working landscape
- Reinforces and is compatible with significant cultural and historic resources

Summarized from V.S.A. § 2793c (b)

1. Location

The area of land proposed for the growth center shall be located within or shall adjoin a designated downtown, village center, or new town center. If the growth center is to be adjoining, then the applicant shall demonstrate that an existing designated downtown, village center, or new town center located within each applicant municipality reasonably cannot accommodate the growth proposed to occur in the growth center.

24 V.S.A. § 2793c (b)(2)

A designated growth center must be located within or adjoining a designated core area but before considering whether to pursue designation for any land adjoining a core area, a municipality must first demonstrate that the projected 20-year growth cannot reasonably be accommodated in the core area. This requires a detailed analysis of the development potential of the downtown, village center or new town center. A step by step process is provided in [Analysis 2, Methodology for Analyzing of Development Potential in Designated Core Areas](#)

- Is the area of land proposed for the growth center located within ___ or adjoining ___ a designated downtown, village center, or new town center (core area)? Select 'adjoining' if the growth center includes but goes beyond the core area boundary.
- According to the results of Analysis 2 can the core area reasonably accommodate a majority of the growth proposed to occur in the growth center? YES/NO
If YES, the growth center must be located within the designated core area. Skip the responses for #2, Size below and complete all the other items to propose growth center designation for just the core area. If NO, complete #2 to determine growth center size.

Development Potential of Core Area		
Employment Development and Redevelopment	Square Footage	% of 20-Year Growth Needs
Employment space available in the core area (vacant + potential)		
Employment target for 20-year growth (from summary table above) – SUBTRACT		
Amount of employment space (non-residential) that cannot be accommodated in the Core - TOTAL		%
Housing Units	Units	% of 20-Year Growth Needs
Housing potential available in the core area (vacant + potential)		
Housing target for 20-year growth (from summary table above) - SUBTRACT		
Amount of housing that cannot be accommodated in the Core - TOTAL		%
Describe any adjustments that were made to shift out any sectors or unit types not likely to occur in the Core and explain why:		

2. Size

The size of the growth center shall be sufficient to accommodate a majority of the projected development within each applicant municipality over a 20-year planning period, and:

(A) shall be no larger than the area necessary to accommodate:

(i) 150 percent of the projected dwelling units in the municipality over the period; and

(ii) no more than 100 percent of the projected commercial and industrial development in the municipality;

(B) shall not encompass an excessive area of land that would involve the unnecessary extension of infrastructure to service low-density development or automobile-dependent strip development; and

(C) may include undevelopable land and land planned for green space or open space, as well as areas designed for infill and redevelopment.

24 V.S.A. § 2793c (b)(1)

If the majority of growth cannot be accommodated in the core area, a larger area of land may be designated as a growth center but there are constraints on the amount of development the growth center can be sized to accommodate. An additional analysis must be completed to demonstrate that the sizing requirements are met – see [Analysis 3, Methodology for Determining the Appropriate Size and Location of a Growth Center Boundary](#).

In sizing the boundary, note that the growth center may include undevelopable land if justified by the growth projections and if additional land is needed for development after areas suitable for infill and redevelopment are built-out. Land planned for green space or open space is allowed within the growth center, especially if those lands that are intended to provide important recreational and aesthetic amenities for people living and working in the growth center. Natural resource lands that the community has identified for protection should be excluded from the growth center if possible.

The growth center cannot include an ‘excessive area of land that would involve the unnecessary extension of infrastructure to service low-density development or automobile dependent strip development.’ Residential neighborhoods with net densities less than four single-family detached units per acre and that are not planned for higher density housing cannot be included in the growth center.

Note that an application that complies with all of the growth center requirements other than the size may be approved by the Downtown Board if the municipality presents compelling justification for deviating from the size requirement and provided that no fewer than seven of the 13 members of the Board present at the meeting vote in favor of the application.

- Complete [Analysis 3](#) to calculate the type and amount of development and land area needed to support the proposed growth center beyond what is available in the core area.
- What proportion of the municipality’s projected 20-year growth can be accommodated in the proposed growth center including in the core area? (Growth center must accommodate at least 51% of the total growth within municipality).
 - ___ % of the projected dwelling units. (Growth center is too large if more than 150% of the target units are accommodated.)
 - ___ % of the projected development of employment space. (Growth center is too large if more than 100% of the employment space is accommodated.)

- Is any area of land included in the growth center that would involve the extension of infrastructure to service low-density development or automobile-dependent strip development? YES/NO
 - If YES, explain and show location of extension on a map, AND
 - Explain if the extension is necessary
- If any of the assumptions used to calculate the development potential of the growth center outside the core area are different from those used to determine the development potential of the core area in the analysis of the core area as described in Analysis 2, explain here. Otherwise, indicate NA.

3. Uses

The growth center shall support and reinforce any existing designated downtown, village center, or new town center located in the municipality or adjacent municipality by accommodating concentrated residential neighborhoods and a mix and scale of commercial, civic, and industrial uses that are consistent with the anticipated demand for those uses within the municipality and region. The growth center shall incorporate a mix of uses that typically includes or is planned to include the following: retail, office, services, and other commercial, civic, recreational, industrial, and residential uses, including affordable housing and new residential neighborhoods, within a densely developed, compact area.

24 V.S.A. § 2793c (b)(3)

In a growth center, residents, workers and visitors should have easy access to a variety of goods, services, employment and social opportunities, schools and recreation within range of walking, biking and transit. There may be a need for some separation of incompatible uses but a reasonable and convenient mix of uses should be allowed in most zoning districts. A concentration and intensification of uses like shops and offices should be directed towards the core area to create economic and social vitality, and uses less likely to generate ‘feet on the street,’ directed to other locations.

- The proposed growth center, including the core area, incorporates the mix of uses shown on the chart.

Please use E911 data to provide the existing number of buildings, properties or units in the first six categories on the chart below. For mixed use buildings count under the primary use. Provide short descriptions of the uses envisioned for the growth center in the plan and allowed in the bylaws.

USE CATEGORY	EXISTING IN GC? (Number)	LAND USE REGS ALLOW IN GC? (Yes/No & Describe)	ENCOURAGED IN PLAN? (Yes/No & Explain)
Retail buildings			
Office buildings			
Services buildings			
Civic buildings			
Recreational properties			
Industrial buildings			
Residential units			
	EXISTING IN GC? (Yes/No)	LAND USE REGS ALLOW or INCENT IN GC? (Yes/No & Explain)	ENCOURAGED IN PLAN? (Yes/No & Explain)
Affordable Housing			
New residential neighborhoods			
Other (optional)			

- Attach one or more maps showing the following:
 - locations of uses in the growth center (E911 data).
 - the zoning districts covering the growth center.
 - Locations of designated downtowns, village centers and new town centers outside the growth center and in adjoining municipalities.
- Attach a use table for the zoning districts or alternative requirements such as Form Based Code that would apply to uses in the Growth Center.

Uses allowed for development in the growth center but outside the core should correspond to the demand for residential and non-residential growth identified in the 20-year growth projections and should complement the existing and proposed uses in the core. If land in a designated growth center outside a core area, has or is allowed to have large scale retail or office uses, those uses may compete with the economic viability of the core area. The appropriate scale of retail or office uses in a growth center outside the core will depend on the size and character of the community and the location of those uses in relation to the core area.

Future uses in a growth center should also be planned to support any downtowns, village centers or new town centers in surrounding communities. Marketing or economic development studies for the municipality or region are helpful in characterizing how the existing centers are positioning themselves in the marketplace and provide guidance on complementary uses for the new growth center.

- If the uses planned for the growth center outside the core area are consistent with the 20-year growth projections:
 - Are concentrated residential neighborhoods needed in the growth center outside the core area? YES/NO. If Yes, explain how much and what kind.
 - Are a mix and scale of commercial, civic and industrial uses needed in the growth center outside the core area? YES/NO. If YES, explain how much and what kind?
- Explain how those uses support and reinforce any existing designated downtown, village center, or new town center located in the municipality or adjacent municipality:
 - Have any marketing or economic development studies been conducted in the growth center municipality or in any adjacent municipality? YES/NO. If YES, provide links or attach those studies
 - Describe how the core areas in the adjacent municipalities will be supported and reinforced by development in the proposed growth center, referring to any relevant studies or plans.

4. Density, Design and Form

The municipality shall adopt municipal plan policies and implementing bylaws and ordinances applicable to the growth center that conform with design guidelines developed by the Department pursuant to subdivision 2793c(d)(3) of this title, and that:

- (A) Allow net residential densities within the growth center greater than or equal to four single-family detached dwelling units per acre, exclusive of accessory dwelling units, or no fewer than the average existing density of the surrounding neighborhood, whichever is greater.
 - (B) Ensure that all investments contribute to a built environment that enhances the existing and planned character and supports pedestrian use.
 - (C) Ensure sufficient density, building heights, and building coverage or sufficient floor area ratio. A municipality may use bylaws that regulate adequately the physical form and scale of development to demonstrate compliance with this requirement.
 - (D) Minimize the required lot sizes, setbacks, and parking and street widths.
 - (E) Organize the proposed growth center development around one or more central places or focal points that will establish community identity and promote social interaction, such as prominent buildings of civic, cultural, or spiritual significance or a village green, common, or square.
 - (F) Prohibit linear, automobile-dependent strip development along heavily traveled roads within and extending outside the growth center.
- (7) Public spaces. The growth center shall incorporate existing or planned public spaces that promote social interaction, such as public parks, civic buildings such as a post office or municipal offices, community gardens, and other formal and informal places to gather.

24 V.S.A. § 2793c (b)(3) and (7)

Growth centers need to be cohesive, walkable places where the individual investments, both public and private, contribute to the desired character and efficient functioning of the built environment. Local policies and regulations must prohibit the kind of low-density, vehicle-oriented development that predominated in the last half century.

Public buildings, civic spaces, parks and other gathering places are critical to the success and vitality of a growth center. These places provide essential social and recreational opportunities for people in growth centers and help create a distinctive sense of place.

A wide range of local policies and regulations affect the final form of development, from parking standards to setback requirements. A Design Guide is provided in [Analysis 4](#) that lists many of the typical municipal strategies for achieving a compact, walkable form. 10 strategies are provided under each category and at least seven (in each category) will need to be adopted by a municipality seeking growth center designation. The results of the checklist in the design guide will provide context for the specific responses to each of the statutory design requirements.

RESIDENTIAL DENSITY CALCULATIONS

Residential densities in growth centers need to be relatively high to enable walkability, convenience and to avoid the kind of sprawling development that destroys natural resources. Municipal regulations must allow minimum net neighborhood densities greater than or equal to four single-family detached dwelling units per acre, exclusive of accessory dwelling units, or no fewer than the average existing density of the surrounding neighborhood, whichever is greater. Bylaws that adequately regulate the physical form and scale of development may be used to demonstrate compliance with this requirement. Any area where the municipality requires densities that are lower than the minimum net residential density cannot be included in the growth center.

In existing residential neighborhoods where the actual density is higher than 4 units per acre, the bylaws must allow densities at least as high as the existing development or specify a building form that is at least as dense as the existing development pattern.

In situations where there may be a question about what the existing density may be, use a net neighborhood residential density approach to calculate it. Apply this approach by defining a neighborhood and excluding land that is largely undevelopable from the base area used in the calculation. What is considered undevelopable for the purposes of calculating density includes: 1.) areas with slopes greater than 20%, 2.) wetlands, floodways and streams, and 3.) rare and irreplaceable natural areas. Land area included in the calculation includes: dwelling lots/yards, driveways, gardens, ancillary structures, new streets, resident parking. (When determining the size of any area occupied by a slope of 20% or more, the methodology used to calculate slope shall be the same as the one used to generate the 'slope' layer in the Vermont Planning Atlas: <http://maps.vermont.gov/ACCD/PlanningAtlas/index.html?viewer=PlanningAtlas>)

Once the existing density is determined, confirm that the land use regulations allow at least the same residential density.

- The municipality has adopted municipal plan policies and implementing bylaws and ordinances applicable to the growth center that conform with the [Design Guide and Checklist in Analysis 4](#). Report the scores from the checklists here. A minimum of 7 out of 10 strategies in each category are necessary for designation.
 - Walkable Communities: ___ of 10
 - Complete Streets: ___ of 10.
 - Building and Lot Patterns: ____ of 10.
 - Auto-oriented Strip Development: ___ of 10.

- List the zoning districts in the growth center and the existing (on-the ground) residential densities in each as well as the permitted density in the bylaws. Apply the Residential Density Calculation method if needed to determine existing density.

Zoning District in Proposed Growth Center	Existing Residential Density	Permitted Single Family Detached Residential Density	Permitted Multifamily Residential Density

- The permitted residential densities in the Growth Center are greater than or equal to four single-family detached dwelling units per acre, exclusive of accessory dwelling units, or no fewer than the average existing density of the surrounding neighborhood, whichever is greater?

5. Public Facilities

(5) Capital budget. The applicant has adopted, in accordance with section 4430 of this title, a capital budget and program that includes existing and planned wastewater treatment, water, stormwater, and transportation infrastructure; public spaces; other infrastructure necessary to support growth center development; and a reference map.

(6) General infrastructure. The existing and planned infrastructure shall be adequate to implement the growth center and meet the municipality's 20-year growth needs. The municipality shall have adopted policies on the extension of water and wastewater lines that include a defined service area and allocation plan to support the growth center.

(8) Transportation. Existing or planned transportation infrastructure serving the growth center shall be adequate to implement growth center development over the 20-year period, and shall conform with "complete streets" principles as described under 19 V.S.A. § 309d; shall establish multi-modal access to the downtown, village center, or new town center; shall incorporate, accommodate, and support the use of public transit systems; and shall encompass a circulation system that is conducive to pedestrian and other nonvehicular traffic. The applicable municipal plans and bylaws shall include provisions that will result in street connectivity and aim to create a comprehensive, integrated, connected network for all modes.

24 V.S.A. § 2793c (b)(5), (6) and (8)

Public facilities, including civic buildings, water and wastewater systems, parks and maintenance equipment are all essential components of a compact settlement. A primary goal of growth center planning is to ensure public facilities are made available in an orderly manner to serve existing and projected development. For designation, municipalities are expected to 1) demonstrate that the existing or planned infrastructure is adequate to serve the 20-year development targets in the growth center; 2) adopt and maintain a capital budget and program; 3) have policies in place to define a water wastewater service area and allocation plan in support of the growth center; and 4) provide for a wide range of transportation options. [Analysis 5, Public Facility Needs](#), provides two tables for summarizing the facility needs for the growth center.

- Tables 1 and 2 in Analysis 5 completed, listing the public facility projects that will be needed in the next 20 years for the growth center and the steps the municipality is taking to implement them.

Planning for 20-year facility needs – All municipalities need to build, repair or replace facilities or equipment as a result of age, wear or to meet new standards. Facility planning begins with an inventory of current facilities and an assessment of how well each facility serves the current population and its remaining capacity or working life. To plan for the projected 20-year facility needs, municipalities need

to consider any new facilities or upgrades to accommodate the additional demand. See the [Facilities Management](#) paper in the [Implementation Manual](#) for information on long-term planning for public facilities. Ideally the public facility needs for the 20 year targets will be outlined in the municipal plan.

- Provide one or more maps of existing and planned public facilities, including public buildings, public spaces, wastewater and water services, roads, sidewalks, paths, transit centers, parking areas, parks, and schools within the growth center boundaries
- The existing and planned infrastructure are adequate to implement the growth center and meet the municipality's 20-year growth needs.
 - o Are the 20-year facility needs described in the municipal plan and based on the growth projections? YES/NO. If YES, indicate page numbers where it is addressed.
 - o If not in the municipal plan, are there other plans or studies that identify the facility improvements needed to accommodate the projected 20-year growth? YES/NO. If YES, attach or link to documents.

Capital budget and program – Once the long-term facility needs are established, municipalities must identify the investments needed for the next several years through a Capital Improvement Program (CIP). A CIP helps avoid budget fluctuations by spreading out predictable capital expenses over several years and allows the annual Capital Budget to reflect a longer-term approach to paying for facilities. The CIP also provides municipalities with a tool for prioritizing investments in a growth center. For this reason, growth center designation requires a CIP adopted by the municipality and that addresses the facilities needed for the growth center. A reference map showing those public facilities is also required.

- Attach or link to the adopted CIP _____.
- Attach or link to a reference map showing the locations of any proposed public improvements in the growth center: _____.

Service areas and allocation plans – Because development can be stimulated by the presence of public facilities – particularly access to public water and wastewater facilities – municipalities seeking growth center designation are required to have adopted policies on the extension of water and wastewater lines that include a defined service area and an allocation plan to support the growth center. The defined service area should be presented as a map with written policies on how the municipality will handle requests for extensions of sewer or water lines outside the boundaries, if any. Allocation ordinances help ensure that the existing capacity of the water and wastewater facilities are not consumed faster than planned. This is especially important when the capacity of the facility is limited. Allocation ordinances should give priority to development targeted for the proposed growth center.

- Attach or provide a link to adopted policies on the extension of water and wastewater lines that include a defined service area and allocation plan to support the growth center _____.
 - o Briefly summarize the policy(s).
- Provide a map showing the growth center boundary in relation to service area boundaries.

Transportation Options – Because unplanned development tends to default towards vehicle-oriented transportation, growth center designation requires municipalities to actively plan for a full range of transportation options such as creating walkable places, making bike-friendly infrastructure and ensuring transit is available. Applying complete streets principles (addressed in the [Analysis 4 Design Guide](#)) will help ensure that the municipality's transportation meet all these objectives.

- Briefly summarize the steps the municipality is taking in the following transportation categories:
 - How multi-modal access is and will be provided to the designated core.
 - How the growth center encompasses a circulation system that is conducive to pedestrian and other non-vehicular traffic.
 - How the applicable municipal plans and bylaws include provisions that will result in street connectivity and aim to create a comprehensive, integrated, connected network for all modes.
- Briefly describe the existing and any proposed transit systems serving the growth center.

7. Resource Protection

(9) Natural resources within growth centers. The growth center shall avoid or minimize the inclusion of important natural resources and identified flood hazard and fluvial erosion hazard areas. If an applicant includes an important natural resource or flood hazard or fluvial erosion hazard area within a proposed growth center, the applicant shall identify the resource or area, explain why the resource or area was included, describe any anticipated disturbance to the resource or area, and describe how the municipality's land use bylaws will avoid or minimize impacts to the resource or area. If impacts to the resource or area are necessary to achieve growth center goals, the applicant shall provide justification for why the disturbance cannot be avoided or minimized.

(10) Natural resources outside growth centers. Municipalities applying for growth center designation shall ensure that the approved local plan, implementing bylaws, and other programs serve to minimize conflicts of development with agricultural and forest industries; minimize the conversion and fragmentation of farmland, forestland, or significant areas of habitat connectivity; and minimize impacts on important natural resources located outside the proposed growth center.

(11) The growth center shall be compatible with and reinforce the character of sites that are listed or eligible for listing on the National or State Register of Historic Places, and other significant cultural and historic resources identified by local or State government in or adjacent to the growth center.

24 V.S.A. § 2793c (b)(9), (10) and (11)

Growth centers should be identified in such a way that important natural resources are protected and the proposed development is consistent with significant cultural and historic resources. Resources must be identified on maps that are included in the application. 'Important Natural Resources' are defined in the designation statute as: *headwaters, streams, shorelines, floodways, rare and irreplaceable natural areas, necessary wildlife habitat, wetlands, endangered species, productive forest lands, and primary agricultural soils, all of which are as defined in [10 V.S.A. chapter 151](#)*. In addition to those resources defined for Act 250 permitting purposes, the growth center application is required to provide maps with: *identified flood hazard and fluvial erosion hazard areas, National Register Historic Districts, National or State Register Historic Sites, and other significant cultural and natural resources identified by local or State government within the municipality as well as existing slopes of 20 percent or greater.*

Once mapped, applicants must then provide additional information about the resources present within the growth center and those outside. [Analysis 6 – Natural and Historic Resources Protection](#) provides forms for reporting on each of the resources, with questions about how the resources will be addressed

in defining the growth center itself as well as the protection measures established for resources outside the growth center.

- The [Natural and Cultural Resource Protection forms \(Analysis 6\)](#) are completed providing the required data and maps.

Natural Resources Within Growth Center. The growth center boundary must be defined in such a way that important natural resources and identified flood hazard and fluvial erosion hazard areas are avoided or the inclusion minimized. In situations where this is not possible the reasons and anticipated impacts must be described.

- The growth center avoids or minimizes the inclusion of important natural resources and identified flood hazard and fluvial erosion hazard areas. Provide a brief overview here including a list of those resources present in the growth center.

Natural Resources Outside Growth Center. Preventing impacts on resources outside the growth center is a central goal of designation. Methods for achieving resource protection are presented in two Implementation Manual papers: Open Space and Resource Protection [Programs \(non-regulatory\)](#) and [Regulations](#). Among the municipalities that have already obtained growth center designation, Bennington, Hartford and Williston have implemented notable strategies for protecting their rural resources.

Do the approved local plan, implementing bylaws, and other programs serve to:

- Minimize conflicts of development with agricultural and forest industries? Summarize how.
- Minimize the conversion and fragmentation of farmland, forestland, or significant areas of habitat connectivity? Summarize how.
- Minimize impacts on important natural resources located outside the proposed growth center? Summarize how.

Historic and Cultural Resources. For historic resources the goal is to identify the resources and take measures to ensure the growth center is compatible with and reinforces the character of the historic

Resource Mapping Requirements

The following list outlines the elements that must be mapped and included with the submitted application. Most of the required resources are likely to be maps in your existing municipal plan but if any resources are not included in the plan, they may be mapped using the Vermont Planning Atlas:

Maps must show:

- Important natural resources as defined in 24 V.S.A. § 2791(14), meaning: headwaters, streams, shorelines, floodways, rare and irreplaceable natural areas, necessary wildlife habitat, wetlands, endangered species, productive forestlands, and primary agricultural soils, all of which are as defined in 10 V.S.A. Chapter 151.
- Existing slopes of 20% or steeper (note: available on the Natural Resources Atlas.)
- identified flood hazard and fluvial erosion hazard areas, including river corridors
- National Register Historic Districts, National or State Register Historic Sites
- Other significant cultural and natural resources identified by local or State government such as archeological sites and scenic areas

On all maps, indicate the source of the data used.

sites. These may already be identified in the municipal plan since approved plans must include policies on the preservation of historic features and resources. Strategies might include identifying historic buildings within the growth center that could be renovated and reused, or establishing a historic district for reviewing development proposals for compatibility with the historic character. See the paper on [Historic Preservation](#) in the Implementation Manual for other approaches.

- Completed the [Natural and Cultural Resource Data sheet \(Analysis 6\)](#), providing necessary data and maps on: National Register Historic Districts and State Register Historic Sites.
- Summarize how the growth center is compatible with and reinforces the character of sites that are listed or eligible for listing on the National or State Register of Historic Places, and other significant cultural and historic resources identified by local or State government in or adjacent to the growth center.

Attachments – Required Analyses

1. [20 Year Growth Projections – Methodology for Conducting Growth Projections](#)
2. [Methodology for Determining of Development Potential in Designated Core Areas](#)
3. [Methodology for Determining the Appropriate Size and Location of a Growth Center Boundary](#)
4. [Design Guide and Checklist](#)
5. [Public Facility Needs - Methodology for Determining the Adequacy of Infrastructure Needed to Support a Growth Center](#)
6. [Natural and Historic Resources Protection](#)