

NOTICE

Town of Stratton Board of Selectmen

Pursuant to law, notice is hereby given that the Stratton Board of Selectmen will hold a Public Hearing in the Stratton Town Office in Stratton, Vermont at 7:30p.m. on Monday, December 14, 2020, at which time all persons interested in the following matter will be heard:

The Legislative Public Hearing to consider the adoption of the Stratton Town Plan (2020). This document affects the entire Town of Stratton. Copies of the Stratton Town Plan 2020 are available to be reviewed at the Town Office Monday through Thursday from 9 a.m. till 3 p.m. or on the Stratton Town website: www.townofstrattonvt.com.

Background and Summary of the Amendment

The proposed Town Plan Adoption seeks to meet the statutory requirements for this process. This update is focused on the recently required element regarding Flood Resilience. This section was updated to meet statutory requirements. With this addition, the Stratton Town Plan is consistent with **24 V.S.A. §4384**. Additionally, the Land Use section was revised to reflect current Zoning Regulations. Changes to the Land Use Districts extend proposed Conservation Districts to all areas of the Town over 2500' in elevation (with exception of a small developed area within CR1). A proposed Conservation District also extends across Rte. 100 in the southern portion of the Town, to include a designated Bear Corridor. In regard to **24 V.S.A. §4384(c) (1) through (5)** requirements: The impact of these District changes regarding traffic, the municipal tax base and need for public facilities are extremely minimal or nonexistent, as most areas were already limited in their potential for development. The benefit to the Town is inherent to the preservation of its forests and wildlife and the impact on other similarly designated areas is minimal, with exception of wildlife area continuity. These changes are appropriate and suitable for these designated areas, as they also have been identified by ANR and have similar restrictions in place, due to elevation or wildlife habitat requirements. Due to the nature of the proposed District changes, no alternative locations have been proposed. An alternative use of these lands considered was to retain their current Zoning Districting as "Public" or "Residential," as applicable.

A Public Hearing was held by the Stratton Planning Commission on October 28, 2020. No amendments were made. The proposed Town Plan was forwarded to the Stratton Selectmen for Legislative Review on October 29, 2020.

STRATTON TOWN PLAN (2020) SUMMARY

PART 1	<i>INTRODUCTION</i>
PART 2	<i>GOALS, OBJECTIVES, AND POLICIES</i>
	Goal 1: SETTLEMENT PATTERNS
	Goal 2: ECONOMIC GROWTH
	Goal 3: EDUCATION
	Goal 4: TRANSPORTATION
	Goal 5: NATURAL AND HISTORIC FEATURES
	Goal 6: LAND, WATER, AND AIR RESOURCES
	Goal 7: ENERGY
	Goal 8: RECREATION
	Goal 9: AGRICULTURE AND FORESTRY
	Goal 10: EARTH AND MINERAL RESOURCES
	Goal 11: HOUSING
	Goal 12: PUBLIC FACILITIES AND SERVICES
	Goal 13: CHILDCARE
	Goal 14: FLOOD RESILIENCE
PART 3	<i>TOWN PLAN ELEMENTS</i>
	LAND USE PLAN
	EXISTING LAND USE
	PROPOSED LAND USE DISTRICTS
	NATURAL AND HISTORIC RESOURCES
	COMMUNITY FACILITIES AND SERVICES PLAN
	TRANSPORTATION PLAN
	HOUSING ELEMENT
	ENERGY PLAN
	ECONOMIC DEVELOPMENT
	FLOOD RESILIENCE PLAN
PART 4	<i>HISTORY OF THE TOWN OF STRATTON</i>
PART 5	<i>IMPLEMENTATION OF THE TOWN PLAN</i>
PART 6	<i>COMPATIBILITY</i>
PART 7	<i>DEFINITIONS</i>
PART 8	<i>MAPS</i>

Dated November 12, 2020

Albert Dupell, Chair Stratton Board of Selectmen