

4. Industrial

Land in the Florence vicinity has traditionally been agricultural and industrial and offers potential for further industrial expansion. A rail spur serves the area, there is direct truck access from Route 7, high voltage power service is provided and municipal water is available. While municipal services do not presently exist in Florence for wastewater treatment, consideration has been given to developing a sewer treatment facility. The current industrial area is composed primarily of land owned by OMYA and the railroad. Other sites adjacent to OMYA lands and along access to the OMYA lands are also considered to have potential for industrial uses but may require substantial resources to make them useable for industrial purposes.

5. Commercial

Principal activities include services, retail, restaurant, commercial and banking. Development in this area of the village should be encouraged to create a vibrant commercial center.

In November 2007, the State Downtown Development Board awarded Pittsford with Village Center Designation. This program was created to support development of older and historic properties within Designated Village Center districts through tax credits targeted at general rehabilitation work, code compliance work and exterior improvements of the facade of buildings.

The three credits are:

- . 10% State Historic Rehabilitation Tax Credit applies to costs for substantially rehabilitating a certified historic building and piggy backs on the 20% Federal Rehabilitation Investment Tax Credit

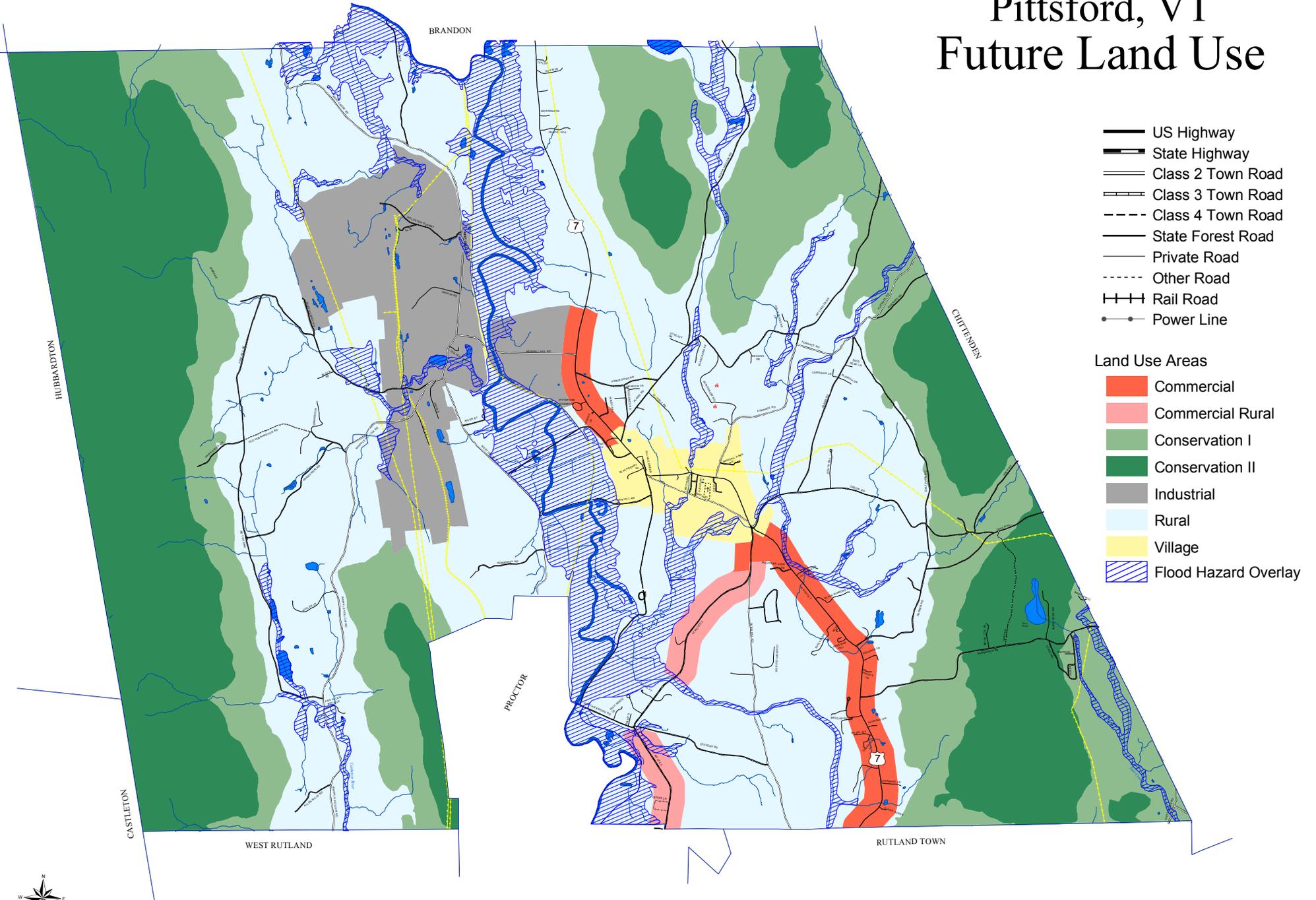
- . 25% Facade Improvement Tax Credit

- . 50% Code Improvement Tax Credit applies to costs of bringing a building into compliance with state building codes

6. Conservation

The Conservation areas are above the eight hundred (800) foot contour and are generally characterized by dense forests, steep hills with shallow or otherwise fragile soils, stream banks and elevations where development is to be limited. Some of the more prominent areas within this district are Cox Mountain, Bald Peak, Blueberry Hill, Biddie Knob and the Taconic Range. Other protected areas include lands owned by the Nature Conservancy, the town of Proctor and some land owned by Pittsford and the state of Vermont. These lands are important sources for water supplies. They provide habitat for wildlife and offer scenic vistas of Pittsford, which are essential components of our character and the tourist industry. Development above the eight hundred (800) foot contour should be limited to residential and agricultural uses only. Given the availability of water and on-site sewage disposal, avoidance of erosion issues and wildlife habitat; development between the eight hundred (800) foot and

Pittsford, VT Future Land Use



- US Highway
- State Highway
- Class 2 Town Road
- Class 3 Town Road
- Class 4 Town Road
- State Forest Road
- Private Road
- Other Road
- Rail Road
- Power Line

- Land Use Areas**
- Commercial
 - Commercial Rural
 - Conservation I
 - Conservation II
 - Industrial
 - Rural
 - Village
 - Flood Hazard Overlay



The Rutland Regional Planning Commission (RRPC) makes no warranty as to the merchantability or accuracy of this data. This data is believed to be an accurate representation of the information upon which it was derived, but errors and omissions may exist. Site investigations and visits should be conducted prior to making any decisions based on the data portrayed. In no event is the RRPC, its agents or assigns, liable for any losses which may occur as a result of using this data. This information is intended for general planning purposes only, it is not a legal document.



Copyright Rutland Regional Planning Commission
 This map (D:\RRPC\PITTSFRD\MAPS & PROJECTS\
 Town Plan\FLU.mxd) was produced on 2/23/09



Substantial regional impact as defined in this chapter will be affected by issues described in other chapters of the Regional Plan, including Future Use of Land, Housing, Economic Activity, Agriculture and Forestry, Energy, Telecommunications, and Transportation.

applications. A petitioner is required to provide plans to the regional planning commission not less than 45 days prior to filing their petition for the Certificate of Public Good with the PSB. However, a regional planning commission may waive the 45-day requirement.

Act 250

Vermont's Land Use and Development Law (VSA Title 10, Chapter 151), Act 250 as it is most commonly referred, was established in 1970 as part of a statewide planning and development control effort in response to rapid growth across the state. Originally designed to implement a state land use plan that was never approved, Act 250 reviews and issues permits to large residential, commercial, industrial developments, and all public facilities. Permit decisions are based on the applicant's demonstration that the proposed project will not seriously impact any of 10 criteria that include water and air quality, agricultural and forestry soils, wildlife, municipal services, and local and regional development plans.

Under state law, regional planning commissions are a statutory party to any review of projects within the region, and in some cases outside the region. In addition, 24 V.S.A. §4345a(13) requires regional planning commissions to "appear before district environmental commissions to aid them in making a determination as to the conformance of developments and subdivisions with the criteria of 10 V.S.A. §6086."

The Rutland Regional Planning Commission reviews all Act 250 applications in the Region, and participates and provides comments on all applications.

Substantial Regional Impact

As a regional planning commission, the Rutland Regional Planning Commission is particularly interested in developments

whose impacts are regional in scope. Chapter 117 of Title 24 in the Vermont Statutes Annotated requires regional planning commissions, in the regional plan, to define the term "substantial regional impact."

The Rutland Regional Planning Commission defines substantial regional impact as "an impact that has considerable and ongoing impact on two or more municipalities."

During review of projects which fall under the requirements of Act 250, Section 248 or solid waste, the Commission will consider the goals and policies of the Regional Plan. It is expected that in most instances the Regional Plan and local plan will be compatible. In cases where the plans are not compatible, the Regional Plan will take precedent when the project has a "substantial regional impact."

Where the provisions of a regional and municipal plan are relevant in these proceedings, the law states:

- the provisions of the *Regional Plan* shall be given effect to the extent that they are not in conflict with the provisions of a duly adopted municipal plan.
- to the extent that such a conflict exists, the *Regional Plan* shall be given effect if it is demonstrated that the project under consideration in the proceedings would have a substantial regional impact (24 V.S.A. §4348(h)).

Cumulative Impacts of Development

When determining whether a project has substantial regional impacts, the impacts produced by the project itself are considered. As the Rutland Region experiences development of varying intensities and densities over time, impacts that are not evident on a project to project basis can become evident when considering the impacts of many projects in a limited geographic area together. Project review should consider cumulative

Additional Regional and Community Standards for Energy Facility Siting and Development

To carry the most authority in a Public Utility Commission (PUC) proceeding, a municipal or regional plan must be clear, specific, and consistent in expressing community standards. A plan must be unambiguous on stating a community's position on the development of energy facilities. A collaborative approach shall be used to ensure there is a thoughtful planning process that includes input from the region and the municipality and encourages developers and utilities to involve regional and municipal officials as early as possible.

The following sections lay out specific standards for particular types of energy transmission and generation facilities. Where a new generation facility requires a new transmission facility, including electrical substations, both the generation and transmission standards shall apply. The standards below are not the exclusive standards and are intended to apply along with policies elsewhere in the Rutland Regional Plan.

All Transmission and Generation Facilities

1. The Rutland Regional Plan requires facilities to conform to all policies stated throughout the Plan.
2. All facilities shall conform to local, state and federal regulations.
3. Every facility above 10 kW shall specify an action plan and guaranteed funding source for decommissioning to ensure the site is safe, stable, and free of structures and hazardous materials.
4. Road access to the facility shall not contribute to unsafe conditions for the general public.
5. Light pollution is minimized to every extent possible. Non-critical outdoor lighting is activated by motion-sensors or on-site personnel. Light fixtures are shielded down to minimize light trespass and upward glare or glow. Lighting for air safety shall be radar activated.
6. Every facility, with the exception of wind turbines, shall be designed and constructed to meet the audible noise regulation of the municipality; if the municipality has no noise standard, the facility shall not exceed daytime levels of 40 dBA Lmax and nighttime levels of 35 dBA Lmax, as measured at the property line.
7. No facility shall create conditions that reduce or interfere with television, radio, radar, or other communication signals, including public safety communication systems.
8. Every facility of 200 kW or greater generation capacity, and every transmission substation facility, shall prominently display 24-hour emergency contact information and file site plans and emergency response plans with the fire departments serving the location.
9. Facility construction and renovation is consistent with historic preservation guidelines published by the Secretary of the Interior and the Vermont Division for Historic Preservation.
10. Any proposed facility shall comply with the plan and bylaws of the municipality where it is to be located.
11. Any proposed facility shall consider the cumulative impact of land use aesthetics, property values, forest fragmentation and landowner compensation for multiple energy generation and transmission facilities.
12. Any proposed facility should avoid state-designated primary agricultural soils unless site-specific conditions are not favorable for agricultural activities.
13. Any proposed facility should avoid forested sites and shall not remove forest cover equaling no more than 15% of the project footprint.

Solar Electric Facilities

Photovoltaic and other solar electricity facilities shall be designed, constructed, and operated such that:

1. The facility is located to make use of a developed or existing structure or brownfield site, including parcels contaminated or perceived to be contaminated that otherwise hinders redevelopment.
2. The facility is designed to locate inverters and support structures away from existing residences, wetlands, special flood areas, and slopes.
3. The facility is designed to reduce visibilities from the road and from neighbors with setbacks and screening.

Hydropower Facilities

Hydropower facilities used to generate electricity shall be designed, constructed, and operated such that:

1. The facility makes use of an existing impoundment or watercourse structure to generate electricity without changing the water quality, water temperature, upstream and downstream habitat of the facility. Vermont Agency of Natural Resources regulations for stream flow shall apply. The Plan recognizes the viability and importance of utilizing existing dams, including upgrading outdated equipment to maximize generation.

2. The facility does not increase flood hazard to public or private structures or public infrastructure.
3. The facility does not impair or inconvenience recreational uses. Any portage is well marked, as short as possible, and features stable shoreline areas for landing and launching.
4. The facility is compliant with guidelines of the Low Impact Hydro Institute to protect fish habitat and migration.

Biomass Facilities

Facilities that burn woody biomass to generate electricity shall be designed, constructed, and operated such that:

1. Biomass inputs (fuel) are sourced in accordance with a written procurement standard approved by the Vermont Agency of Natural Resources. If a standard is not available, a majority of fuel shall be sourced from lands managed under the Use Value Assessment program; or from harvests monitored by a professional forester.
2. The facility is designed and operated to utilize waste heat for an integral purpose, such as district heating of multiple buildings; manufacturing or processing; or agricultural production
3. The facility shall be designed to avoid traffic through residential areas, provide safe access onto local or state highways, and not contribute to unreasonable congestion on area highways.
4. The facility shall use the least amount possible of water withdrawal and discharge by using latest technology, such as dry cooling.
5. The water that is discharged by the facility shall not increase the nutrient load on waterbodies in the area.
6. The use of wood waste shall be encouraged provided it does not contain toxic materials.
7. The facility shall provide a lifecycle analysis that includes all fossil fuel consumption used for harvesting and trucking
8. The facility shall be located to minimize air pollution impacts downwind.

Wind Facilities

Facilities that generate electricity using the force of wind and designed with generation capacity of 5 kW or greater shall be designed, constructed, and operated such that:

1. Facility components, including towers, shall be located to minimize component visibility from beyond project boundaries.
2. Since wind turbines have a unique sound profile that is more annoying at lower decibel levels, facilities shall not exceed 40 dBA Lmax daytime/ 35 dBA Lmax nighttime measured from the property line.

Electrical Transmission Facilities:

Electrical transmission facilities in excess of 30 kV and related substations shall be designed, constructed, and operated such that:

1. Existing rights-of-way shall be used by new facilities. The need for a new facility beyond these corridors shall be based on the PUC review of system need, reliability, and economic benefit
2. Any transmission line, substation or other structure is located away from special flood hazard areas and wetlands.
3. Any upgrade to 3-Phase requires a permit. From the Public Service Board.
4. When electrical transmission lines are less than 50 feet from residences, they shall be re-routed or buried.
5. Whenever possible, transmission lines will be reconducted instead of widening existing right of way and adding another set of poles and wires.

Natural Gas Facilities

Fixed natural gas transmission facilities shall be designed, constructed, and operated such that:

1. New or expanded facilities shall use existing utility or transportation rights-of-way.
2. New or expanded facilities shall serve existing development within 2.0 miles of the transmission route—including all downtowns and village centers as designated by the Agency of Commerce and Community Development.
3. Any gate station, compressor facility, or other above-ground structure shall comply with the plan and bylaws of the municipality.
4. Any transmission trunk line (including the pipeline) shall be set back at least 150 feet from any habitable structure (at the time of partition) that is not related to the facility. The owner of the structure within this setback distance may waive requirements for their property in writing
5. Applicants shall develop a methodology for addressing landowner issues to avoid the use of eminent domain or burdening landowners with legal costs associated with the taking of private property for the public good.

Energy Strategies to Achieve Regional Targets: Conservation and Generation

To meet the 90x50 goal, LEAP establishes the following targets:

Reduce overall energy consumption in the Rutland Region by 32%, with a third of that coming from conservation measures.

For residential heating, virtually eliminate use of fossil fuels by switching to electric (heat pumps) and biodiesel.

For transportation, sharply curtail use of gasoline and other fossil fuels and replace with biodiesel and electricity.

RRPC adopts these statements of policy to demonstrate its commitment to meeting state and regional energy goals and to satisfy the determination standards established by the Vermont Department of Public Service:

Statements of Policy

RRPC supports conservation efforts and the efficient use of energy across the transportation, heating and electricity sectors.

RRPC supports the reduction of in-region transportation energy demand, reduction of single-occupancy vehicle use, and the transition to renewable and lower-emission energy sources for transportation

RRPC supports patterns and densities of concentrated development that result in the conservation of energy.

RRPC supports the development and siting of renewable energy resources in the Rutland Region that are in conformance with the goals, strategies, and standards outlined in this plan.

The plan up to this point reported modeling for the reduction of energy demand and the increased use of renewable fuels across three sectors – thermal, transportation and electricity – in the region. The following identify actions specific to the Rutland Region. For these actions to succeed, there will need to be collaboration among local communities, regional organizations such as RRPC, private businesses, and state agencies.

Conservation Strategies

To help with the transition from fossil fuel use to renewable energy sources for heating, the modeling done by LEAP developed several different pathways. In the case of the

residential sector, it is through electrification. For the industrial and commercial sectors, it is with an increased use of biodiesel, wood and electricity.

The availability of alternative, efficient heating sources is key to ensuring greater thermal efficiency in the region. It is anticipated that cold climate air-source heat pumps will be an efficient alternative for residential and some commercial buildings. The RRPC will encourage municipalities to weatherize existing structures in the region's downtowns and village centers. These areas contain more residential and commercial units and include a very high percentage of rental housing. The RRPC supports efforts to reduce the costs of converting to heat pump systems and supports assistance programs to make such fuel-switching more affordable for the region's residents.

Improving the energy efficiency of newly constructed structures can be addressed through regulatory means. Efficiency Vermont recently adopted a "stretch" code for commercial and residential structures in Vermont. A stretch code has higher energy standards than the currently required Residential Building Energy Standards and the Commercial Building Energy Standards. Also, some municipalities may be interested in adopting a building code to increase energy efficiencies. There is potential for geothermal heating, also known as ground source heat pumps. Several facilities in the region currently use biomass heating, but there is only one district biomass heating facility in the region (where a central biomass facility heats several structures).

The modeling done by LEAP developed several different pathways. In the case of the residential sector, it is through weatherization and the use of electricity generated from renewable sources. For the industrial and commercial sectors, it is with an increased use of biodiesel, wood and electricity.

Thermal Goal

To reduce annual regional fuel needs and fuel bills for heating structures, and facilitate the transition from non-renewable sources to renewable fuel sources.

Thermal Implementation Actions

Strategize with NeighborWorks of Western Vermont Heat Squad and BROCC-Community Action in Southwestern Vermont about ways to increase the effectiveness of the weatherization programs in the region.

In partnership with municipalities, utilities and other regional stakeholders, educate homeowners, including owners of rental housing, about weatherization and funding opportunities.