

REPORT ON TOWN OF RICHFORD TOWN PLAN UPDATE

The Richford Planning Commission is proposing a minor edit to the Richford Town Plan. This effort is part of a continuing planning process that guides the Town's decisions for future growth. The planning process conforms to the State's four planning goals of Chapter 117, Section 4302, which strive for a comprehensive planning process that includes *citizen participation*, the *consideration for the consequences of growth*, and *compatibility with surrounding municipalities and encouragement of municipalities to work creatively together to develop and implement plans*.

The current Town Plan will expire on December 17, 2025. This plan amendment will not alter the expiration date.

The plan amendment does make one change the designation of land area in Richford. The proposed land use map has been altered. Land from 321 Hardwood Hill- 484 Hardwood Hill is proposed to be moved from the Rural Residential District to the Agricultural District. This is 455.63 acres of land, representing roughly 1.6% of all land in Richford.

These changes may have minor impacts on the surrounding areas. These changes are not expected to lead to major changes in the overall pattern of compact development in the villages and open space elsewhere. The area proposed for change will slightly decrease density for a small area outside of the village center, as minimum lot size will go from 1 acre to 2 acres. There are no existing conforming lots that would be made nonconforming as a result of these changes. Traffic impacts are expected to be minimal, the Agricultural District allows for some additional commercial uses but decreases overall density. These changes will affect a long-term benefit on the municipality by preserving land for open space and agriculture, which has a positive impact on municipal taxes by reducing the cost of municipal facilities and services needed for these areas.

After considering alternative locations, uses, and impacts on other areas similarly designated, it has been determined that the areas under consideration are suitable for the proposed land use designation. The size and boundaries of the proposed change are appropriate for the proposed use, land capability, and existing development in the area.

The Richford Town Plan includes 11 chapters and four appendices: Introduction, The Richford Community, Historic Features, Housing, Public Utilities, Public Facilities and Services, Energy Plan, Transportation, Economy, Natural Resources, Land Use Plan, Inventory of Studies and Plans, List of Civic Organizations, Town Plan Maps and Enhanced Energy Plan Maps. These goals aim to: maintain the historic settlement pattern of compact village centers separated by rural countryside; provide a strong and diverse economy with rewarding job opportunities; broaden access to educational and vocational training opportunities for people of all ages; provide for safe, convenient, economic, and energy efficient transportation systems; to identify, protect, and preserve important natural and historic resources; to maintain and improve the quality of air, water, wildlife, and land resources; to encourage the efficient use of energy and development of

renewable energy resources; to maintain and enhance recreational opportunities; to encourage and strengthen agricultural and forest industries; to provide for the wise and efficient use of natural resources; to ensure the availability of safe and affordable housing; to plan for, finance, and provide an efficient system of public facilities and services; and to ensure the availability of safe and affordable childcare. The chapters also contain all 12 required elements for a municipal plan established in Title 24, Chapter 11, Section 4382.

Richford's Zoning Regulations are based on the information compiled and the goals expressed within the Town Plan. Richford Planning Commission members would sincerely like to receive your feedback.