

REPORT ON TOWN OF RICHFORD TOWN PLAN UPDATE

The Richford Planning Commission has been working to complete an update of 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 Richford Town Plan has expired on December 18, 2025. The plan update is a comprehensive re-write of the plan. The community vision has been rewritten to reflect the survey of residents. The plan was re-organized and shortened. Information about new town initiatives were added throughout the plan. In addition to general updates, a summary of major changes:

Chapter	Changes
Introduction	New vision statement based on survey. Updated the implementation section based on Town projects.
The Richford Community	All data updated with new graphics and charts.
Natural and Historic Resources	Added additional information on historic resources. Added additional information in natural resources including air quality, climate and habitat blocks.
Public Utilities, Facilities, and Services	Added additional discussion on policing needs and recreation planning.
Transportation	Added a section on Complete Streets, sidewalk inventory map and information on planning for complete streets improvements.
Housing	Added additional discussion of vacant and distressed housing unit. Added the 2030 and 2050 housing targets developed by the Regional Planning Commission.
Economy	Minor updates.
Land Use	Minor changes to future land use map.

The plan update does make a minor changes to the land use designations in Richford. The plan’s future land use map moves 456 acres of land in Richford from the Rural Residential District to the Agricultural District along Hardwood Hill. This better aligns with the existing uses of the area which include farms and forest products industry.

The purpose of this change is to align the future land use map with the existing zoning map. There is no expected impact on the future land use of the municipality as this change mirrors the existing zoning map and represents only a small land area. There is no expected cost or benefit to the municipality as the impact to tax base and public facilities need is limited.

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 9 Chapters and 2 Appendices: 1. Introduction, 2. The Richford Community, 3. Natural and Historic Resources, 4. Public Utilities, Facilities, and Services, 5. Transportation, 6. Energy, 7. Housing, 8. Economy, 9. Land Use, Appendix 1. Inventory of Studies and Plans and Appendix 2. List of Civic Organizations. These chapters are consistent with the 14 goals established in Chapter 117, Section 4302. 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 Development Regulations are based on the information compiled and the goals expressed within the Town Plan. Richford Planning Commission members have spent many hours discussing and compiling this document and would sincerely like to receive your feedback.