

Climate Migration Implications for Land Use

Chris Campany
Windham Regional Commission
Brattleboro, Vermont
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Land Use Challenges Related to Immigration

- In rural New England, it doesn't take many new arrivals to make a difference due to the relative lack of housing.
- New energy. New civic engagement. Increased racial, cultural, ethnic diversity. Potential moderation of overall aging of population trends.
- Further pressure on housing supply and upward pressure on housing cost. Brattleboro housing demand now: 519 units primarily from individuals making less than \$50k.
- Infrastructure lacking to support compact settlement.
- Path of least resistance: large lot development on rural roads; forest and farmland fragmentation and development.

Land Use Challenges Related to Immigration

- Policy and regulation largely left to municipal governments.
- In New England, general absence of county government means funding and capacity to execute inter-municipal and county-scale projects is extremely limited; grant-dependent.
- Municipal political and operational capacity to prevent development in high-risk areas - both flood hazard and fluvial erosion risks; preservation of lands for floodwater attenuation.
- Need to make existing settlements more flood-resilient while improving upstream and downstream floodwater attenuation.
- Dispersed settlement pattern will make greenhouse gas emissions strategies difficult to achieve.
- Increased clearing and impervious surface change stormwater dynamics.

Policy Basis for Compact Settlement in VT

The principal land use planning policy goal.

- **24 V.S.A. § 4302 - Purpose & Goals of Municipal & Regional Planning & Development**
- ...this chapter shall be used to further the following specific goals:
- (1) To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.
- (A) Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.
- (B) Economic growth should be encouraged in locally designated growth areas, employed to revitalize existing village and urban centers, or both, and should be encouraged in growth centers designated under chapter 76A of this title.
- (C) Public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.
- (D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.

It's everywhere.

- Vermont Comprehensive Energy Plan Guiding Goals
 - First Goal: “Ensure an affordable and stable cost of living through improving the energy fitness of Vermont homes, strategic electrification, focusing development in compact villages and urban centers, and substituting fossil fuels with renewable alternatives that have lower long-term costs.”
- 2040 VT Long-Range Transportation Plan
 - “Vermont’s planning goals, (24 V.S.A. § 4302) require that all state agencies are responsible for supporting and reinforcing Vermont’s historic settlement pattern of compact village and urban centers separated by rural countryside. The statute further clarifies that all public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of an area.”
- Vermont Global Warming Solutions Act of 2020 (Act153)
 - “The Plan shall include specific initiatives, programs, and strategies that will:
(1) reduce greenhouse gas emissions from the transportation, building, regulated utility, industrial, commercial, and agricultural sectors;
(2) encourage smart growth and related strategies;...”

However, in the absence of community wastewater or water systems...

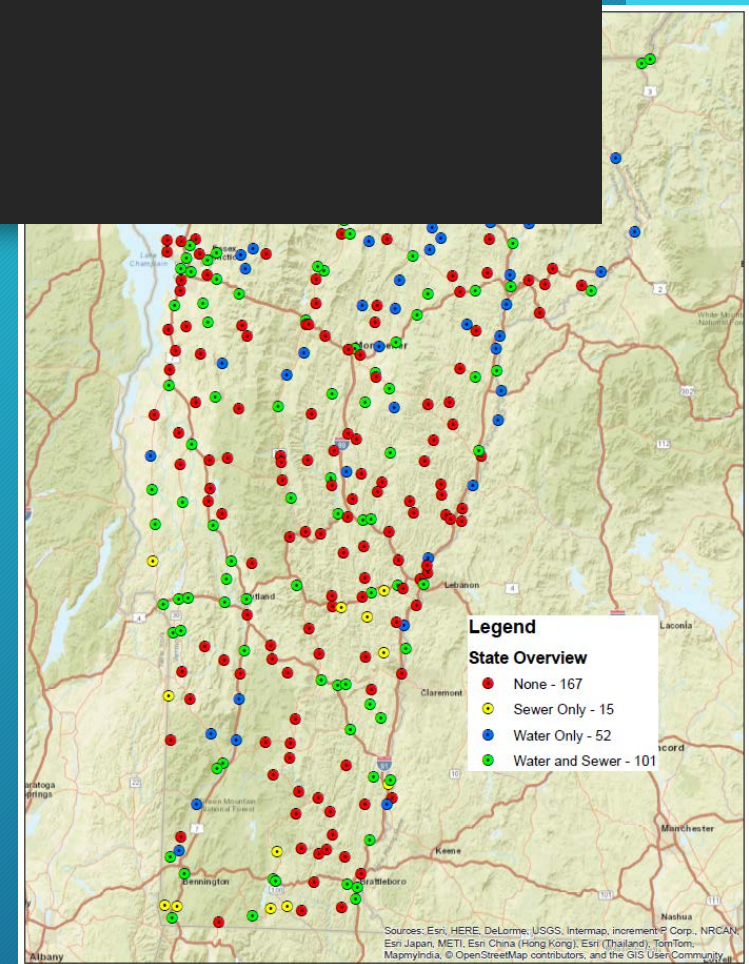
On site systems in existence as of 2007 are “grandfathered,” but small lot sizes and septic well “shadowing” make any expansion of wastewater or water demands challenging if not impossible.

In many if not most of the state’s villages without community water or wastewater it would be difficult to add a single new dwelling unit due to small lot sizes and septic well “shadowing.”

Similarly, expansion of existing businesses, especially markets, restaurants, inns, etc. is difficult if not impossible.

Further complicated by frequent proximity of settlements to streams and rivers.

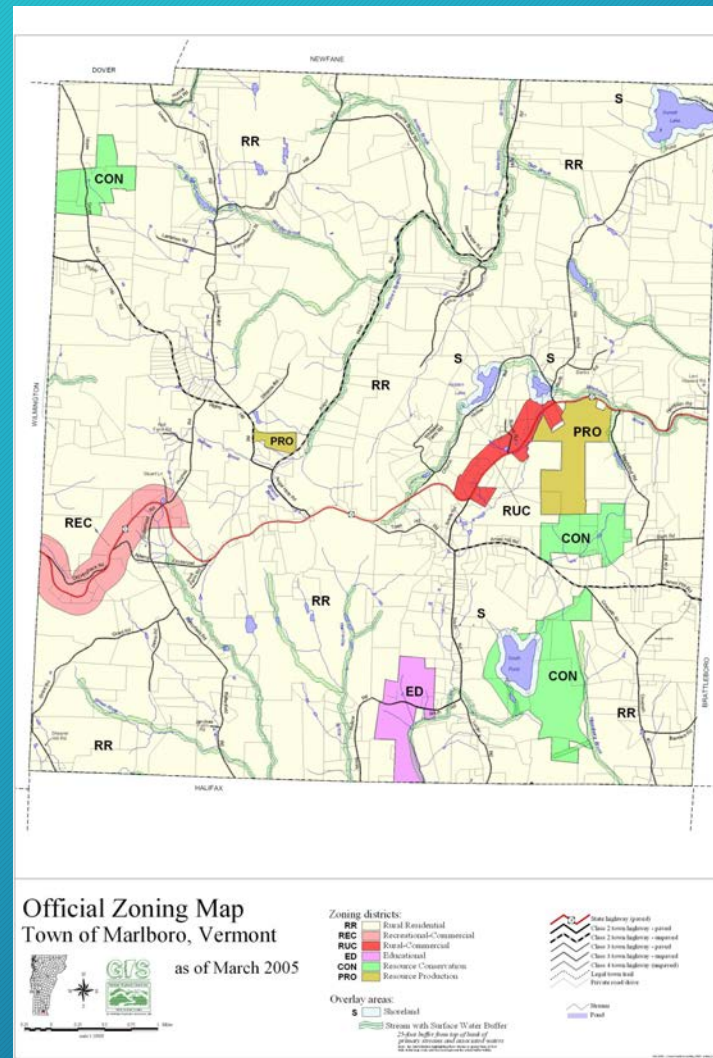
Takeaway not only is the expansion of compact settlements difficult, but the retention of EXISTING homes and businesses is at risk.



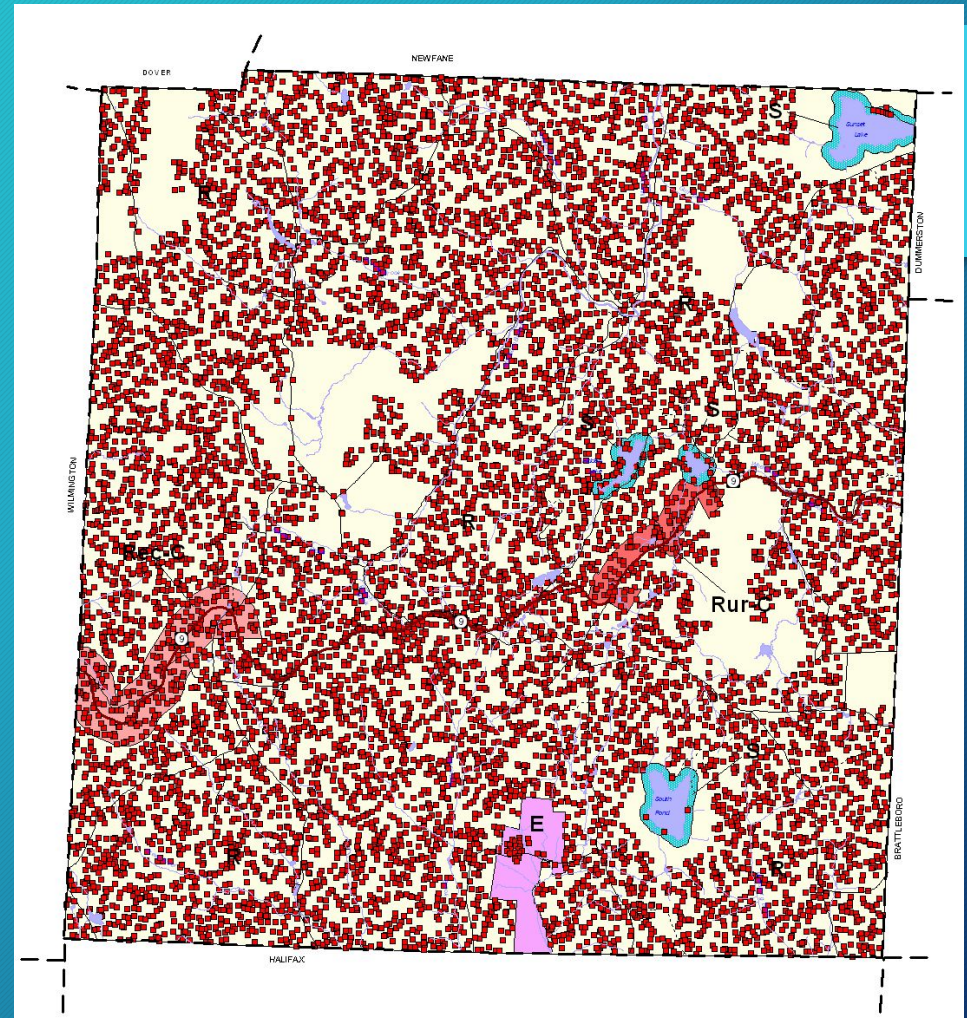
What land use pattern can result from town zoning?

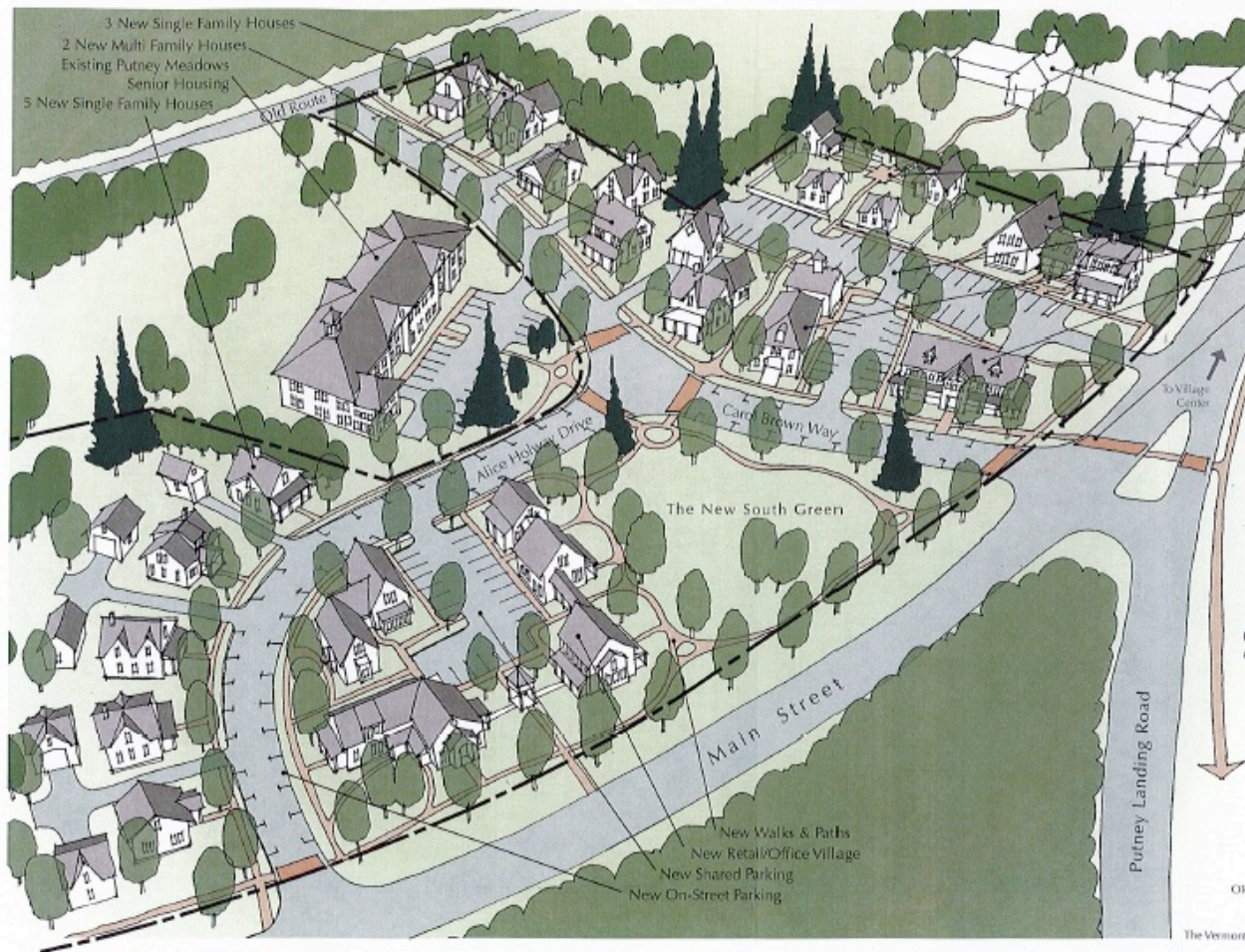
Current Zoning

RR - 2 acres
RUC - 2 acres
PRO - 10 acres
CON - 27 acres
REC - 2 acres



“Measles map” shows hypothetical development based upon lot size allowed by plan policy or zoning.





- The Yellow Barn Music Festival
- 4 New Single Family Cottages
- New Retail/Office Building
- New Shared Parking Lot
- New Public Building or Retail
- Existing Putney Co-op
- New Crosswalks

South Village Entrance Infill Plan

Putney, Vermont
(Gateway Parcels)

March 31, 2005

Prepared by
ORV Landscape Architects & Planners
Prepared for
The Putney Planning Commission
Funded by
The Vermont Municipal Planning Grant Program





Existing Retail & Office
Town Hall
Trailhead along New Street
2 New Single Family Houses on West Street
Post Office

A New Village Street

Putney, Vermont
(Olson, Stromberg Parcels)

March 31, 2005

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