

Chapter	Goal(s)	Policies	Actions / Recommendations	Update Priorities (2026–27)
<b>1. Land Use &amp; Development</b>	Maintain village-centered development, rural working lands outside.	<ul style="list-style-type: none"> <li>• Encourage clustering.</li> <li>• Flood Hazard District protections.</li> <li>• Higher density near centers.</li> <li>• Mixed-use encouraged.</li> <li>• Fit scale/context.</li> <li>• Discourage costly service extensions.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain character when subdividing/building.</li> </ul>	<p><b>Moderate</b> – Update to reflect:</p> <ul style="list-style-type: none"> <li>• <b>New East Hardwick Village Center zoning district.</b></li> <li>• River Corridor Overlay adoption.</li> </ul>
<b>2. Historic, Scenic &amp; Archeological Resources</b>	Identify, protect, and preserve historic, scenic, archaeological features.	<ul style="list-style-type: none"> <li>• Development in historic districts must fit.</li> <li>• Towers/large structures carefully sited.</li> <li>• Protect views and vegetation.</li> </ul>	<ul style="list-style-type: none"> <li>• Support Historical Society.</li> <li>• Maintain Village Center Designations.</li> <li>• Explore tax stabilization for façades.</li> <li>• Budget for historic structures.</li> </ul>	<p><b>Minor</b> – Add:</p> <ul style="list-style-type: none"> <li>• Granite Street Historic District Flood Resilience Project.</li> <li>• CLG (Certified Local Government) process exploration.</li> </ul> <p>Designated Downtown/Tier 1A and the Steps.</p>

<p><b>3. Housing</b></p>	<p>Provide safe, affordable, diverse housing.</p>	<ul style="list-style-type: none"> <li>• Multifamily in villages.</li> <li>• Affordable housing = efficient design, close to jobs.</li> <li>• Support aging in place.</li> </ul>	<p><i>(No specific actions in 2019).</i></p>	<p><b>Major</b> – Update with:</p> <ul style="list-style-type: none"> <li>• 2025 Bylaw housing reforms.</li> <li>• Senior housing &amp; special needs gaps.</li> <li>• Flood-safe housing standards.</li> </ul> <p>Affordability</p>
<p><b>4. Economic Development</b></p>	<p>Resilient economy based on ag, small business, and light industry.</p>	<ul style="list-style-type: none"> <li>• Sustainable extraction.</li> <li>• Support recreation/tourism.</li> <li>• Allow small home enterprises.</li> <li>• Encourage value-added industries.</li> <li>• Promote “buy local.”</li> </ul>	<ul style="list-style-type: none"> <li>• Investigate Downtown Designation.</li> <li>• Funding for new industrial park.</li> <li>• Identify ag/value-added expansion sites.</li> <li>• Improve downtown &amp; East Hardwick village centers.</li> </ul>	<p><b>Major</b> – Reflect:</p> <ul style="list-style-type: none"> <li>• Yellow Barn Business Accelerator.</li> <li>• Downtown &amp; East Hardwick Village Center Designations. Better Connections</li> <li>• Flood-related economic recovery.</li> </ul>
<p><b>5. Land Resources</b></p>	<p>Protect farmland, forest, sand/gravel.</p>	<ul style="list-style-type: none"> <li>• Extraction allowed w/ protections.</li> <li>• No building on &gt;25% slopes.</li> </ul>	<ul style="list-style-type: none"> <li>• Support conservation easements &amp; development rights.</li> </ul>	<p><b>Moderate</b> – Add Act 171 forest block/connectivity updates and</p>

<p><b>(Conservation Commission working on suggestions)</b></p>		<ul style="list-style-type: none"> <li>• Avoid fragmentation.</li> <li>• Minimize loss of ag soils.</li> </ul>		<p>resilience linkages.</p> <p>Integrate Act 181</p> <p>Integrate Natural Resources Inventory</p>
<p><b>6. Natural Areas &amp; Wildlife</b></p> <p><b>(Conservation Commission working on suggestions)</b></p>	<p>Maintain wildlife diversity and abundance.</p>	<ul style="list-style-type: none"> <li>• Protect critical habitat.</li> <li>• Avoid fragmenting core areas.</li> <li>• Protect rare species with buffers.</li> </ul>	<ul style="list-style-type: none"> <li>• Commission support for landowners.</li> <li>• Conduct Natural Resources Inventory.</li> </ul>	<p><b>Moderate</b> – Update with Biofinder 2025 data and climate adaptation priorities. And Natural Resources Inventory</p>
<p><b>7. Water Resources</b></p>	<p>Preserve/improve surface &amp; groundwater.</p>	<ul style="list-style-type: none"> <li>• Buffers: 50’ Class 2 wetlands, 25’ Class 3.</li> <li>• Erosion control required.</li> <li>• Impervious surfaces &lt;10%.</li> </ul>	<ul style="list-style-type: none"> <li>• Education on invasives.</li> <li>• Wetland inventory.</li> <li>• Study Renaud Rd. Source Protection.</li> </ul>	<p><b>Moderate</b> – Reflect:</p> <ul style="list-style-type: none"> <li>• PFAS &amp; groundwater issues.</li> <li>• Updated stormwater regulations.</li> <li>• Drought/water shortage planning.</li> </ul> <p>River Corridor Overlay</p>
	<p>Build a flood-resilient</p>	<ul style="list-style-type: none"> <li>• Avoid development in hazard/river corridors.</li> </ul>	<ul style="list-style-type: none"> <li>• Update LEOP &amp; HMP.</li> </ul>	<p><b>Major</b>– Must include:</p>

<p><b>8. Flood Resilience</b></p>	<p>community.</p>	<ul style="list-style-type: none"> <li>• Protect floodplains &amp; upland forests.</li> <li>• Promote preparedness.</li> </ul>	<ul style="list-style-type: none"> <li>• Meet VTrans standards.</li> <li>• Update culvert/bridge inventory.</li> <li>• Replace undersized culverts.</li> <li>• Relocate/fireproof Fire Station &amp; HED garage.</li> </ul>	<ul style="list-style-type: none"> <li>• 2023–2024 flood damage, FEMA buyouts, NRCS EWP projects.</li> <li>• Act 121 Flood Safety Act requirements.</li> <li>• Fire Station relocation feasibility.</li> </ul>
<p><b>9. Public &amp; Private Facilities &amp; Services</b></p>	<p>Maintain essential services.</p>	<ul style="list-style-type: none"> <li>• Continue water/sewer upgrades.</li> <li>• Support hydrants &amp; mutual aid.</li> <li>• ERAF &amp; hazard mitigation compliance.</li> </ul>	<ul style="list-style-type: none"> <li>• Maintain and invest in facilities/services.</li> </ul>	<p><b>Major</b> – Update with:</p> <ul style="list-style-type: none"> <li>• Essential Services complex</li> <li>• Wastewater Treatment Facility vulnerabilities.</li> <li>• Neighbor to Neighbor Supply Center.</li> </ul> <p>And Jeudevine Library</p>
<p><b>10. Education</b></p>	<p>Ensure quality education for all ages.</p>	<ul style="list-style-type: none"> <li>• Support OSSU/Hazen Union.</li> <li>• Encourage adult/technical education.</li> </ul>	<ul style="list-style-type: none"> <li>• Monitor governance/facilities.</li> </ul>	<p><b>Minor/Unknown</b> – Minor updates; include OSSU role in resilience</p>

				education. May grow depending on State. young ones to Greensboro
<b>11. Transportation</b>	Provide safe, efficient, multi-modal system.	<ul style="list-style-type: none"> <li>• Maintain highways.</li> <li>• Support transit, rail, walking/biking.</li> </ul>	<ul style="list-style-type: none"> <li>• Coordinate with VTrans.</li> </ul>	<b>Major</b> – Add: <ul style="list-style-type: none"> <li>• LVRT connections.</li> <li>• Pedestrian safety in East Hardwick and downtown.</li> </ul>
<b>12. Energy</b>	Encourage efficiency & renewable energy.	<ul style="list-style-type: none"> <li>• Promote renewable siting, efficiency in heating/electricity/transport.</li> </ul>	<ul style="list-style-type: none"> <li>• Support weatherization, EV infrastructure, work with RPC.</li> </ul>	<b>Moderate</b> – Update for: <ul style="list-style-type: none"> <li>• Act 250 energy standards.</li> <li>• Renewable siting conflicts.</li> <li>• Climate resilience co-benefits.</li> </ul>
<b>13. Regional Compatibility</b>	Align with regional & state planning goals.	<ul style="list-style-type: none"> <li>• Demonstrate consistency.</li> </ul>	<ul style="list-style-type: none"> <li>• Engage with NVDA during review.</li> </ul>	<b>Minor</b>
<b>14. Appendix A – Implementation Tools</b>	Tools for implementing plan.	<ul style="list-style-type: none"> <li>• Zoning, subdivision, capital budget, conservation.</li> </ul>	<ul style="list-style-type: none"> <li>• Apply state/federal programs.</li> </ul>	<b>Minor</b> – Update with new state programs: CRDMF, Act 181 Tier 1A/1B