**Planning Commissions Changes to the 5/16/18 draft Town Plan**

The following changes are changes that resulted from the planning commission hearing and regional planning review of the draft town plan. The draft that the selectboard shall consider will include these changes.

1. A section titled “Compatibility” will be added to page 6 before “Policy on Inclusion”. This section will state the following: “**This plan in its entirety has been determined to be compatible with the plans of the surrounding towns including Williston, Jericho, Bolton, Huntington, and Hinesburg. It has also been determined to be compatible with the Chittenden County ECOS Plan”**
2. **The maps will be included in the text of the plan itself in the final draft in order for language referencing the maps to be accurate**.
3. In the energy section of the Appendix, Table C2 on page 70, starting on line 5 of page 71 reference to a biomass map and a hydro map. These maps have been removed. For Table C2, there is no hydroelectric potential, and there are 7707 acres of biomass potential in Richmond. **The sentence on page 71 should be removed**.
4. In the Emergency Resilience section the difference between River Corridors and River Corridor Protection Areas is still somewhat unclear. **We will be adding definitions of both of these to this technical plan.**
5. In the introduction under responsibilities, language will be added to include **“the planning commission will review progress annually prior to the restructuring of committees and boards in the spring”.**
6. Addition of a reference to the current stormwater master planning effort in the Emergency Resilience section **“Action X: Implement projects identified in the Stormwater Master Plan and future stormwater plans in order to increase resiliency of property and infrastructure throughout the town”.**
7. The sentence on page 25 in Future Land Use referring to “new buildings that reflect a similar scale, massing or orientation as historic VT….” Will now read as **“New buildings that reflect a similar scale and style to that of historical agricultural and manufacturing complexes are desirable. Examples of this style include the Goodwin Baker building, Blue Seal Feeds building, and Monitor Barn.”**
8. On page 31, action 1, will now read **“When updating zoning regulations, identify opportunities for development of a variety of housing types. For example, allowing mixed residential and commercial use, higher unit density, or unique accessory housing in certain areas that will be identified during said update”**
9. On page 33, line 19 the sentence will now read **“We also have the Richmond Land Trust which has helped conserve the Willis Sledding Hill, Gillet Pond, the VYCC Monitor Barn, Forest, and Farm, and the Ruth and Warren Beeken Rivershore Preserve, among other locations.”**
10. Mention of the current facilities assessment will be added to the utilities and facilities section. **“The town has recently undergone a facilities assessment. This assessment was to determine the maintenance level, energy efficiency, and safety of the town owned buildings.” ; “ACTION X: Implement changes or updates identified in the facilities assessment in order to maintain town facilities to a proper standard of function, safety, and efficiency necessary for continued use”**
11. Add an action in the Utilities and Facilities section related to shared resources: **“ACTION X: Explore opportunities for sharing municipal resources and facilities with neighboring towns or local organizations”**
12. **Grammar, spelling, punctuation, and other non-contextual edits will be made after a professional editor has reviewed the plan for such mistakes, and will be included in the final approved publication of the plan.**