

Appendix B: Town Plan Maps

Overview

24 V.S.A. Chapter 117 requires that all town plans must include a set of specific maps. These maps are to be used as tools for future planning, to guide town policies and regulations, and to provide guidance as to where investments in infrastructure, conservation and other programs should be made. In some instances, development review requires evaluating a proposed development's relationship to the goals and policies of the Plan. The data included on these maps helps to provide information to help determine a development's consistency with the Plan.

The Brookfield Planning Commission has included nine maps as part of this Plan. Details about these maps and their intended purpose is included below:

Map 1: Current Land Use¹ – This map acts as a snapshot that shows how land is used at present. This map includes general locations of buildings (using E-911 data), roads and parcel data.

Map 2: Future Land Use² - This map indicates how land should be developed or used in the future. It is one of the key maps used in the implementation of this Plan. There is very little change in terms of land use areas in this Plan from past versions.

Map 3: Development Bylaw Districts – This map is provided in order to show how the Plan is currently implemented, including several overlays which correspond to Future Land Use areas. It is provided for planning purposes only and is not Brookfield's official zoning map.

Map 4: Transportation³ - The purpose of this map is to inventory existing roads and to designate locations for new roads (if any are proposed). There are no new roads anticipated during the life of this plan. The data for this map comes primarily from the Vermont Agency of Transportation.

Map 5: Utilities, Facilities and Education⁴ – This map is provided for reference relating to the Utilities, Facilities and Education chapters of this Plan.

Map 6: Natural Resources – The natural resources map includes data that indicates the locations of threatened and endangered species (as determined by the State of Vermont), wetlands and deer wintering areas. Also included for reference purposes is Vermont's Habitat Suitability dataset⁵. The purpose of these data is to provide Brookfield's planners and policy makers with guidance as to what areas are potentially threatened by fragmentation. Understanding this will help future decisions regarding highway crossings, habitat protection, and development.

¹ Required by statute

² Required by statute

³ Required by statute

⁴ Required by statute

⁵ For more information, go to - <http://www.vtfishandwildlife.com/common/pages/DisplayFile.aspx?itemid=111635>

Map 7: Slope – The slope map is provided in order to show readers where the most significant slopes are located in Brookfield. The Plan does contain specific policies regarding new development on steep slopes, which may be considered as part of a development review proceeding⁶.

Map 8: Agricultural and Hydric soils – Agriculture has been identified as an important component of natural resource protection in this Plan. In order to better understand what areas of the community represent the lands of highest agricultural value, data on Prime and Statewide Prime agricultural soils has been provided.

Map 9: Soils (Generalized Onsite Septic Suitability) – This map is provided as a reference tool for those who are planning a development that requires a septic system. While permitting for septic systems takes place at the state level, by reviewing this map it can be roughly determined where a system may or may not be suitable. It should be noted that much of the area on this map that is indicated as “not suited” lies within the Plan’s Conservation Area.

⁶ See chapter XIV, Land Use, Section D, Conservation Area