

# REPORT ON GRAND ISLE TOWN PLAN 2025-2033 UPDATE

The Grand Isle Planning Commission has prepared the Grand Isle Town Plan 2025-2033, which is proposed to update and replace the 2017 Grand Isle Town Plan. This effort is part of a continuing planning process that guides the Town's decisions for future growth. The town's planning process conforms to the State's four planning goals of Title 24 the Vermont Statutes Annotated (VSA), Chapter 117 §4302, which strive for a comprehensive planning process that includes citizen participation, the consideration for the consequences of growth, and compatibility with surrounding municipalities.

According to Title 24 VSA, town plans must be amended and readopted every eight (8) years or they will expire. The Grand Isle Town Plan will expire on February 20, 2025. The amended 2025-3033 town plan includes eight (8) sections, which include: Plan Function; Grand Isle Community Vision; Our Town and History; Island Life and Daily Living; Environment and Climate Resilience; Land Use and Development; Putting the Plan into Action; and Compatibility and Consistency.

The amended plan is reorganized and has improved formatting, graphics and photos for readability. With input from the community, the Planning Commission updated the town's vision for the future. In addition, the plan includes updated data, a vision for the planned municipal town center, library and community center development, modified village and shoreline proposed land use areas, an enhanced energy plan, and a reformatted and updated implementation section. The amended plan is consistent with the fourteen (14) goals established in 24 VSA, Chapter 117, §4302 and contains the required town plan elements established in 24 VSA, Chapter 117, §4382.

The 2025-2033 Grand Isle Town Plan proposes changes to land use designations by eliminating the Commercial Recreation Shoreline Land Use Area and the Residential Shoreline Land Use Area and replacing it with a single Shoreline Land Use Area. This change intends to better align the land use area with the goals of the plan by proposing continued residential, recreation and tourism-related development in conformance with the character of the area but limiting heavier commercial uses. Additionally, Grand Isle Station has been added to the Village Land Use Area to allow for compact village scale mixed use development in conformance with the historic settlement pattern. These changes are in alignment with the goals and policies of the town plan and will benefit the community.

After considering alternative locations, uses, and impacts on other areas similarly designated, it has been determined that the areas under consideration are suitable for their proposed land use designations. The size and boundaries of the proposed changes are appropriate for the proposed use, land capability, and existing development in the area. The Grand Isle Zoning Bylaws and Subdivision Regulations are required to further the vision and goals in the Grand Isle Town.

The Grand Isle Selectboard will hold a hearing on Monday February 17, 2025, at 6:00pm at the Grand Isle Town Offices on 9 Hyde Road to consider for adoption the Grand Isle Town Plan 2025-3033 pursuant to 24 VSA, Chapter 117, §§4387 and 4384. For a copy of the amended Grand Isle Town Plan 2023-2025, please visit the Grand Isle Planning Commission's website (<https://grandislevt.org/planning-commission/>), or pick one up at the Town Offices.