

APPENDIX C

Glossary

Accepted Management Practices (AMPs): Accepted practices for forestry, agriculture or other areas as defined by the appropriate state agency or department.

Accessory Dwelling: A secondary dwelling unit established in conjunction with and clearly subordinate to a primary single family dwelling unit which is retained in common ownership, is located within, attached to or on the same lot as the primary dwelling unit.

Act 60: The popular name of State of Vermont tax legislation that was enacted in 1997 to revise the funding of schools through local school taxes, which resulted in dramatically higher property taxes.

Act 68: The popular name of State of Vermont tax legislation that was enacted in 2003 to improve some of the more unpopular provisions of Act 60.

Act 250: The popular name of State of Vermont legislation that regulates land use and related environmental matters for some of the land development in Vermont

Adaptive Reuse: The rehabilitation or renovation of an existing historic building for another use.

Affordable Housing: Housing that is either (1) owned by its inhabitants, whose gross annual household income does not exceed 80 percent of the county median income, and the total annual cost of the housing, including principal, interest, taxes and insurance, is not more than 30 percent of the household's net annual income; or (2) rented by its inhabitants whose gross annual household income does not exceed 80 percent of the county median income, and the total annual cost of the housing, including rent, utilities, and condominium association fees, is not more than 30 percent of the household's net annual income.

Central Vermont Regional Planning Commission (CVRPC): Formed in 1967, the CVRPC is one of 11 regional planning organizations in Vermont working with and for twenty-three municipalities in Central Vermont, including all the towns in Washington County and three towns in Orange County-- Orange, Washington, and Williamstown. Its mission is to assist member municipalities in providing effective local government and to work cooperatively with them to address regional issues.

Community wind: Wind generation projects that are locally owned by farmers, investors, businesses, cooperatives, schools, utilities or other public or private entities who utilize wind energy to support and reduce energy costs to the local community. The key feature is that local community members have a significant direct financial stake in the project beyond land lease payments and tax revenue. Projects may be used for on-site power or to generate wholesale power for sale, usually on a commercial-scale greater than 100 kW.

Conditional Use: A land use allowed in a specific zoning district, as defined in the Land Use and Development Regulations, subject to the review and approval by the Development Review Board. In conducting conditional use review, the DRB shall consider whether proposed development has an undue adverse effect on any of the following: the capacity of public facilities, the character of the areas (as defined in this Plan the bylaw), traffic, bylaws and ordinances, and utilization of energy resources.

Current Use Program: A State of Vermont program that reduces the local property tax burden for landowners whose land remains in productive agricultural or forestry use.

Density: The number of dwelling units, principal uses or structures permitted within a defined area.

Distributed wind: includes small and midsize turbines [100 kilowatts [kW] through 1 megawatt [MW].

Distributed wind generation is the generation of small-scale wind energy at the individual level distributed over a local area. For example, individual homes, farms or businesses may have their own wind turbine(s) and generate their own electricity for personal/business use. These turbines are much smaller than utility-scale turbines. Residential turbines generate less than 10 kilowatts [kW] and small industrial/business scale turbines range from 11 kW to 100 kW in size. In many locations if the turbine is connected to the grid excess electricity not used by the owner or the turbine can be sold to the local utility and distributed for more widespread use.

Electric Grid or Grid: a network of transmission lines, substations, transformers and more that deliver electricity from power plants to consumers. In the continental U.S. the electric grid consists of three systems: Eastern, Western Interconnect and Texas Interconnects.

Group net metering: a group of customers, or a single customer with multiple electric meters, located within the same electric company service territory, where the customer or customers have elected to combine meters in order to offset that billing against a net-metered system.

kW: is the abbreviation of kilowatt or kilowatts which is a measure of 1,000 watts of electrical power.

kWh: is the abbreviation of "kilowatt hour(s)" and is a unit of energy equivalent to one kilowatt (1 kW) of power expended for one hour.

Land Development: The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any building or other structure, or any mining, excavation or landfill, or any changes in the use of any building or other structure or land or extension of use of land. For purposes of flood hazard regulations under these regulations, "Development" shall mean any manmade change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, paving, excavation or drilling operations or storage of equipment of materials.

Land Use and Development Regulations: Warren's land use regulations that include provisions for such matters as land development, subdivisions, conditional use review, and related zoning regulations.

Large-scale wind turbine: is typically in the range of 100 kilowatts [kW] to 5 megawatts [MW] and are used as central-station wind farms, distributed power, and offshore wind generating stations. Wind resources of 5.6 meters per second [12.5 mph – DOE Class 3] or better are required for large wind turbines.

Livable Wage: The hourly wage or annual income sufficient to meet a family's basic needs plus all applicable Federal and State taxes. Basic needs include food, housing, child care, transportation, health care, clothing, household and personal expenses, insurance, and 5% savings.

Mad River Valley Planning District (MRVPD): An organization formed jointly by Fayston, Waitsfield, Warren, Sugarbush Resort and the Central Vermont Regional Planning Commission to plan for issues affecting the Valley.

Meadowland: Land, including pasture land, hay land, and cropland.

Memorandum of Understanding: A joint agreement entered into 1983 between the Valley towns, Sugarbush, Central Vermont Regional Planning Commission and the State that was designed to maintain a balance between ski area expansion and the Valley's capacity to accommodate growth.

Multi-Family Dwelling: A building containing two or more dwelling units.

Natural Heritage Site: Rare, endangered and/or fragile environments which are inventoried by the State of Vermont.

Net metering: the measured difference between the electricity supplied to a customer and the electricity fed back by a net metering system(s) during the customer's billing period.

Net metering system: a facility that is no more than 500 kW capacity; operates in parallel with facilities of the electric distribution system; is intended primarily to offset part or all of the customer's or group's own electricity requirements; is located on the customer's or a member of the group's premises; and employs a renewable energy source produced using a technology that relies on a resource that is being consumed at a harvest rate at or below its natural regeneration rate pursuant to 30 V.S.A. § 8002(2); or is a combined heat and power system with a capacity up to 20 kW that meets the definition of a combined heat and power facility under 10 V.S.A. § 6523(b)(2). A net metering customer or group may employ one or more net metering systems.

Permitted Use: A land use allowed in a specific zoning district, as defined in the Land Use and Development Regulations, subject only to obtaining a permit.

Planned Unit Development (PUD): An area of land to be subdivided or developed as a single entity for a number of dwelling units and commercial and industrial uses, if any. The plan for a PUD typically has characteristics in lot size, type of dwelling, commercial or industrial use, density, lot coverage, and other areas such that it can only be developed under the Land Use and Development Regulations as a planned unit development.

Proclamation Boundary: The land area in which the U.S. Forest Service can more easily purchase additional parcels because some of the administrative issues have been pre-determined. For all lands within the Proclamation Boundary, Congressional approval does not need to be specifically obtained for any individual land purchase, subject always to budget limits.

Production Meter: an electric meter that measures the amount of kWh produced by a net-metered generation source.

Significant Wildlife Habitat: Those natural features that contribute to the survival and/or reproduction of the native wildlife of Warren. This shall include, but is not limited to, (1) deer wintering areas (i.e. deeryards); (2) habitat for rare, threatened and endangered species (state or federally listed); (3) concentrated black bear feeding habitat (mast stands); (4) riparian areas and surface waters; (5) wetlands and vernal pools; (6) wildlife travel corridors; (7) high elevation bird habitat; (8) ledge, talus and cliff habitat; and (9) habitat identified by the Vermont Department of Fish and Wildlife as either significant wildlife habitat or necessary wildlife habitat in accordance with 10 V.S.A. Sec. 6086(a)(8)(A). Significant Wildlife habitat that has been identified to date are defined in the Natural Heritage Element Inventory and Assessment for Warren and in the Warren Town Plan (April 2008).

Single Family Dwelling: A building or structure containing one dwelling unit.

Small-scale wind turbine: The U.S. Department of Energy's National Renewable Energy Laboratory [NREL] defines small wind turbines as those smaller than or equal to 100 kilowatts [kW]. Small wind turbines may be used for a variety of applications including on- or off-grid residences, telecom towers, rural schools, remote monitoring and other purposes that require energy where there is no electric grid, or where the grid is unstable. Small wind turbines may be as small as a fifty-watt generator for boat or caravan use.

Special Flood Hazard Area: Those lands subject to flooding from the 100-year flood, as defined by the Flood Insurance Administration.

Subdivision: The division of any parcel of land into two or more parcels for the purposes of sale, conveyance, lease, or development. The term "subdivision" includes re-subdivision involving the adjustment of boundaries between two or more existing parcels.

Time-of-Use Meter: an electric meter that measures the consumption of electricity at the time it is consumed.

Transfer of Development Rights (TDR): A mechanism that enables the transfer of development density or other quantifiable development right from one parcel to another non-contiguous parcel, normally in another zoning district.

Undue Adverse Effect (or Impact): An unnecessary or excessive effect or impact that (1) violates a clearly stated community standard, to include applicable provisions of these regulations, other municipal bylaws and ordinances in effect, or clearly defined standards and policies of the Warren Town Plan and (2) which cannot be avoided through site or design modifications, on- or off-site mitigation, or other conditions of approval.

Utility-scale wind or Large-scale wind: applies to a group of turbines over a megawatt in larger installations typically requiring hundreds of millions to billions of dollars in financing and years of permitting studies. Utility-scale installations usually require a transmission system interconnection that can take even longer to build than the wind project itself. Typically the electricity is sold rather than used on-site.

Warren Conservation Reserve Fund: Town funds that can be used for the purpose of acquisition and protection of critical agricultural, forest and open land in Warren.

Waivers: Waivers enable bylaws to include a provision to reduce zoning dimensional requirements according to specific standards and a process specified in the bylaw, provide an alternative to variances.

- A. A bylaw may allow a municipality to grant waivers to reduce dimensional requirements, in accordance with specific standards that shall be in conformance with the plans and the goals set forth in 24 V.S.A. § 4302. These standards may:
 - i. Allow mitigation through design, screening, or other remedy;
 - ii. Allow waivers for structures providing for disability accessibility, fire safety, and other requirements of law; and
 - iii. Provide for energy conservation and renewable energy structures.
- B. If waivers from dimensional requirements are provided, the bylaws shall specify the process by which these waivers may be granted and appealed.

2004 Questionnaire: A survey that was mailed to all residents by the Planning Commission in 2004 in order to obtain feedback on subjects that were relevant to the Town Plan revision process. The results are contained in Appendix A.1.

2006 Questionnaire: A survey distributed at Town Meeting 2006 by the Planning Commission in order to obtain feedback on subjects that were relevant to the Town and as a follow up to the recently revised and adopted Town Plan. The results are contained in Appendix A.2.

Warren Village 2020 Survey: A survey that was mailed to all residents (all property owners + all registered voters) by the Planning Commission in September 2008 in order to obtain feedback on possible changes to the Warren Village Commercial District (WVC) and Warren Village Historic Residential District (WVR) whereby a third village district (mixed-use) may be established. The results are contained in Appendix A.3.