Planning Advisory Committee

Wednesday, January 14, 2015
2:30pm to 4:30pm
CCRPC Main Conference Room, 110 West Canal Street, Winooski

Agenda

2:30 Welcome and Introductions, Joss Besse

2:35 Approval of November 12, 2014 Minutes*

2:40 Model Bike Parking Ordinances to Support Multimodal-Friendly Development, Jason Van Driesche & Katelin Brewer-Colie from Local Motion
An overview of current best practices for bike parking requirements within development ordinances, as well as share a model ordinance under development in collaboration with the City of Burlington.

3:10 UPWP Regional Projects, Regina Mahony
UPWP Projects are due on January 23, 2015. We are working on the permit tracking software white paper. Are there any other sub-regional or region wide UPWP projects that CCRPC should be considering for FY16?

3:20 Westford 2015 Town Plan Review (no public hearing)*
   a. Review Staff Summary
   b. Questions and Comments
   c. Recommendation to the CCRPC Board (will hold hearing then)

3:40 Huntington 2014 Comprehensive Plan*
   d. Open the Hearing
   e. Accept Public Comment
   f. Close the Hearing
   g. Review Staff Summary
   h. Questions and Comments
   i. Recommendation to the CCRPC Board

4:10 Regional Act 250/Section 248 Projects on the Horizon, Committee Members

4:20 Other Business
   a. DRB Summit

4:30 Adjourn

* = Attachment

NEXT MEETING: March 11th, 2015 at 2:30pm to 4:30pm

In accordance with provisions of the Americans with Disabilities Act (ADA) of 1990, the CCRPC will ensure public meeting sites are accessible to all people. Requests for free interpretive or translation services, assistive devices, or other requested accommodations, should be made to Emma Long, CCRPC Title VI Coordinator, at 802-846-4490 ext 21 or elong@ccrpvcvt.org, no later than 3 business days prior to the meeting for which services are requested.
DATE: Wednesday, November 12, 2014
TIME: 2:30 p.m. to 4:30 p.m.
PLACE: CCRPC Offices, 110 West Canal Street, Suite 202, Winooski, VT

**Members Present**
- Joss Besse, Bolton
- Eranthie Yeshwant, Winooski
- Alex Weinheagen, Hinesburg
- Paul Conner, South Burlington
- Dean Pierce, Shelburne
- Ken Belliveau, Williston
- Harris Roen, Burlington
- Clare Rock, Richmond
- Sarah Hadd, Colchester
- Jennifer Murray, Jericho (for hearing)

**Staff**
- Regina Mahony, Senior Planner
- Charlie Baker, Executive Director

**Other**

**1. Welcome and Introductions**
Joss Besse called the meeting to order at 2:35 p.m.

**2. Approval of September 24, 2014 Minutes**
Alex Weinheagen made a motion, seconded by Ken Belliveau, to approve the September 24, 2014 minutes. No further discussion. MOTION PASSED.

**3. Permit Tracking Research Update**
Regina Mahony provided the PAC with a memo describing the permit tracking software research that Lee Krohn has done so far. Regina specifically pointed out the template the Massachusetts RPCs designed for use in Microsoft Access – this is available as a free download; and CitizenServe which Barre City has been using with great success. Regina and Lee will set-up an online live demo of CitizenServe and invite PAC members.
CCRPC will continue to research the various software packages and provide this information in a simple matrix along with a white paper.

**4. Permit Reform Recommendations**
Charlie Baker provided the PAC with a general overview of *Improving Vermont’s Permitting System* – CCRPC Permit Improvement Committee’s recommendations for CCRPC Board approval. These recommendations are not in response to any specific legislation, but more general and contain similar concepts that this Committee drafted in 2011 and 2013. The PAC specifically discussed the Act 250 jurisdiction and Act 250 traffic impact under the Smart Growth recommendations; and review times, vesting and integrated municipal and state permitting recommendations under the Permitting Process recommendations.

Regarding the Act 250 jurisdiction recommendation (Smart Growth #2) discussion included: get rid of rules when duplicative, continue limiting Act 250 review when municipalities are doing good planning, do away with Act 250 review in growth centers by removing thresholds and remove Act 250 jurisdiction for buildings previously built before the designation was established, and remove Village designations from this recommendation as Act 250 concerns may not be addressed adequately with Village Center designations. It was also recommended that Permitting Process #6a be combined with Smart Growth #2. Regarding the Act 250 traffic impact recommendation (Smart Growth #4) clarify this recommendation because Act 250 already provides credit for pre-existing development (but not if vacant for an extended period of time and if the site was not covered by Act 250 previously). Regarding the review times recommendation (Permitting Process #2a) clarify that this refers to State Agencies except Act 250.
Regarding the vesting recommendation (Permitting Process #4a) there was a great deal of discussion over when vesting occurs. Charlie Baker explained the intent behind this recommendation which is to clarify when vesting takes place as it seems to vary by municipality, and to provide developers with an immutable decision on number of units and use prior to detailed and costly engineering - understanding that if that engineering requires a change in the number of units they’d have to amend. Williston’s regulations are very clear when vesting occurs, Colchester relies on case law that points to preliminary decisions as vested, Hinesburg considers sketch approval vested since the DRB takes a formal vote and issues a written decision. Paul Conner indicated that there may be some benefit in clarifying this in State Statute, however that will then remove a level of flexibility at the municipal level that can be helpful in establishing streamlining appropriate to each municipality. The PAC asked if this is creating a problem rather than correcting one that may not exist. Regina explained that the recommendation is rooted in a feeling that the development community doesn’t know when vesting occurs from one municipality to the next (this was also expressed at the Vermont Developers conference) and that costly engineering is needed before vesting occurs. Ken Belliveau explained in Williston you can’t figure out your density without doing some pretty sophisticated engineering. The recommendation should be clarified that we are talking about local approvals. Alex Weinhagen indicated that the language as written does not specify how and when vesting should happen, it just recommends that it be clarified, and he stated that he is fine with that recommendation.

Regarding the integrated municipal and state permitting recommendations (Permitting Process #6c) South Burlington has not conditioned DRB approvals on State permits because they don’t want it to be assumed that they are enforcing those permits, Williston does and you can’t get a Zoning Permit until you show the necessary State permits. Sarah Hadd stated that we are basically moving to this already with various requirements and she sees no problem with doing this – it seems like a reasonable responsibility to take on along with asking for limited Act 250 reviews.

Clare Rock suggested a recommendation to modernize notice requirements to allow for other options (as opposed to certified mail) and include consistent municipal review notifications. Dean Pierce described that they have done this within their own bylaws. The PAC also discussed that certified mailings are appropriate for some things like decisions and zoning violations.

5. Act 250 Potential Review Policy Changes
Regina Mahoney provided the PAC with a memo describing three legislative changes that impact Act 250, and described how CCRPC is addressing these changes in their Act 250 reviews. These changes and discussion included:

- Act 147 of 2014 replaced the previous 10 VSA §6086(a)(9)(L) ‘Rural Growth Areas’ with ‘Settlement Patterns’, effective June 1, 2014. Regina showed the PAC the location of three recent Act 250 applications and showed how CCRPC interpreted the new 9(L) in these circumstances. In one circumstance, next to the The Essex, it was clear that the project area met the definition of existing settlement. However, projects on Water Tower Hill in Colchester and off of Industrial Avenue in Williston don’t meet the strict definition of existing settlement despite the fact that these areas are clearly already developed and really don’t represent strip development. However, CCRPC found that they do meet the definition of strip development and the projects are clearly infill and therefore should meet 9(L) – however, it still doesn’t seem like the correct analysis that these areas should be reviewed through as existing office parks and industrial parks are not acknowledged within the existing definitions. Regina indicated that CCRPC will likely provide the Natural Resources Board with feedback on these. The PAC indicated that there are some facilities – like a metal recycling facility – that should clearly be in an industrial area and not in Downtowns.

- Act 147 of 2014 added 10 VSA §6086(a)(5)(B) – incorporation of transportation demand management strategies, effective June 1, 2014. Regina indicated that CCRPC has already been making TDM recommendations and this new criterion helps support these efforts in appropriate areas.

- Act 145 of 2014 established a mechanism for collection of transportation impact fees, effective July 1, 2014. Regina indicated that the District Commission has been conditioning permits with
transportation impact fees and CCRPC is trying to recommending the collection of impact fees in an equitable manner.

Regina explained that the Executive Committee reviewed these changes as well. At this time they don’t feel a change is needed to the *CCRPC Guidelines and Standards for Reviewing Act 250 and Section 248 Applications*, however they suggested we may want to provide feedback to the Natural Resources Board as they develop rulemaking on 9(L).

6. **Jericho Plan Public Hearing for Amendments to the 2011 Town Plan**

Public hearing opened (3:55pm). No one from the public was in attendance. Public Hearing closed.

Regina Mahony provided an overview of the Plan amendments. The Town of Jericho is on schedule to update their Town Plan in 2016; however with Act 59 they had to update their Town Plan to include a Village Center Designation map in order to renew their designation. Because flood resiliency and economic development are new requirements since the last Plan update, flood resiliency language had to be included, and economic development was already included. Regina found that these sections met the requirements and recommended that the PAC forward the Plan to the CCRPC Board for approval. The Selectboard has their public hearing the night before the CCRPC Board hearing.

Ken Belliveau indicated that the majority of the data is from the 2000 Census since the 2011 Plan was likely drafted before the 2010 Census was released. With this approval the Plan won’t need to be updated until 2019 and the data will then be 20 years old. The PAC discussed how this has been addressed in the past. Regina indicated that we don’t have any real authority to provide our approval for a period of time less than 5 years. Paul Conner agreed with the importance of updating the data, however, not for the sake of updating without any new analysis. Sarah Hadd indicated that there is some 2010 housing data included and it shows relatively flat growth, so the data isn’t likely to show much change even if it was updated. In addition, they recognized that in this case Jericho is being forced to do a Plan amendment prior to when they otherwise would. Jennifer Murray indicated that they still intend to update the Plan in 2016 (though largely for the FBC area only), and they are only referring to this as an interim update. Ken Belliveau indicated that it would be helpful to have a set policy on this so everyone is on the same playing field. The PAC decided to add a note to their motion identifying that they understand the data will be updated in 2016.

There was also some discussion regarding whether flood resiliency was clearly included in the goals and strategies. While the content is there the exact words are not. The Staff report included a recommendation that this connection is improved in the next Plan. Clare Rock asked if the State provides any specific guidance in how to meet the new requirement. The PAC described that there is a lot of flexibility in how you can properly plan for flood resiliency because municipalities have different circumstances - including entire downtowns within floodplains. There was also some discussion about the budget and how the miscellaneous line has decreased, and how this is unfortunate as that money could be leveraged as matches for MPGs and other planning grants.

Alex Weinhagen made a motion, seconded by Paul Conner, that the PAC finds that the draft 2014 Jericho Town Plan, as submitted, meets all statutory requirements for CCRPC approval, and that the municipality's planning process meets all statutory requirements for CCRPC confirmation, recognizing that the Town will do a more complete update in 2016 including a data update. Upon notification that the Plan has been adopted by the municipality, CCRPC staff will review the plan, and any information relevant to the confirmation process, for changes. If staff determines that changes are substantive, those changes will be forwarded to the PAC for review. Otherwise the PAC recommends that the Plan, and the municipal planning process, should be forwarded to the CCRPC Board for approval. No further discussion. MOTION PASSED. Jennifer Murray abstained.
6. Regional Act 250/Section 248 Projects in the Horizon

- Burlington – Nothing new
- Williston – Nothing new
- Shelburne – new project east of Mobile Home Park with approximately 100 units
- Colchester – explained an interesting Act 250 decision for a veterinary application up by Exit 17 which was required to do onsite ag mitigation for two acres. The location is in between the existing vet office and a dog kennel and been under the same ownership for quite some time. Not likely to be a location for a farm.
- Bolton – nothing
- Jericho – nothing new
- Richmond – nothing
- Hinesburg – 10,000 sq.ft. of commercial behind Kinney Drug.
- So. Burlington – 40 – 50 units behind Willie Racine Jeep; Meadowland Business Park with 3 lots and 1 commercial building for 15,000 ft.sq. and the Kimball Ave. Ireland project.

6. Other Business

a. Meeting schedule – Regina has not heard any challenges with meeting on the second Wednesday of the month, so the PAC will stick with that new day and the next meeting will take place on January 14th from 2:30 to 4:30pm.

b. CCRPC TMDL Recommendations – the Executive Committee memo was included in your packet as a FYI. These were reviewed by the TAC and the Executive Committee and submitted to the State.

c. DHCD Planning Manual Update – Act 146 of 2014 is requiring ACCD to update the Planning Manual. They plan to get it done in house within the year. The PAC wondered if new planners would be a good target audience for this as they would more likely use it, though the PAC in its entirety would be happy to vet pieces of the new Plan along the way. Regina suggested that this is also a helpful resource for new Board/Commission members. Sarah indicated that they only intend to publish the new manual on the web so perhaps CCRPC could provide some funding for printing a few for those who are not yet online.

d. Sustaining Agriculture Guide – Regina quickly showed the PAC the online location for the newly released Sustaining Ag Guide modules.

e. UPWP Requests – Regina explained that the UPWP solicitation will go out this week, and reminded the PAC to please ask for all the assistance you think you will need including Staff hours.

f. Clare Rock asked about adding CRS to a PAC agenda. Regina will add it to the list and ask Dan about it as he has been helping Colchester with this.

7. Adjourn

The meeting adjourned at 4:30 p.m. The next meeting will take place on November 12, 2014 from 2:30pm to 4:30pm.

Respectfully submitted, Regina Mahony
Staff Review of the 2015 Westford Town Plan  
Regina Mahony, CCRPC Senior Planner  
January 6, 2015

The Town of Westford has requested, per 24 V.S.A §4350, that the Chittenden County Regional Planning Commission (1) approve its 2015 Town Plan; and (2) confirm its planning process.

This draft 2015 Town Plan is an entire update of the Westford Town Plan including data updates, flood resiliency elements throughout, some re-organization, form based zoning additions and other updates. CCRPC provided an initial review of this Plan and the majority of those recommendations were incorporated. The Westford Planning Commission public hearing will be held on January 21, 2015. CCRPC Staff recommended that the PAC review this Plan at the January meeting, rather than wait until March – however, this did create a bit of a time crunch so we weren’t able to warn the public hearing (so it will have to be held at another stage of review).

Following the Chittenden County Regional Planning Commission’s (CCRPC’s) Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans (2013) and the statutory requirements of 24 V.S.A. Chapter 117, I have reviewed the draft 2015 Westford Town Plan to determine whether it is:

- Consistent with the general goals of §4302;
- Consistent with the specific goals of §4302;
- Contains the required elements of §4382;
- Compatible with the 2013 Chittenden County Regional Plan, entitled the 2013 Chittenden County ECOS Plan (per §4350); and
- Compatible with approved plans of other municipalities (per §4350).

Additionally, I have reviewed the planning process requirements of §4350.

Staff Review Findings and Comments

1. The 2015 Westford Town Plan is consistent with all of the general goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.

2. The 2015 Westford Town Plan is consistent with the specific goals of §4302. See the attached Appendix A submittal that describes how the Plan is consistent with these goals.

a. In the past, CCRPC expressed concern over one of the Plan’s objectives in the Agricultural, Forestry, Residential II district which focused commercial development along paved roads especially in light of the following State Planning Goal: §4302(c)(1): “To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.” This has been amended in this draft Town Plan as follows - Section 10.10, Objective 1 is explicit in ensuring that small scale commercial development is allowed so long as it is in keeping with the historic rural character of Westford and does not create strip development. This text is much clearer on the Town’s intent and purpose of this district. In addition, this statement in the Economic Chapter provides clarity: “Furthermore, customer centric/consumer retail must be located in the Town Center Area in order to avoid strip development and encourage revitalization of the Town Center Area as the social and service hub.
3. The 2015 Westford Town Plan contains the required elements of §4382. See the attached Appendix A submittal that describes compliance with these required elements.

4. The 2015 Westford Town Plan is generally compatible with the planning areas, goals and strategies of the 2013 Chittenden County Regional Plan, entitled the 2013 Chittenden County ECOS Plan.

5. The 2015 Westford Town Plan is compatible with the municipal plans for Georgia, Fairfax, Cambridge, Underhill, Jericho, Essex, Colchester and Milton.

6. Westford has a planning process in place that is likely to result in an approved plan. In addition Westford has provided information about their planning budget and CCRPC finds that Westford is maintaining its efforts to provide local funds for municipal and regional planning.

Additional Comments/Questions:
While, Staff does not find that any of the amendments below are necessary for approval and confirmation of the process by the CCRPC, we do have the following comments and questions – some of which are recommendations for edits at this time:

1. The section on compatibility with Georgia refers to a low density development (20 acres per lot) in Westford. I may have missed this, but I thought the Agricultural, Forestry & Residential II district is described as 10 acres per lot?
2. The CCRPC Housing targets described on pages 17 & 18 are out of date. We understand that some municipalities prefer to keep reference to the targets in their Plans, however the targets are not necessarily regional policy at this point. We suggest something along these lines: “While these targets are out of date, the 2013 ECOS Plan (Chittenden County’s Regional Plan) still calls for the need for additional housing throughout the County.”
3. The Town’s clearly stated intention regarding agricultural soil mitigation in Chapter 8 is excellent and I hope Act 250 and the Agency of Agriculture follow the recommendations.
4. Connection to the State Village Center Designation as required by Act 59 appears comprehensive and very well described throughout the Plan (housing, economic development, land use, etc). While the State Village Center Designation is shown on Map 8, the State has preferred to see the boundaries more clearly on a separate map. Westford should review the map with ACCD to determine if a more specific map will be needed prior to renewal of the designation (it will expire in September, 2015).
5. The organization of the Plan - with objectives in the main body, and more specific tasks in the Implementation Plan – is very readable and clearly identifies the Town’s intent. It is great to see how the tasks help implement various sections in the Town Plan. However, it would be helpful to have a brief description or introduction to the Implementation Plan that describes to the reader how the tasks relate to the objectives, and/or how the tasks were derived.
6. The second paragraph under 10.17 states “…and does not permit land development in water resource areas…” It isn’t clear whether this is referring to the WRO areas or the FHO areas, and you may want to consider clarifying the intent.
7. Because the FEH areas are already protected by the WRO and FHO, why is the Town considering adoption of an FEH overlay?
8. Are the Form Based Zoning standards described in the fourth task on Page 82 in the Implementation spreadsheet already developed for the Town Center Area? Should this task begin with “implement”
instead of “develop”? On this same note, is Westford still intending to look at Form Based Zoning for the Agricultural, Forestry & Residential II zoning district?

9. Minor Edits/Typos:
   a. Page 7, first paragraph, second line: with
e
   b. Page 13, Table 4, the last row includes a median household income figure that isn’t associated with a location
   c. Page 16, paragraph 2, second to last line: residents
   d. Page 16, paragraph 3, second to last line: districts
   e. Page 17, paragraph 3, first line: pf should be of
   f. Page 27, paragraph 4, fifth line: incorporation should be in cooperation
   g. Page 35, paragraph 4, fourth line: residents and based
   h. Page 40, paragraph 5, eighth line, reimbursed
   i. Page 42, paragraph 1, fourth line, full evaluation of purchasing practices
   j. Page 72, paragraph 2, fifth line, suitable
   k. Page 73, objective 2, they are conserved
   l. Page 73, objective 3, fauna are to promote
   m. Page 74, objective 4, trap soils particles
   n. Page 75, paragraph 2, tenth line, education
   o. Page 76, paragraph 2, third sentence, potentially something missing in the sentence?
   p. Page 77, paragraph 2, fifth line, provided a valuable insight
   q. Page 77, paragraph 2, second to last line, “…refer to Section 10…” – should this be Section 8?

Proposed Motion & Next Steps:

PROPOSED MOTION: The PAC finds that the draft 2015 Westford Town Plan, as submitted, meets all statutory requirements for CCRPC approval, and that the municipality's planning process meets all statutory requirements for CCRPC confirmation.

Upon notification that the Plan has been adopted by the municipality, CCRPC staff will review the plan, and any information relevant to the confirmation process, for changes. If staff determines that changes are substantive, those changes will be forwarded to the PAC for review. Otherwise the PAC recommends that the Plan, and the municipal planning process, should be forwarded to the CCRPC Board for approval. The public hearing was not conducted at this PAC meeting, and therefore should be held by whichever body (PAC or CCRPC Board) sees the Plan next in this review process.
January 2, 2015

Carrie Baker, Executive Director  
Regina Mahony, Senior Planner  
Chittenden County Regional Planning Commission  
10 West Canal Street  
Vinooski, VT 05404

Dar Charlie & Regina,

The Town of Westford has entered into the process of updating the 2015 Westford Town Plan, which was last adopted on May 27, 2010 and approved by the CCRPC on August 23, 2010. This Plan has been updated because current plan will expire on May 27, 2015.

This letter is a formal request that the PAC and Chittenden County Regional Planning Commission review the 2015 Westford Town Plan for regional approval and confirmation of Westford’s planning process in accordance with 24 VSA §4350. The information needed for plan review and confirmation as outlined in the CCRPC’s “Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans” is attached. Please note that a digital version of the 2015 Westford Town Plan and associated maps were mailed to you in December of 2014. The Planning Commission public hearing will be held on January 21, 2015.

If you have any questions about the 2015 Westford Town Plan or the documents provided for your review, please feel free to contact Melissa Manka, Planning Coordinator, via phone at 802-878-4587 or email at planner@westfordvt.us.

Sincerely,

Robert Bancroft  
Westford Selectboard, Chair
<table>
<thead>
<tr>
<th>Planning &amp; Zoning Department Budget: FY 1 through FY 15</th>
<th>FY 11</th>
<th>FY 12</th>
<th>FY 13</th>
<th>FY 14</th>
<th>FY 15</th>
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<tr>
<td>Salaries &amp; Stipends</td>
<td>$46,055</td>
<td>$50,600</td>
<td>$59,881</td>
<td>$64,611</td>
<td>$66,420</td>
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<td>C-PC Dues</td>
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<td>$1,442</td>
<td>$2,834</td>
<td>$2,807</td>
<td>$2,845</td>
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<td>C-DNO Dues</td>
<td>$1,392</td>
<td>$1,350</td>
<td>n/a</td>
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<td>Other Planning &amp; Zoning Expenses (does not include grant funds)</td>
<td>$24,300</td>
<td>$27,300</td>
<td>$28,300</td>
<td>$20,600</td>
<td>$20,800</td>
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<td><strong>Total</strong></td>
<td><strong>$73,234</strong></td>
<td><strong>$80,692</strong></td>
<td><strong>$91,015</strong></td>
<td><strong>$88,018</strong></td>
<td><strong>$90,065</strong></td>
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<tr>
<td>Requirement</td>
<td>Guideline Questions</td>
<td>Yes/No</td>
<td>Location</td>
<td>Comments</td>
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<td>Consistent with General Goals in Sec. 4302(b)</td>
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<td>1 (1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.</td>
<td>Are municipal decisions guided by a coordinated, comprehensive planning process and policy framework?</td>
<td>yes</td>
<td>1.6, 1.7, 11</td>
<td></td>
<td></td>
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<td>2 (2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.</td>
<td>Is citizen participation encouraged at all levels of the planning process?</td>
<td>no</td>
<td></td>
<td>This is not directly discussed, but implied and implemented.</td>
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<td>3 (3) To consider the use of resources and the consequences of growth and development for the region and the state, as well as the community in which it takes place.</td>
<td>Is consideration being given to the use of resources and the consequences of growth and development?</td>
<td>yes</td>
<td>7, 8, 10, 11</td>
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<td>4 (4) To encourage and assist municipalities to work creatively together to implement and develop plans.</td>
<td>Is the municipality working creatively together with other municipalities to develop and implement plans?</td>
<td>yes</td>
<td>1.6, 1.7, 11</td>
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<td>Consistent with Specific Goals in Sec. 4302(c)</td>
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<td>5.1 To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.</td>
<td>Do the land use patterns proposed in the Land Use chapter of the Plan support this goal? If so, are proposed densities higher within or adjacent to village/downtown/growth areas?</td>
<td>Yes</td>
<td>10.4 - 10.7, 11</td>
<td></td>
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<td>5.2 A. Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.</td>
<td>Does the plan ensure that intensive residential development is encouraged primarily in areas related to village/downtown/growth areas?</td>
<td>Yes</td>
<td>10, 11</td>
<td></td>
<td></td>
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<td></td>
<td>Does the plan allow for auto-centered commercial uses outside of designated village/downtown/growth areas?</td>
<td>Yes</td>
<td>10.9 - 10.10, 11</td>
<td>Commercial, non-retail development is permitted along paved roads. This development will need meet context sensitive design standards and avoid strip development.</td>
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<td></td>
<td>If so, are these areas that already have historic strip-type development? Is the town making an effort to incorporate more multi modal land uses?</td>
<td>No</td>
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<td>Commercial, non-retail development is permitted along paved roads. This development will need meet context sensitive design standards and avoid strip development.</td>
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<td>If so, is strip development limited to areas that are already developed as strip developments or is the community encouraging new strip development?</td>
<td>No</td>
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<td>Commercial, non-retail development is permitted along paved roads. This development will need meet context sensitive design standards and avoid strip development.</td>
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<td>7</td>
<td>B. Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both.</td>
<td>Is economic growth encouraged in locally designated growth areas, or employed to revitalize existing village and town urban centers, or both?</td>
<td>Yes</td>
<td>5, 10.4, 10.5, 10.9, 10.10, 11</td>
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<td>Does the plan discuss where economic growth is to be located?</td>
<td>Yes</td>
<td>5, 10.4, 10.5, 10.9, 10.10, 11</td>
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<td>Are the types of uses described of a scale and type that they will have little or no impact on the rural countryside? (such as home businesses)</td>
<td>Yes</td>
<td>5, 10.4-10.5, 10.9-10.10, 11</td>
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<td>Does the plan discuss the need to locate most municipal or public buildings within the economic core of the community?</td>
<td>Yes</td>
<td>4.2.5, 11</td>
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<td>Does the proposed transportation system encourage economic development in existing village centers/growth areas/downtowns?</td>
<td>Yes</td>
<td>4.3, 5.2, 10.4-10.5, 10.9-10.10, 11</td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>C. Public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.</td>
<td>Are public investments, including the construction or expansion of infrastructure, planned to reinforce the general character and planned growth patterns of the area?</td>
<td>yes</td>
<td>4, 5, 10.4-10.5, 11</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the plan effectively discuss future infrastructure needs?</td>
<td>yes</td>
<td>4, 5, 10.4-10.5, 11</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the plan effectively discuss where future infrastructure will be needed?</td>
<td>yes</td>
<td>10.4-10.5, 11</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>If no planned infrastructure investments are planned, does the plan make this clear?</td>
<td>n/a</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Are the development patterns proposed in the land use chapter likely to lead to forced infrastructure improvements and increased services due to increases in density? (such as high density development on rural roads)</td>
<td>no</td>
<td></td>
<td></td>
</tr>
<tr>
<td>9</td>
<td>2. To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.</td>
<td>Does the plan have an economic development chapter?</td>
<td>Yes</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the plan discuss its position in terms of regional employment? (i.e. is it an employment center, is it a bedroom community, etc.)</td>
<td>Yes</td>
<td>5.2</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the plan discuss unemployment or lack thereof?</td>
<td>No</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the plan discuss the balance of improving the economy and maintaining environmental standards?</td>
<td>Yes</td>
<td>5.8, 10.9 - 10.12</td>
<td></td>
</tr>
<tr>
<td>10</td>
<td>3. To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.</td>
<td></td>
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<td></td>
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</tr>
<tr>
<td><strong>Does the plan discuss adult education?</strong></td>
<td>Yes</td>
<td>4.2.3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Does the plan discuss where educational opportunities are and might be found?</strong></td>
<td>Yes</td>
<td>4.2.3</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Is the town working with the local school district or the community to provide educational opportunities in schools and in other community settings?</strong></td>
<td>Yes</td>
<td>4.2.3</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>11</th>
<th>4. To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Is the proposed land use plan coordinated with the transportation network? Does it discuss the connection between land use and transportation efficiency?</strong> The following ought to be considered:</td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>Yes</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Access management</strong></td>
</tr>
<tr>
<td></td>
<td><strong>Discouraging new roads in outlying areas</strong></td>
</tr>
<tr>
<td><strong>Does the Transportation chapter discuss and encourage multi-modal transportation?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>Does the Transportation chapter discuss and encourage public transit?</strong></td>
<td>Yes</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>12</th>
<th>(A) Highways, air, rail and other means of transportation should be mutually supportive, balanced and integrated.</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Does the Plan discuss development of transportation connections between smaller towns and centers of employment?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>In the development of the transportation system, does the plan use good resource management and minimize or reduce negative impacts to the natural environment?</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>If the community has rail or air transportation, is it discussed?</strong></td>
<td>n/a</td>
</tr>
<tr>
<td><strong>Does the community consider other modes of transportation when discussing expansion of transportation infrastructure?</strong></td>
<td>no</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>13</th>
<th>5. To identify, protect and preserve important natural and historic features of the Vermont landscape, including:</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Does the plan identify significant natural and fragile areas? (Note to planners: does the plan include criteria for what makes an area “significant”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).</strong></td>
<td>Yes</td>
</tr>
<tr>
<td><strong>If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</strong></td>
<td>No</td>
</tr>
</tbody>
</table>

(A) significant natural and fragile areas;
<table>
<thead>
<tr>
<th></th>
<th>Outcomes</th>
<th>Question</th>
<th>Decision</th>
<th>References</th>
</tr>
</thead>
<tbody>
<tr>
<td>15</td>
<td>(B) outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands.</td>
<td>If identified, is land use proposed in such a fashion that these areas will be protected?</td>
<td>Yes</td>
<td>8, 10.11-10.20, 11</td>
</tr>
<tr>
<td>15</td>
<td></td>
<td>Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</td>
<td>Yes</td>
<td>8, 11</td>
</tr>
<tr>
<td>15</td>
<td></td>
<td>If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</td>
<td>Yes/no</td>
<td>8, 10.15-20, 11</td>
</tr>
<tr>
<td>15</td>
<td></td>
<td>If identified, is land use proposed in such a fashion that these areas will be protected?</td>
<td>Yes</td>
<td>8, 10.15-10.20, 11</td>
</tr>
<tr>
<td>15</td>
<td></td>
<td>Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</td>
<td>Yes</td>
<td>8, 10.15-10.20, 11</td>
</tr>
<tr>
<td>16</td>
<td>(C) significant scenic roads, waterways and views;</td>
<td>Does the plan identify scenic roads, waterways and views? (Note to planners: does the plan include criteria for what makes a scenic resource “significant”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible).</td>
<td>No</td>
<td>8.4.10, 11</td>
</tr>
<tr>
<td>16</td>
<td></td>
<td>If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</td>
<td>No</td>
<td>8.4.10, 11</td>
</tr>
<tr>
<td>16</td>
<td></td>
<td>If identified, is land use proposed in such a fashion that these areas will be protected?</td>
<td>No</td>
<td>8.4.10, 11</td>
</tr>
<tr>
<td>16</td>
<td></td>
<td>Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</td>
<td>No</td>
<td>8.4.10, 11</td>
</tr>
<tr>
<td>17</td>
<td>(D) important historic structures sites, or districts,</td>
<td>Does the plan identify historic structures, sites, or districts, archaeological sites and archaeologically sensitive areas? (Note to planners: does the plan include criteria for what makes a site “important”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible)</td>
<td>No</td>
<td>2, 11</td>
</tr>
</tbody>
</table>

The plan states all waterways are of value and should receive protection. Furthermore, the plan identifies vernal pools as needing protection and waterbodies identified as significant natural communities as in need of additional protections beyond the WRO.
<p>| | | |</p>
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<tr>
<td>archaeological sites and archeologically sensitive areas.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</td>
<td>no</td>
<td>2, 11</td>
</tr>
<tr>
<td>If identified, is land use proposed in such a fashion that these areas will be protected?</td>
<td>no</td>
<td>11</td>
</tr>
<tr>
<td>Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</td>
<td>yes</td>
<td>11</td>
</tr>
<tr>
<td>6. To maintain and improve the quality of air, water, wildlife and land resources.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is there a complete inventory/map of existing water resources, wildlife habitat, mineral resources and other land resources?</td>
<td>no</td>
<td>Map 3, 5, 10</td>
</tr>
<tr>
<td>Does the plan discuss air quality? If so, does it describe measures to maintain and improve its quality?</td>
<td>yes</td>
<td>7</td>
</tr>
<tr>
<td>Does the plan discuss water quality? If so, does it describe measures to maintain and improve its quality? Recommendation: Include watersheds - could be a good way to present/organize this information.</td>
<td>yes</td>
<td>8.4,11, 10.15-10.20, 11</td>
</tr>
<tr>
<td>Does the plan discuss wildlife resources? If so, does the plan describe measures to maintain and improve its quality?</td>
<td>yes</td>
<td>8, 10, 11</td>
</tr>
<tr>
<td>Does the plan discuss floodplain protection? If so, does the plan describe measures to maintain and improve its quality? Recommendation: Also include Fluvial Erosion Hazard maps and information.</td>
<td>yes</td>
<td>8, 10.17-10.20, 11</td>
</tr>
<tr>
<td>Does the proposed land use pattern maintain or improve the quality of the resources listed above? Recommendation: Include reference to the All Hazards Mitigation Plan &amp; Emergency Operation Plans. Do these plans call for any changes that should be addressed in the Town Plan?</td>
<td>yes</td>
<td>4.2,8, 11</td>
</tr>
<tr>
<td>Does the town recognize the connection between energy, transportation and land use?</td>
<td>yes</td>
<td>5, 6, 7, 11</td>
</tr>
<tr>
<td>Does the energy chapter of the plan discuss energy efficiency and renewable energy? Recommendation: Reference the VT State Residential Building Energy Code &amp; the Commercial Building Energy Standards.</td>
<td>yes</td>
<td>7</td>
</tr>
<tr>
<td>20</td>
<td>7. To encourage the efficient use of energy and the development of renewable energy resources.</td>
<td>Does the plan contain policies and recommendations that encourage energy efficiency?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the plan contain policies and recommendations that encourage the development of renewable energy resources?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the pattern of land use proposed in the community appear to encourage the efficient use of energy either through the proposed location of development in relation to community services, or in terms of lot layout and design?</td>
</tr>
</tbody>
</table>

| 21 | 8. To maintain and enhance recreational opportunities for Vermont residents and visitors. | Does the plan discuss recreation and identify important recreational areas? | yes | 4.2.6, 11 |
|    |  | Does the land use plan encourage development that protects or harms access to or the availability of recreational activities? | yes | 8, 9, 10, 11 |

| 22 | [A] Growth should not significantly diminish the value and availability of outdoor recreational activities. | yes, that is true | 8, 10.11-10.20, 11 |
| 23 | (B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate. | yes | 9, 11 |

| 24 | 9. To encourage and strengthen agricultural and forest industries. | Does the plan discuss agriculture and forestry? | yes | 5, 8.4.9, 10.12-10.14, 11 |

| 25 | (A) Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density. | Does the plan discuss the protection of agriculture and silviculture? If not, does it legitimately discuss why it does or cannot? | yes | 5, 8.4.9, 10.12-10.14, 11 |
|    |  | Do proposed densities of development appear to negatively impact the availability of workable land? | no | 10, 11 |

| 26 | (B) The manufacture and marketing of value-added agricultural and forest products should be encouraged. | Does the plan discuss the economic value of agriculture and forestry? | yes | 5, 8.4.9, 10.12-10.14, 11 |
|    |  | If so, does it have viable policies and recommendations on how to encourage them? | yes | 5, 8.4.9, 10.12-10.14, 11 |

| 27 | (C) The use of locally grown food products should be encouraged. | Is the availability of locally produced food encouraged in the plan? | yes | 5, 8.4.9, 10.12-10.14, 11 |

<p>| 28 | (D) Sound forest and agricultural management practices should be encouraged. | Does the plan discuss methods of agriculture/silviculture and their potential impact on the environment? | no |  |</p>
<table>
<thead>
<tr>
<th>29</th>
<th>Does the plan direct public investments such as roads and sewer systems and other infrastructure away from agricultural and forest land?</th>
<th>yes</th>
<th>5, 10.4-10.5, 10.11-10.14, 11</th>
</tr>
</thead>
<tbody>
<tr>
<td>30</td>
<td>Does the plan adequately discuss the extraction of earth resources?</td>
<td>no</td>
<td>Westford does not allow commercial extraction of earth resources.</td>
</tr>
<tr>
<td>31</td>
<td>Does the plan inventory the types and costs of housing in the community?</td>
<td>yes</td>
<td>3</td>
</tr>
<tr>
<td>32</td>
<td>Does the plan adequately discuss housing and housing density throughout the community?</td>
<td>yes</td>
<td>3, 11</td>
</tr>
<tr>
<td>33</td>
<td>Multi-family dwellings are not permitted in all districts due to potential impacts on gravel roads.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>34</td>
<td>Does the plan discuss accessory apartments?</td>
<td>yes</td>
<td>2, 11</td>
</tr>
<tr>
<td>35</td>
<td>Does the plan discuss the availability of health care and elderly services?</td>
<td>somewhat</td>
<td>6.2.3</td>
</tr>
<tr>
<td>36</td>
<td>Does the plan discuss how it provides services to the community and whether or not they are meeting the community's needs?</td>
<td>yes</td>
<td>4, 11</td>
</tr>
<tr>
<td></td>
<td>Question</td>
<td>Yes/No</td>
<td>Page Numbers</td>
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<td>--------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>37</td>
<td>Does the town have a Capital Improvement Plan and Budget outlining timing and funding for necessary public investments to ensure efficiency and coordination in their provision?</td>
<td>yes</td>
<td>11</td>
</tr>
<tr>
<td></td>
<td>Are fire, police, emergency medical services, schools, water supply and sewage and solid waste disposal discussed adequately in the plan? Recommendation: Identify how stormwater is being managed in the municipality as well, use of low impact development practices, etc.</td>
<td>yes</td>
<td>4, 8.4.11, 10.15-10.20, 11</td>
</tr>
<tr>
<td>38</td>
<td>(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal. Does the plan ensure that high density development occurs only where urban public facilities and services exist or can be reasonably made available?</td>
<td>yes</td>
<td>4, 10, 11</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss growth in relation to the provision of services and facilities adequately?</td>
<td>yes</td>
<td>4, 11</td>
</tr>
<tr>
<td></td>
<td>Does the plan speak clearly about how growth might impact these services and facilities?</td>
<td>yes</td>
<td>4,11</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss how they will control growth in a manner that allows them to phase upgrades in facilities and the expansion of services at a rate that is sustainable?</td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>39</td>
<td>(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services. Does the plan discuss how the town can make childcare more available?</td>
<td>yes</td>
<td>4.2.11, 11</td>
</tr>
<tr>
<td></td>
<td>Within the childcare element of the plan, is there a discussion about the availability of childcare related to the needs of the community? Note: Child Care Resource can be a good source of data. Does the plan discuss the how the town can make childcare more available?</td>
<td>yes</td>
<td>4.2.11, 11</td>
</tr>
<tr>
<td>40</td>
<td>13. To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care workforce development. Does the plan discuss how the town can make childcare more available?</td>
<td>yes</td>
<td>4.2.8, 8.4.11, 10.15-10.20, 11</td>
</tr>
<tr>
<td>41</td>
<td>14. To encourage flood resilient communities. Note: this will take effect on July 1, 2014. Is new development discouraged in these areas?</td>
<td>yes</td>
<td>4.2.8, 8.4.11, 10.15-10.20, 11</td>
</tr>
<tr>
<td>42</td>
<td>(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion. Is new development discouraged in these areas?</td>
<td>yes</td>
<td>4.2.8, 8.4.11, 10.15-10.20, 11</td>
</tr>
<tr>
<td></td>
<td>(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged. Is protection and restoration of these areas encouraged?</td>
<td>yes</td>
<td>4.2.8, 8.4.11, 10.15-10.20, 11</td>
</tr>
<tr>
<td>43</td>
<td>(C) Flood emergency preparedness and response planning should be encouraged. Is flood emergency preparedness and response planning encouraged?</td>
<td>yes</td>
<td>4.2.8, 8.4.11, 10.15-10.20, 11</td>
</tr>
<tr>
<td>Requirement</td>
<td>Guideline Questions</td>
<td>Yes/No</td>
<td>Location</td>
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<tr>
<td>Contains 11 Required Elements in Sec. 4382(a)</td>
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</table>

| 44 | A statement of objectives, policies and programs of the municipality, to guide the future growth and development of land, public services and facilities, and to protect the environment. | yes | 1.7, 2.3, 3.3, 4.3, 5.3, 6.3, 7.3, 8.5, 9.3, 10.3, 10.5, 10.7, 10.10, 10.12, 10.14, 10.16, 10.18, 10.20, 11 | |

| 45 | 2. A LAND USE PLAN, consisting of a MAP and statement present and prospective land use, indicating those areas proposed for forests, recreation, agriculture, (using 6 VSA Section 8), residence, commerce, industry, public and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting forth the present and prospective location, amount, intensity and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and services. | | | |

| 46 | 3. A TRANSPORTATION PLAN, consisting of a MAP and a statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads and port facilities, and other similar facilities or uses, with indications of priority of need. | | | |

<p>| 47 | 4. A UTILITY AND FACILITY PLAN, consisting of a MAP and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs and methods of financing. | no | | Cost &amp; financing information is located in the capital budget. |
| 48 | 5. A statement of policies on the PRESERVATION of rare and irreplaceable natural areas, scenic and historic FEATURES AND RESOURCES. | Does the plan include one or more policy statements that document the community’s commitment to take steps to ensure the preservation of the rare and irreplaceable features and resources in keeping with the goals of 24 VSA 4302? Recommendation: Include features from surrounding municipalities on your natural resource maps (and other maps if it makes sense to)? | yes | 2, 8, 11 |
| 49 | 6. An EDUCATION FACILITIES PLAN consisting of a MAP and a statement of present and projected uses and the local public school system. | Does the plan include statements and maps that collectively indicate the location, character and capacity of existing and prospective educational facilities? | yes | 4.2.10, 11, Map 7 |
| | | Does the plan describe the ability of the local public school systems to meet the needs of children and adults, with specific reference to attendance trends, school facilities, and future needs? | yes | 4.2.10, 11, Map 7 |
| | | While not required, it is encouraged that this element be written in conjunction with local school boards. | yes | 4.2.10, 11 |
| | 7. A recommended program for the IMPLEMENTATION of the objectives of the development plan. | Does the plan include statements that identify programs the municipality expects to use to address the objectives in the plan? | yes | 11 |
| | | When known funding, timeframe and responsible party can be helpful within the implementation element. | yes | 11 |
| | 8. A statement indicating how the plan relates to development trends and plans for ADJACENT MUNICIPALITIES, areas and the REGION developed under Title 24. | Does the plan include statements that collectively indicate that the municipality examined and considered development trends for the municipality, adjacent municipalities and the region? | yes | 1.6, 3 |
| | 9. An ENERGY PLAN, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement | Does the plan include an analysis of energy resources, needs, scarcities, costs and problems within the municipality? | yes | 7, 11 |
| | | Does the plan include an energy conservation policy and programs to implement that policy? | yes | 7, 11 |
| | | Does the plan include a policy on the development and use of renewable energy resources? | yes | 7, 11 |</p>
<table>
<thead>
<tr>
<th>Policy/Element</th>
<th>Question</th>
<th>Answer</th>
<th>Pages</th>
</tr>
</thead>
<tbody>
<tr>
<td>Energy</td>
<td>Does the plan include a policy on how future development in the municipality can support energy conservation — both in terms of individual buildings and general land use patterns?</td>
<td>Yes</td>
<td>7, 11</td>
</tr>
<tr>
<td>Housing</td>
<td>Does the plan include an inventory of the existing housing stock that identifies the number of housing units in each major type of housing in the community based on recent data?</td>
<td>Yes</td>
<td>3</td>
</tr>
<tr>
<td>Housing</td>
<td>Does the plan compare the existing housing stock with recent population trends (such as changes in total population, households, and household size)?</td>
<td>Yes</td>
<td>3</td>
</tr>
<tr>
<td>Housing</td>
<td>Does the plan assess the ability of municipal residents to reasonably afford safe, well-constructed, and efficient housing?</td>
<td>Yes</td>
<td>3, 11</td>
</tr>
<tr>
<td>Housing</td>
<td>Does the plan identify progress and/or implementation steps toward Regional Plan strategies and actions regarding housing? (NOTE: this will not come into effect until the new Regional Plan (aka ECOS Plan) is adopted)</td>
<td>Yes</td>
<td>3</td>
</tr>
<tr>
<td>Economic</td>
<td>Does the plan identify present economic conditions and the location, type and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.</td>
<td>Yes</td>
<td>3, 10, 11</td>
</tr>
<tr>
<td>Flood Resilience</td>
<td>Does the plan identify flood hazard and fluvial erosion hazard areas, and designate these areas to be protected (including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests) for the purposes of reducing the risk of flood damage to infrastructure and improved property?</td>
<td>Yes</td>
<td>8, 10.17 - 10.20, 11</td>
</tr>
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</table>
57. (ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments. Does the plan recommend policies to protect these areas and mitigate risks to public safety, critical infrastructure, historic structures and municipal investments? yes 11

58. (B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6. Does the municipality have an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6, and if so is it referenced in the Plan? yes 4.2.8, 11

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<th>Location</th>
<th>Comments</th>
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<td>Goals and objectives</td>
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<td>1.6, 10</td>
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<td>Confirm planning process, Chap 117, Sec 4350(a)</td>
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<td></td>
<td>2. Maintaining efforts to provide local funds for municipal &amp; regional planning</td>
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<td>throughout</td>
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2015
WESTFORD
TOWN PLAN

First Adopted: July 1971
MOST RECENT ADOPTION: *****
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<th>Description</th>
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<td>General Land Use Objectives</td>
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<td>10.4</td>
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<td>10.5</td>
<td>Town Center Areas Objectives</td>
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<tr>
<td>10.6</td>
<td>Form Based Zoning Overlay Area</td>
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<td>10.9</td>
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<td>Agricultural, Forestry Residential 2 Area Objectives</td>
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<td>10.11</td>
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<td>Fluvial Erosion Hazard Area Objectives</td>
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11  IMPLEMENTATION PLAN

MAPS:
Map 1 – Base Map (roads, streams, parcel lines)
Map 2 – Forest & Agricultural Soils
Map 3 - Natural Features
Map 4 – Soil On-Site Septic Capability
Map 5 – Water Resources, Wetlands & Floodplains
Map 6 – Transportation Improvements
Map 7 – Community Facilities, Utilities, and Conserved Lands
Map 8 – Current Zoning
Map 9 – Future Land Use
Map 10 – Contiguous Forest & Wildlife Movement

* Note: These maps were done in color, 11”x17” format, and are available for review at the Town Office. Digital versions (Adobe PDF) of the maps are also available. The maps can also be viewed on the Town of Westford web site at: www.westfordvt.us
1 INTRODUCTION

1.1 Forward
The Westford Town Plan is the principal policy statement for the Town of Westford presenting a
snapshot of existing conditions and a vision for the future. Specifically addressed in this plan are the
following subjects: demographic trends, housing, economic development, natural resources,
greenways and trails, energy, facilities, utilities and services, education, transportation, historic
resources, future land use and flood resiliency.

The plan is implemented through Westford’s various regulations and ordinances, which include the
Zoning Regulations and Subdivision Regulations, as well as its boards, commissions and committees.

1.2 Purpose
1. Provide a framework for planning the future of the Town.

2. Serve as a policy document in the Act 250 process. Any ambiguities in this plan shall be resolved
   by reference to the Westford Zoning and Subdivision Regulations.

3. Provide a framework from which the Zoning Regulations and Subdivision Regulations can be
   updated and amended.

4. Serve as a source of data to be used by Town officials, residents, potential residents and
   businesses in Westford.

5. Recommend studies or other programs to address specific community issues.

6. Serve as the basis for the Capital Budget and Program, All Hazards Mitigation Plan and other
   implementation measures, as needed.

This Plan is founded on the assumption that landowners have the right to use their property,
providing their use does not endanger the health, safety and welfare of other residents of Westford,
and providing that the use conforms to all local regulations and ordinances including the Zoning
Regulations, Subdivision Regulations and Health Ordinance.

1.3 Vision Statement
Westford will plan for and manage growth while protecting and preserving the rural character,
historical sites, natural resources and working land of the Town. We envision a Town Center Area
with a mix of commercial, residential, and municipal uses designed to promote community
interaction and identity. We also envision a sustainable, working landscape in Westford’s rural
areas that allows low density residential use and low density, small scale commercial use in
appropriate areas while preserving the Town’s essential rural character and conserving the Town’s
natural resources and working lands. Westford will search for innovative ways to achieve higher
density growth in the Town Center Area and conserve open space outside of the Town Center Area.
In the interest of stabilizing the tax rate and ensuring the most efficient use of community resources, innovative techniques and grants shall be used as much as possible to enhance this vision of the Town.

1.4 General Goals
The Town of Westford has established the following goals based on the results of community surveys, public forums and opinions contributed by the citizens of Westford. These Goals have been developed to meet the challenges and opportunities that face Westford now and into the future.

1. Preserve Westford’s unique rural character and conserve open spaces outside of the Town Center Area, while respecting landowner rights and allowing low density development in appropriate areas that do not have significant value to the town in terms of natural resources, aesthetic value, and cultural, historical and economic importance.

2. Maintain and improve a strong sense of community to bolster citizen participation, cohesion among residents, and an overall sense of Westford as a unique and valuable town.

3. Protect and encourage agricultural and forestry activities, and recognize the social and economic benefits they contribute to the community.

4. Plan for the development of the Town Center Area in such a way that higher density, mixed use development is encouraged and appropriate infrastructure exists, or is planned for, to allow this area to serve as the Town's growth center.

5. Recognize the importance of our historic background and historic structures and encourage the preservation and protection of our historic and cultural resources.

6. Work towards community self-sustainability by reducing the amount of solid waste generated and energy consumed, harnessing alternative energy sources, and fostering the production of agricultural products.

7. Identify and address transportation related problems and increase alternatives to automobile based transportation and promote public transportation.

8. Continue cooperation and coordination between all segments of Westford's town government to foster a sense of community and implement economic development goals.

9. Encourage the development of small scale business to increase local employment options and opportunities.

10. Encourage a diversity of housing types, including affordable and elderly housing.
11. Ensure that residents are provided with an adequate level of town services and infrastructure and that new growth does not outstrip the town’s ability to continue to provide this level of service to existing and future residents.

12. Encourage diverse recreational opportunities for all residents.

13. Encourage the appropriate use and/or conservation of natural resources, natural areas, wildlife corridors, waterways, floodplains, scenic areas, open land, forest land, steep slopes and sensitive areas.

14. Encourage the development, use and conservation of public trails.

1.5 Planning Process
The Town of Westford has been involved in comprehensive planning since 1972. With the assistance of the Chittenden County Regional Planning Commission, a municipal plan was developed and adopted which laid the groundwork for developing the Zoning and Subdivision Regulations that provided for orderly growth in our community. Over the years, various amendments to the plan and regulations have been adopted in order to respond to ever-changing conditions and to manage growth.

The Town of Westford has an appointed Planning Commission, whose duties include preparing the Town Plan, Subdivision Regulations and Zoning Regulations and presenting those draft documents to the Selectboard for approval as well as carrying out and implementing planning studies. In 2008, the Town moved from a Zoning Board of Adjustment and Planning Commission to a Planning Commission and Development Review Board form of government. Both the Planning Commission and Development Review Board are staffed by a full-time Planning Coordinator, whose duties include preparing board documents, providing technical assistance, and serving as a liaison between the public, local and regional boards, and state and federal agencies.

Comprehensive planning represents a community's best effort to examine its past and its present and to set a course for the future. The concept of community is important to Westford residents and maintaining it is becoming more challenging.

This plan is a revision of the 2010 Town Plan.

1.6 Relationship to Plans for Adjacent Towns and the Region
This Plan is generally compatible with both the Chittenden County ECOS Plan (2013) as well as Town Plans from the surrounding municipalities.

Chittenden County ECOS Plan (2013) – Westford’s Plan embodies the same focus on village growth centers that is emphasized in the ECOS Plan. Westford’s Plan seeks to accommodate a limited share of the County’s growth and development; recognizing the Town’s infrastructure limitations, and that the County’s core metro and transition areas will continue to be the primary focus for future planning.
development. It also recognizes and seeks to conserve the significant natural resources and open spaces that make Westford an important part of the County’s rural landscape.

Georgia (minor portion of north-west corner) – The Georgia Town Plan identifies one land use area along the border. The Recreational Zoning District encompasses a mountainous area of Town which is generally unsuitable for development due to steep slopes, poor soils and high elevations. Maintaining land in its natural state for environmental and recreational purposes is the primary goal of this District. The Westford Plan is largely compatible with the Georgia Plan, especially given the low density development (20 acres per lot), steep slope and natural resource conservation goals described in Westford Town Plan.

Fairfax (majority of northern border) – The Fairfax Town Plan identifies three land use areas along the border. They are the Residential, Conservation and 100 Year Flood Zone Overlay Zoning Districts. The Residential District (1 ½ acres per lot) encompasses areas suitable for development located outside of, but adjacent to, Fairfax’s Growth Center and Mixed Use Zoning Districts. The Conservation District (5 acres per lot) encompasses lands which are generally not suited for development and contain significant natural resources. Conservation of significant natural resources is the primary goal within this area. Therefore, clustering is encouraged in this District to preserve working lands, natural resources and the rural character. The 100 Year Flood Zone District encompasses significant rivers and streams with floodplains. This District is generally unsuitable for development. Protection of water resources for recreational, water quality and disaster prevention purposes is the primary goal of this District. The Westford Plan is generally compatible with the Fairfax Plan given water resource conservation, natural resource conservation and flood resiliency goals described in Westford Town Plan.

Cambridge (portion of northern border) – The Cambridge Town Plan was amended in 2013, but Cambridge still does not regulate growth and development via zoning. Subdivision regulations were adopted in 2006 and a land use map was created in 2008. The land use map identifies the area adjacent to Westford as Rural Residential and Agricultural. This zoning designation/concept is generally compatible with Westford’s Plan for this area of the Town. Route 15, a major transportation corridor, runs through the northeast corner of Westford and continues into Cambridge via the shared northern boundary. It should be noted that Westford’s Plan envisions small scale business in this area which is consistent with current uses and development in this area of Cambridge. Additionally, Cambridge is in the process of drafting flood hazard regulations. The Westford Plan is generally compatible with the Cambridge Plan given rural residential, agricultural and flood resiliency goals described in the Westford Plan.

Underhill (eastern border) – Underhill identifies the bulk of the border area as Rural Residential, which allows medium density development in suitable areas. The Underhill Town Plan notes that Planned Unit Developments are available to property owners, but does not specifically encourage or require them. Underhill also identifies and seeks to protect streams and wetlands in this area, similar to Westford’s efforts to protect its water resources. The Underhill Plan is generally compatible, although the base density for its rural residential area (3 acres per lot) is substantially greater than Westford’s Agricultural, Forestry and Residential 1 District (approx. 10 acres per lot).
However, a small portion of the border is located in the Soil and Water Conservation District which seeks to protect significant natural resource with larger minimum lot sizes (15 acres per lot). The Westford Plan is generally compatible with the Underhill Plan given its Soil and Water Conservation District and water resource conservation goals described in the Westford Plan.

**Jericho (minor portion of south eastern border)** - Westford shares a small boundary with Jericho along its southeastern corner. The Jericho Town Plan designates this area as Agricultural. The purpose of this area is to provide open land for agriculture, forestry, and rural housing. Minimum lot density is 10 acres and planned Unit Developments are encouraged within this area. This designation is compatible with Westford’s Plan.

**Essex (southern border)** – The Essex Town Plan designates areas along Route 128, Pettingill Road, Chapin Road, and Old Stage Road as Agriculture Residential. Planned Unit Developments are encouraged in this area. The base density for this area is somewhat higher (3 acres per lot) than in Westford’s Agricultural, Forestry and Residential Districts I and II (5-10 acres per lot). Areas within the Browns River and Alder Brook River are designated as floodplain. As in Westford, development is severely restricted in these areas. The remainder of the border areas with Westford is designated as Conservation. Only low density development (10 acres per lot) is permitted in this area. The Westford Plan is generally compatible with the Essex Plan given the rural residential, agricultural and flood resiliency goals described in the Westford Plan.

**Colchester (minor portion of south-western border)** - Colchester identifies the area bordering Westford as Agriculture. It is composed primarily of agricultural lands and very low density housing (25 acres per lot). This is compatible with the land use on the western half of Westford, which is designated as the Agriculture, Forestry and Residential I Zoning District (10 acres per lot).

**Milton (western border)** – Milton’s eastern border is identified as one of Milton’s main rural areas. It is composed primarily of low density residential with agricultural and forestry uses. Soil conditions and topography pose development constraints in much of this area. Milton has designated their boundary area as Forestry/Conservation/Scenic Ridgeline (approx. 14 acres per lot) and Agricultural/Rural Residential (approx. 9 acres per lot) Zoning Districts. This is compatible with land use on the western half of Westford, which is designated as the Agriculture, Forestry and Residential I Zoning District.

### 1.7 General Objectives

**Communications with Adjoining Towns** - Communicate and work in conjunction with adjacent towns to ensure adjoining zoning districts have compatible uses and to determine the effect of increased development and commuter traffic on roads used for regional travel.
HISTORIC FEATURES

2.1 Policy
It is the policy of the Town of Westford to consider the effect of new development on historic resources early in the planning process so that impacts can be identified and assessed. Most historic resources are privately owned, but because of their important community function, their preservation should be encouraged.

2.2 Inventory & Discussion

2.2.1 Introduction
Westford's historical resources provide tangible links between past and present. The Town's historical resources range from evidence of earliest human settlement in the prehistoric period to mill sites abandoned in the early twentieth century. Many of Westford's residences and other structures, including barns, churches, library and covered bridge are historic (over 50 years old, and often much older). Much of the landscape can be considered historic: field patterns, stone walls, woodlots, sugar maple stands and roads are the reminders of past residents and their activities.

Some evidence of the Town's heritage is familiar and easy to recognize, such as the Town Common, the covered bridge, cemeteries, and agricultural fields. Equally important historic resources are less familiar; including Native American camp sites along the Browns River which are thousands of years old, extensive sawmill remains next to Roger's Brook and old farmsteads.

2.2.2 Westford’s Past
Westford was granted as a town on June 8, 1763 to Henry Franklin and 64 associates in a charter from King George III signed by Gov. Benning Wentworth of New Hampshire. The town as granted covered 36 square miles (23,040 acres). The first settlers did not arrive until the 1780's. By 1791, the Town's population was only 63. The first Town meeting was held on March 25, 1793, during which the Town was organized.

The Browns River flowing north through town afforded good mill privileges to the early nineteenth century residents. The first sawmill was started by Elisha Baker in 1795. Soon after, Joshua Stanton built a forge and gristmill, which attracted settlers to the village center. The population in 1810 was 1,107 and by 1850 it had increased to 1,458. In the late 1800's, the village had two stores, three blacksmith shops, a cabinet and wheelwright shop, one sawmill, a gristmill, a cider mill, a cheese box factory, a tannery, a school, and two doctors. The population in 1880 was 1,133.

Westford has always been an agricultural town. In an 1881 gazetteer listing of some 311 households, only 64 did not list farming as an occupation. Brookside was a thriving neighborhood at one time. From 1893 to 1910, it had its own post office. A variety of industries were located there, including two sawmills, a cider mill, a boot and shoemaker, a cheese box factory and the Union Cheese Factory Co., which was organized in 1865. The Cloverdale section in the eastern part of Town developed around Westford's only rail stop. The railway ran until 1938. This area was mainly
agricultural, although a dealer in marble, a manufacturer of tombstones, and a creamery were located here.

In the early 1900's, with its industries diminishing, the Town was left primarily a farming and logging community. By 1950, as agriculture became less profitable, the Town experienced a substantial decline in population. In the 1960's, the population expanded and residential development increased. The Town, however, retained its rural character. The influx of people in the 1980's, most of whom commute to work elsewhere, raised the 1960 population of 680 to 1,740 in 1990. In 1990, there were only seven working farms left.

The Town's first school districts were established in 1797. Eventually 12 were organized. Within each district, parents shared, according to the number of children they had in school, in providing "boarding around" for the teacher and a quota of wood for the school stove. In the 1880-81 annual report, superintendent Macomber noted "...but when we consider that a good school in each district contributes largely to the support of virtue, morality and civil liberty, the sacrifice seems none too great". This comment was made with respect to the year's school expense of nearly $3,000. By 1951, three school districts were left: in the village, Brookside, and Cloverdale. By the 1960's, the village school was serving nearly all the children in Town. In 1965, the present Westford Elementary School was built and dedicated to Carl S. Paige, in recognition of his outstanding service to Westford, including the offices of road commissioner, town representative, and over a quarter of a century as a School Director. Only one of the old one-room school houses still stands, and it has been converted to a residence. The village school was razed in 1971, and the new Town office building was built on the spot in 1973.

Westford's library was started in 1895/96. First located in the lower level of the old Town hall (the present library building), the library started with 117 books. In 1919, the library and its 3,000 volumes were housed in a small building which had been built about 1885. This small building was moved twice, serving as a post office between the "hotel" and the bridge and as a store at the upper end of the Common. It was heated by a woodstove, which was also used by the librarian, Irene Allen, to treat the children to toasted marshmallows. In 1973 funds to renovate the old Town hall were approved and the library moved back into the building where it began.

The Baptist, Congregational and Methodist churches were organized between 1798 and 1821. Each group had a building in the village. In 1919 the congregations were federated. Services now are held in the Congregational Church. The Baptist Church is now used for community functions. The Methodist Church was moved north and converted into a barn in the 1920s; the barn was demolished in the 1990’s.

In the spring of 1921, Clark B. Paige and Eugene Domingue, with the help of 34 interested townspeople, brought electricity to Town. Electric lines were not installed in the more remote parts of town until 1935, when the Rural Electrification Administration encouraged expansion of electric utilities.

Two and one-half acres for the Common were given to the town by the estate of Elizabeth Camp in 1819. Extensive tree planting on the Common was undertaken in the late 1800's. The only surviving...
trees from this effort are those on the level below the Congregational Church. At one time there was a bandstand on the Common which was moved from one end to the other several times during the years that Roland Pigeon and Dan Jackson were strapping young lads. In the late 1800's various networks of walking paths crossed the common connecting the various businesses and residences.

Picturesque landscapes remain throughout the community. Many roads provide historic and contemporary views of farming and rural living. Most of the roads we use today are the original ones laid out by the early townspeople. Cambridge Road came into existence in the late 1820's when the Vermont Supreme Court appointed a committee to survey a market road from Burlington to Derby. Only a few small roads disappeared between 1857 and 1869. In the 1970's roads in the eastern part of Town that hadn't been used for 40-50 years were formally eliminated. Cloverdale is now accessible only by main roads through adjacent towns. The middle section connecting Covey and Osgood Hill Roads was designated as a trail in the early 1970's. Route 128 was first hard-surfaced in the 1940's.

2.3 Historic Resource Objectives

1. **Historical Society** - The Westford Historical Society will lead the community in protecting the Town’s historical and cultural resources and will undertake the following endeavors:
   a. Protect, preserve, maintain and restore historic structures and sites.
   b. Educate residents on the historical aspects of the Town.

2. **Cultural & Historical Resource Protection** - Maintain the historic character of the Town Common, Town Common structures and historical structure located in Town as a whole.
3 POPULATION, HOUSING & EXISTING LAND USE

3.1 Policy
It is the policy of the Town of Westford to encourage the availability of a diverse housing stock that is affordable and accessible to a wide range of current and future residents, provide for an expanding population, and plan to accommodate its proportionate share of regional growth.

3.2 Inventory & Discussion

3.2.1 Population
In order to plan for future development, it is important to understand the elements affecting population growth in Westford. Analyses of population and demographic trends can assist the Town in evaluating present and future needs with respect to town services, housing, transportation, employment, etc. Some of the most basic demographic information is discussed below. More information can be found on the U.S. Census Bureau’s American Factfinder website (http://factfinder2.census.gov/faces/nav/jsf/pages/community_facts.xhtml)

According to the 2010 United States Census, the 2010 population of Westford was 2,029 persons.

Table 1
Local and Regional Population Trends

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<td>99,121</td>
<td>115,525</td>
<td>131,759</td>
<td>146,571</td>
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<td>Westford</td>
<td>991</td>
<td>1,413</td>
<td>1,740</td>
<td>2,086</td>
<td>2,029</td>
<td>- 2.7%</td>
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<td>Colchester</td>
<td>8,776</td>
<td>12,629</td>
<td>14,731</td>
<td>16,986</td>
<td>17,067</td>
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<td>Essex</td>
<td>10,951</td>
<td>14,392</td>
<td>16,498</td>
<td>18,676</td>
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<td>2,343</td>
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<td>4,302</td>
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<td>Cambridge</td>
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<td>1,805</td>
<td>2,486</td>
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<td>1,800</td>
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<td>5.1%</td>
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<td>4,375</td>
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Source: U.S. Census Bureau & Town Plans, 2010

Table 2 Scenarios A and B depict future population estimates which are subject to external conditions such as the availability of employment in the region and the health of the overall economy in the region, state, and nation. Scenario A assumes a similar migration rate as seen from

Page 11
1990 to 2000 when the national economy was generally healthy. Scenario B assumes a similar migration rate as seen from 2000 to 2010 when the national economy was in a recession.

### Table 2
**Vermont 2010 Census Count Projections, 2020, 2030 – Scenario A**

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<tr>
<td>Westford</td>
<td>2,029</td>
<td>2,086</td>
<td>2.8%</td>
<td>2,110</td>
<td>4.0%</td>
</tr>
<tr>
<td>Colchester</td>
<td>17,067</td>
<td>17,621</td>
<td>3.2%</td>
<td>17,901</td>
<td>4.9%</td>
</tr>
<tr>
<td>Essex</td>
<td>19,587</td>
<td>20,556</td>
<td>4.9%</td>
<td>21,138</td>
<td>7.9%</td>
</tr>
<tr>
<td>Jericho</td>
<td>5,009</td>
<td>5,173</td>
<td>3.3%</td>
<td>5,254</td>
<td>4.9%</td>
</tr>
<tr>
<td>Milton</td>
<td>10,352</td>
<td>11,067</td>
<td>6.9%</td>
<td>11,531</td>
<td>11.4%</td>
</tr>
<tr>
<td>Underhill</td>
<td>3,016</td>
<td>3,059</td>
<td>1.4%</td>
<td>3,076</td>
<td>2.0%</td>
</tr>
<tr>
<td><strong>Towns in Close Proximity &amp; Other Counties</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cambridge</td>
<td>3,659</td>
<td>4,396</td>
<td>20.1%</td>
<td>5,074</td>
<td>38.7%</td>
</tr>
<tr>
<td>Fairfax</td>
<td>4,285</td>
<td>5,232</td>
<td>22.1%</td>
<td>6,054</td>
<td>41.3%</td>
</tr>
<tr>
<td>Fairfield</td>
<td>1,891</td>
<td>1,993</td>
<td>5.4%</td>
<td>2,090</td>
<td>10.5%</td>
</tr>
<tr>
<td>Fletcher</td>
<td>1,277</td>
<td>1,424</td>
<td>11.5%</td>
<td>1,548</td>
<td>21.2%</td>
</tr>
<tr>
<td>Georgia</td>
<td>4,515</td>
<td>4,822</td>
<td>6.8%</td>
<td>5,095</td>
<td>12.8%</td>
</tr>
</tbody>
</table>

**Vermont 2010 Census Count Projections, 2020, 2030 – Scenario B**

<table>
<thead>
<tr>
<th>Town</th>
<th>2010 Census</th>
<th>2020</th>
<th>% changes from 2010</th>
<th>2030</th>
<th>% change from 2010</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Chittenden County</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Westford</td>
<td>2,029</td>
<td>2,037</td>
<td>0.4%</td>
<td>2,001</td>
<td>-1.4%</td>
</tr>
<tr>
<td>Colchester</td>
<td>17,067</td>
<td>17,206</td>
<td>0.8%</td>
<td>16,981</td>
<td>-0.5%</td>
</tr>
<tr>
<td>Essex</td>
<td>19,587</td>
<td>20,074</td>
<td>2.5%</td>
<td>20,057</td>
<td>2.4%</td>
</tr>
<tr>
<td>Jericho</td>
<td>5,009</td>
<td>5,051</td>
<td>0.8%</td>
<td>4,984</td>
<td>-0.5%</td>
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<td>Milton</td>
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<td>10,808</td>
<td>4.4%</td>
<td>10,945</td>
<td>5.7%</td>
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<tr>
<td>Underhill</td>
<td>3,016</td>
<td>2,987</td>
<td>-1.0%</td>
<td>2,917</td>
<td>-3.3%</td>
</tr>
<tr>
<td><strong>Towns in Close Proximity &amp; Other Counties</strong></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cambridge</td>
<td>3,659</td>
<td>3,945</td>
<td>7.8%</td>
<td>4,119</td>
<td>12.6%</td>
</tr>
<tr>
<td>Fairfax</td>
<td>4,285</td>
<td>4,981</td>
<td>16.2%</td>
<td>5,535</td>
<td>29.2%</td>
</tr>
<tr>
<td>Fairfield</td>
<td>1,891</td>
<td>1,894</td>
<td>0.2%</td>
<td>1,904</td>
<td>0.7%</td>
</tr>
<tr>
<td>Fletcher</td>
<td>1,277</td>
<td>1,354</td>
<td>6.0%</td>
<td>1,412</td>
<td>10.6%</td>
</tr>
<tr>
<td>Georgia</td>
<td>4,515</td>
<td>4,583</td>
<td>1.5%</td>
<td>4,643</td>
<td>2.8%</td>
</tr>
</tbody>
</table>

*Source: Vermont Agency of Commerce and Community Development, 2013*
The age distribution of the population is shown below.

<table>
<thead>
<tr>
<th>Age Range</th>
<th># of People</th>
<th>% of Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>0 to 9</td>
<td>242</td>
<td>11.9</td>
</tr>
<tr>
<td>10 to 19</td>
<td>300</td>
<td>14.7</td>
</tr>
<tr>
<td>20 to 29</td>
<td>152</td>
<td>7.4</td>
</tr>
<tr>
<td>30 to 39</td>
<td>270</td>
<td>13.3</td>
</tr>
<tr>
<td>40 to 49</td>
<td>378</td>
<td>18.7</td>
</tr>
<tr>
<td>50 to 59</td>
<td>390</td>
<td>19.2</td>
</tr>
<tr>
<td>60 to 69</td>
<td>192</td>
<td>9.5</td>
</tr>
<tr>
<td>70 &amp; up</td>
<td>105</td>
<td>5.1</td>
</tr>
</tbody>
</table>

Source: US Census, 2010

The 2010 U.S. Census Bureau report on population growth in Vermont shows that the number of children 0-5 years-old in the state is decreasing rapidly in absolute numbers. This “birth dearth” is seen in all of New England. This means the number of children entering the Westford School will likely be decreasing in coming years.

Household income is reported in the 2012 American Community Survey. The following table and figure illustrate median income and income distribution for Westford and the surrounding area.

<table>
<thead>
<tr>
<th>Median Household Income – 2012</th>
</tr>
</thead>
<tbody>
<tr>
<td>Westford</td>
</tr>
<tr>
<td>Milton</td>
</tr>
<tr>
<td>Colchester</td>
</tr>
<tr>
<td>Essex</td>
</tr>
<tr>
<td>Jericho</td>
</tr>
<tr>
<td>Underhill</td>
</tr>
<tr>
<td>Cambridge</td>
</tr>
<tr>
<td>Fairfax</td>
</tr>
<tr>
<td>Georgia</td>
</tr>
<tr>
<td>Fletcher</td>
</tr>
<tr>
<td>Fairfield</td>
</tr>
<tr>
<td>Chittenden County</td>
</tr>
</tbody>
</table>

Source: American Community Survey, 2012
3.2.2 Housing

Housing is an essential component of any community. The type, cost, distribution, and location of housing impacts the social make-up and physical appearance of a community. Housing provides many benefits to a community, such as providing shelter to its residents, creating a customer base for local businesses, and serving as the focal point for family and community life. On the other hand, housing also places demands on public services and, if built or placed inappropriately, can negatively impact natural resources. Planning for housing requires the consideration of many factors, including the type, cost, and location of new development.

Westford’s Existing Housing Stock

Westford’s existing housing stock consists primarily of detached, owner occupied units. According to the 2012 American Community Survey, there are a total of 796 housing units in Westford, 778 of which are occupied. Of the 778 occupied housing units, 738 (95.1%) are owner occupied and 40 (4.9%) units are occupied by renters. Similarly, 747 (93.8%) of existing housing units are detached single family homes or mobile homes, while only 49 (6.2%) are in structures with multiple dwellings. Housing costs in Westford climbed rapidly since the late 1990’s. However, the median price has actually dropped slightly from a high of $270,000 in 2006 to $247,000 in 2013, though it still represents a significant increase in the cost of housing since 1998, when the median sales price was $125,000.

The median sale price for a home varies widely depending on the type of housing. For example, in 2013, the median sale price for a single family home in Westford, excluding condominiums, was $249,500 ($277,500 for a single family home in the county), the median sale price for a
condominium was $155,000 ($203,000 for a condominium in the county) and the median sale price for a mobile home with land is $127,500 ($131,300 for a mobile home in the county).

**Figure 2**
Median Price of Primary Residence Sold

<table>
<thead>
<tr>
<th>Year</th>
<th>Single Family Home (Westford)</th>
<th>Single Family Home (County)</th>
<th>Condo (Westford)</th>
<th>Condo (County)</th>
<th>Mobile Home (Westford)</th>
<th>Mobile Home (County)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1998</td>
<td>$120,000</td>
<td>$140,000</td>
<td>$95,000</td>
<td>$105,000</td>
<td>$40,000</td>
<td>$45,000</td>
</tr>
<tr>
<td>1999</td>
<td>$125,000</td>
<td>$145,000</td>
<td>$100,000</td>
<td>$110,000</td>
<td>$45,000</td>
<td>$50,000</td>
</tr>
<tr>
<td>2000</td>
<td>$130,000</td>
<td>$150,000</td>
<td>$105,000</td>
<td>$115,000</td>
<td>$50,000</td>
<td>$55,000</td>
</tr>
<tr>
<td>2001</td>
<td>$135,000</td>
<td>$155,000</td>
<td>$110,000</td>
<td>$120,000</td>
<td>$55,000</td>
<td>$60,000</td>
</tr>
<tr>
<td>2002</td>
<td>$140,000</td>
<td>$160,000</td>
<td>$115,000</td>
<td>$125,000</td>
<td>$60,000</td>
<td>$65,000</td>
</tr>
<tr>
<td>2003</td>
<td>$145,000</td>
<td>$165,000</td>
<td>$120,000</td>
<td>$130,000</td>
<td>$65,000</td>
<td>$70,000</td>
</tr>
<tr>
<td>2004</td>
<td>$150,000</td>
<td>$170,000</td>
<td>$125,000</td>
<td>$135,000</td>
<td>$70,000</td>
<td>$75,000</td>
</tr>
<tr>
<td>2005</td>
<td>$155,000</td>
<td>$175,000</td>
<td>$130,000</td>
<td>$140,000</td>
<td>$75,000</td>
<td>$80,000</td>
</tr>
<tr>
<td>2006</td>
<td>$160,000</td>
<td>$180,000</td>
<td>$135,000</td>
<td>$145,000</td>
<td>$80,000</td>
<td>$85,000</td>
</tr>
<tr>
<td>2007</td>
<td>$165,000</td>
<td>$185,000</td>
<td>$140,000</td>
<td>$150,000</td>
<td>$85,000</td>
<td>$90,000</td>
</tr>
<tr>
<td>2008</td>
<td>$170,000</td>
<td>$190,000</td>
<td>$145,000</td>
<td>$155,000</td>
<td>$90,000</td>
<td>$95,000</td>
</tr>
<tr>
<td>2009</td>
<td>$175,000</td>
<td>$195,000</td>
<td>$150,000</td>
<td>$160,000</td>
<td>$95,000</td>
<td>$100,000</td>
</tr>
<tr>
<td>2010</td>
<td>$180,000</td>
<td>$200,000</td>
<td>$155,000</td>
<td>$165,000</td>
<td>$100,000</td>
<td>$105,000</td>
</tr>
<tr>
<td>2011</td>
<td>$185,000</td>
<td>$205,000</td>
<td>$160,000</td>
<td>$170,000</td>
<td>$105,000</td>
<td>$110,000</td>
</tr>
<tr>
<td>2012</td>
<td>$190,000</td>
<td>$210,000</td>
<td>$165,000</td>
<td>$175,000</td>
<td>$110,000</td>
<td>$115,000</td>
</tr>
</tbody>
</table>

Source: VT Housing Data Website (www.housingdata.org), 2013

**Housing Affordability**

Housing is considered affordable to a given household when no more than 30% of the household’s annual income is spent on housing expenses. Housing costs for renters include rent and utilities. Housing costs for home owners include mortgage payments, property taxes, insurance, and association fees (if applicable.) Based on this information, a household would need an income of $71,977 to afford a median priced single family home ($80,054 for a median priced single family home in the county), $45,128 to afford a median priced condo ($58,765 median priced condo in county), and $36,976 for a median priced mobile home ($38,286 for median priced mobile home in county). Source: VT Housing Data - Home Mortgage Calculator

In Chittenden County, the 2013 median income for a family of four is $104,464. “Affordable housing” refers to housing that is affordable to a household earning 80% of median income or less. 80% of median income for a family of four is $83,571. The “affordable housing” prices for these demographics are $289,500 respectively. Source: VT Housing Data - Home Mortgage Calculator

**Housing Type**

In addition to housing affordability, housing type is an important consideration. For example, as Westford’s population continues to age, some residents may find that they can no longer maintain large amounts of land. Others, such as unmarried individuals and young families wishing to reside in Westford, may not need or want a large single family home at this stage in their lives. A variety of housing types, including single family homes, condominiums, multifamily housing and elderly housing provide an opportunity for a wider range of people to live within a community, regardless
of income. Yet, almost all housing currently constructed in Westford consists of single family homes. This is in part due to market demand and soil limitations, despite the fact that different types of housing have varying implications to/on municipal services and natural resources. The Planning Commission is actively working to address this situation to allow a variety of housing options.

Based on State Statute, homeowners are allowed to construct accessory dwellings (frequently referred to as “in-law apartments”) on properties with single family homes. Accessory dwellings are an innovative way to grant homeowners space within their home or on their premises to house parents or adult children and/or to supplement their income with rental income. Additionally accessory apartments represent an opportunity to create additional housing in Westford without developing valuable natural areas. It should be noted that accessory dwellings are a key component to allowing older resident to “age-in-place”. The Planning Commission is exploring how to expand options and opportunities for accessory dwellings.

Of course, some older residents may find that they wish to remain in town, but do not have the space, desire, or resources to create an accessory dwelling. There is currently no designated elderly housing in Westford. Elderly housing is defined as housing that is specifically designed and designate for residents 55 years of age of older. Under Westford’s current Zoning Regulations, elderly housing located within the Town Common, Town Village, and Town Center Districts is governed by lot coverage rather than minimum lot size. This allows multiple small units to be located within a single structure or series of structures than would be allowed based on a traditional unit to lot size basis. The Planning Commission is considering expanding this to other zoning district in order to incentivize elderly housing.

**Strategies to Encourage Housing Options**

The availability of affordable and reasonably priced housing is a problem not confined to Westford; all communities in Chittenden County are grappling with this issue. While the issue is regional in scope, there are several steps Westford can take to expand housing options within the Town.

The Town amended the Subdivision Regulations to encourage the creation of affordable units by granting affordable housing density bonuses as an incentive. The Town should actively encourage developers to take advantage of this bonus now that it is in place. In doing so, the Town could facilitate partnerships between interested land owners and local affordable housing providers such as Green Mountain Habitat for Humanity and the Champlain Housing Trust. The Town realizes the impact of transportation costs to finding affordable housing. Affordable housing should take into consideration the cost of commuting to employment and services. It should be noted that the availability of public transportation is key to establishing and maintaining affordable housing in Westford. Please see transportation chapter for further discussion.

Affordable housing may also be encouraged through the Town’s fee structure by reducing or waiving fees for units of affordable housing. Another regulatory change to consider is increasing density for certain housing types (such as affordable housing or multifamily housing) in specific areas of Town (for example, Town Center Area, Plains Road and Rt. 128/Rt. 15).
Furthermore, the goal of allowing commercial space to be mixed with and supported by small residential dwellings in the Town Center Area supports the goal of encouraging affordable housing. It is also worth considering that in general, smaller dwellings require less energy for heating, air conditioning, and lighting than larger dwellings, making them more affordable. Higher energy efficiency is further achieved by multi-family attached dwellings having denser housing and shared common areas, inherently being more energy efficient and affordable than most single-family detached dwellings.

The Town could also facilitate the development of affordable housing by inventorying Town owned properties to determine if any would be appropriate locations for affordable housing. Town owned properties or portions thereof that do not have significant natural resources could be sold or donated to local affordable housing developers for the purpose of creating additional housing. Proceeds from any sales could be invested to create additional housing, purchase more valuable resource land, improve public infrastructure, or further other objectives of this plan.

The State “Vermont Neighborhoods” program is another option to increase the supply of affordable housing. The program enables communities to create “Neighborhood Planning Areas” adjacent to designated Village Centers and Downtowns. The program provides relief from Act 250 and certain state taxes to projects locate within the Neighborhood Planning Area. The program also provides a small amount of financial incentives for communities that host new affordable housing, which could be used to improve wastewater infrastructure in the Town Center Area. The Planning Commission and Selectboard should investigate designating the full Town Common Zoning District as a Neighborhood Planning Area.

**Housing Targets**

At the regional level, the Chittenden County Regional Planning Commission Housing Targets Task Force reviewed housing policy for the entire county.

A report entitled “Recommended Housing Targets” was prepared by the Housing Targets Task Force and endorsed by the Chittenden County Regional Planning Commission (CCRPC) on November 22, 2004. CCRPC requested that each municipality in the county review and respond to these housing targets as part of its Comprehensive Plan re-adoption process.

The Task Force report recommends a target of 178 new units to be constructed in Westford between 2000 and 2010, 18 percent of which should be “moderate income” (80-120% of AMI) and 18% of which could be considered affordable (less than 80% of AMI). This represents an annual target of 18 new units per year. Based on Figure 3, below, an average of 10 new units per year has been built in Westford from 2000 to 2013, totaling 133 units in a 13 year period. It is worth noting that according to the 2009 community survey 63% of respondents felt that residential development had been “just right.”

Meeting the suggested annual housing target would require Westford to accelerate housing development by approximately 47%. This is unlikely due to several factors. Many landowners in Westford have chosen agricultural and silvicultural uses for their properties. Many of Westford’s rural roads are built on inadequate road bases and cannot support additional development. Soil
conditions in Town are largely prohibitive of conventional septic systems. Moreover, many of the open areas in Westford contain significant natural resources. The high densities needed to achieve the housing targets may be desirable in the Town Center Area and perhaps Plains Road. However, such development would likely be predicated on an investment in wastewater and/or other infrastructure.

In general, the Town of Westford supports the CCRPC goals of providing sufficient housing to meet reasonable growth needs and locating such housing in suitable areas. The Town also supports use of housing targets as goals to help guide a community’s planning rather than being used as quotas. The Town does not feel that housing quotas would be an appropriate method for accomplishing regional goals. A more appropriate method for developing proportionate housing within the County is to provide towns with the resources necessary to develop the infrastructure to support housing development in appropriate areas and to provide regional transit services that promote affordable commuting options throughout the County to the major economic area located in the greater Burlington area.

Figure 3 shows the number of zoning permits issued for new homes from 1979-2013.

![Figure 3](image)

**Figure 3**

*Westford Zoning Permits Issued for Homes*

* Generally single family dwellings; however, the data may include some replacements

Source: Town Reports

### 3.2.3 Existing Land Use

Westford is predominantly a rural bedroom community. Most of the adult residents in the work force commute out of town to work. Because there is no sewer or water service in the Town Center Area, the overall density of the Town is low. There are a total of 25,038 acres of land in Westford
and a population of approximately 2,029. This translates to a density of approximately 13 acres per person.

Westford's rural character has been formed primarily as a result of traditional Vermont development patterns, which included a significant agricultural sector and the development of the Town Center Area. This has resulted in low density residential uses, agricultural uses and an abundance of open land dispersed along existing roadways. Based on the results of the both the 2003 and 2009 community surveys, the preservation of Westford’s rural character is extremely important to residents, particularly open space, farmland and forests.

Specialty agricultural businesses and hobby farms are prevalent throughout Town. The Town plans to foster the development of farming operations and encourage the conservation of land as a means of becoming a more sustainable community. However, small farming operations are not as likely to result in keeping the large amount of land open as those larger working farms such as dairy farms typically do. Unfortunately, the trend is towards a gradual reduction in the number of large working farms in both the region and Westford. Because of this trend, Westford has changed from an agricultural community to more of a rural bedroom community, which creates more of a challenge in meeting the Town’s goal of preserving the Town’s rural character.

There are no large businesses in Westford although there are numerous small, home-based enterprises. It is likely that more of these small businesses will develop in Westford. (See Economic Development Chapter for additional discussion.)

Every few years, as necessary, the Town updates its parcel data with the thought that the data will help Town officials better understand the total number, distribution, and arrangement of parcels. In 2008, there were a total of 1066 parcels in Westford, up from 924 in 1992 and 747 in 1985. It is apparent from the data below shown in Table 5 that the potential exists for significant additional subdivision activity in Westford. The following table illustrates parcel breakdown by size, number and total area in Westford.

<table>
<thead>
<tr>
<th>Parcel Size Acres</th>
<th># of Parcels</th>
<th>Total Area</th>
<th>% of Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-2.9</td>
<td>328</td>
<td>441</td>
<td>1.8</td>
</tr>
<tr>
<td>3-5.9</td>
<td>122</td>
<td>506</td>
<td>2.0</td>
</tr>
<tr>
<td>6-10.9</td>
<td>207</td>
<td>1949</td>
<td>7.8</td>
</tr>
<tr>
<td>11-25.9</td>
<td>183</td>
<td>2981</td>
<td>11.9</td>
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<td>51-100.9</td>
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</tr>
<tr>
<td>201+</td>
<td>17</td>
<td>5243</td>
<td>20.9</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1066</td>
<td>25041</td>
<td></td>
</tr>
</tbody>
</table>

*Includes right of ways

The Town’s grand list represents the total listed value of real estate and personal property, minus public utilities/infrastructure, farm stabilization, current use and veteran benefits. Westford's grand list increased 180% from 2000 to 2014 (See Table 6). The large increase since 2000 is due to a town-wide reappraisal conducted in 2003 and another in 2009, which brought property valuation much closer to fair market value. Prior to 2003 the last reappraisal was conducted in 1989.

### Table 6
Westford Grand List 1989-2013

<table>
<thead>
<tr>
<th>Year</th>
<th>Municipal Grand List Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>1989</td>
<td>$68,586,539</td>
</tr>
<tr>
<td>1990</td>
<td>$71,423,084</td>
</tr>
<tr>
<td>1991</td>
<td>$74,052,223</td>
</tr>
<tr>
<td>1992</td>
<td>$75,521,501</td>
</tr>
<tr>
<td>1993</td>
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<td>1994</td>
<td>$78,833,815</td>
</tr>
<tr>
<td>1995</td>
<td>$80,245,235</td>
</tr>
<tr>
<td>1996</td>
<td>$78,496,314</td>
</tr>
<tr>
<td>1997</td>
<td>$79,232,580</td>
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Source: Town Reports
3.3 Population, Housing & Existing Land Use Objectives

1. **Growth & Services** - Ensure a pattern of residential growth compatible with Westford's rural character and a rate of growth that does not outstrip the Town's ability to provide necessary services.

2. **Growth & Natural Resource Protection** - Facilitate the dual objectives of allowing residential and nonresidential development while conserving working lands, open spaces, and significant natural resources.

3. **Affordable Housing** - Encourage the provision of housing which is affordable to Westford's residents who wish to remain in Westford and to those people who will move to Westford in the future.
4 FACILITIES, UTILITIES & SERVICES

4.1 Policy
It is the policy of the Town of Westford, in the interest of stabilizing the tax rate and ensuring the most efficient use of tax revenue, staff time and energy to plan for community facilities, services and capital expenses. The Town will strive to provide adequate services to all Town residents and to direct future growth to ensure that services to existing residents are not compromised or their quality reduced. New growth should pay its proportionate share of the cost of providing Town services and facilities.

4.2 Inventory & Discussion

4.2.1 Cemeteries
There are 7 cemeteries in Westford: Cook Yard, Richardson, Osgood Hill, Plains, Cloverdale, Brookside and Pleasant View. See Map 7 (Community Facilities, Utilities, Conserved Land) for locations. Two of these, Brookside and Pleasant View, currently have their own associations to manage their care and upkeep. At some point, these cemeteries will likely be Town owned and managed. The other five cemeteries are under the management of the Westford Cemetery Commissioners. Under Vermont State Law, towns are responsible for cemetery upkeep.

Cook Yard, near the intersection of Cambridge Road and Covey Road, is a very small lot overgrown with brush and trees and has only three markers visible. A future project of the Historical Society and Cemetery Commission is to clear the brush and overgrowth. No additional use is contemplated.

Richardson Cemetery, located on Covey Road near the intersection of Birch Hill (Old Number 11), contains 20 graves. Burials date from 1805 to 1881. Thanks to the Friends of Richardson Cemetery, the cemetery has been restored and continues to be maintained. All plots have been sold and no additional use is contemplated.

Osgood Hill Cemetery has 195 graves and very limited space for future burials, although the cemetery is still in use and is in good physical condition.

Cloverdale Cemetery is located in the eastern part of Westford between Underhill and Cambridge on Route 15. Approximately 220 graves dating from 1805 to the present can still be found. There is limited space for future burials; however, there is no parking available, making use of this cemetery dangerous.

Plains Cemetery is located on Plains Road and contains 250 graves, from 1815 to the present. There is a small area remaining for future burials.

Brookside Cemetery, located on Maple Tree Lane, is one of the oldest and largest cemeteries in Westford, with burials dating from 1800 to the present. There are approximately 675 graves and a large area exists for future burials.
Pleasant View Cemetery is located on Route 128, north of Westford Village. This is also a spacious cemetery with about 460 graves and approximately 200 plots available for future burials.

4.2.2 Fire Department
The Westford Volunteer Fire Department was founded in 1982 and is an all-volunteer force with 19 members and is housed in a portion of the Town Garage. The department maintains a fleet of vehicles and a variety of highly specialized firefighting equipment. The department maintains formal arrangements with other local fire departments to provide mutual aid as necessary. The Westford Fire Department is a duly constituted non-profit corporation which provides services to the Town on an annual fee-for-service basis. The fire department is supported by the Select board’s budget and by private fundraisers and donations.

Increased growth in Westford has necessitated fire department coordination with the Planning Commission, Development Review Board and Administrative Officer to ensure adequate water supplies and road widths in new developments, to allow passage of heavy equipment, and adequate access to dwellings and structures for the easy provision of emergency services.

4.2.3 Library
The Westford Public Library was established in 1895 and currently occupies the original Town Hall building built in 1844. It has been at its present location since 1974. The building is eligible for the listing on the National Register of Historic Places. Serious renovations started in 2002 with the replacement of the slate roof, furnace, carpeting, electrical wiring, light fixtures, shelving and furniture. In 2008, the building was insulated, re-sided and painted. In 2013 a parking lot was constructed on the north side of the building to provide safe and convenient parking for its patrons. The renovations are complete and any further work will be done as the need arises and monies become available.

The Library provides access to materials, technology (including free internet access), and programs to meet the informational, educational, and recreational needs of the Westford community. It serves as a common area for the community to meet and discuss issues, provides information and resources for personal growth opportunities, and promotes cultural awareness and understanding. The library has strong and successful programing for children and their families. Through the well-attended summer reading program the library is able to encourage children to read and explore new ideas during the summer. The Library supports child care providers and grandparents with reading and learning materials to encourage life-long readers from an early age.

The Librarian and the Board of Trustees continue to work on providing the evolving needs of the community. The current long-range plan will guide the operations through 2017. The Library has completely automated its collection and continues to develop the collection and programs to provide for the general information and life-long learning of the community. The Librarian and Trustees’ focus is on increasing the number of participants in programs and events, increasing the usage of social media for better communication and fostering collaboration between the library and other groups in town, especially the school. Our goal is to have residents of all ages have convenient, easy, and varied ways to access library services and resources.
4.2.4 Post Office
The Westford Post Office was moved from the Town Common to a location north on Route 128 in 1988. The location of the Post Office outside of the Town Center Area has detracted from the sense of community that was once felt when the Post Office was located around the Common, and residents could walk from there to the library, Town Offices or Westford Public Library. People do walk to the Post Office along the narrow and dangerous section of Route 128 connecting it and the Common. The Town would be better served if it were relocated back to the Common and expanded its hours of operation. In the meantime, better pedestrian links from the Town Center Area are needed.

4.2.5 Town Common
The Town Common has long been a focal point for the Westford community since the early 1800’s. Early in its history, the Common was crisscrossed by roads and paths connecting a variety of businesses and residences. For some time it served the community as a large, contiguous green space. Unfortunately, poor drainage hampered how it could be used and made tree planting difficult. All of this changed in the mid 1990’s thanks to generous donations by Henrik Kruse. Thanks to Mr. Kruse’s donations and efforts, extensive drainage was installed in 1994, and a permanent post and beam pavilion was constructed in the center of the Common in 1995. These continued efforts resulted in a completely revitalized Common with tree and shrub plantings, benches, a swing set, and a level area used for an outdoor skating rink in the winter.

The Common is the hub of the Town Center Area and Town in general. It is surrounded by multiple residential and municipal uses, including: Town Office, Westford Public Library, Brick Meeting House and the United Church of Westford. It is used for a wide variety of community events and activities including: outdoor skating, seasonal farmer’s market, July 4th celebration, summer concerts and ice cream socials, recreation department activities, outdoor summer library programs and general recreation space for all ages. Public amenities and facilities should be located in the Town Common District.

4.2.6 Recreation
Recreational opportunities abound in Westford, especially outdoor activities that take advantage of Westford’s abundant natural resources. Snowmobiling, hiking, cross-country skiing, horseback riding, hunting, fishing, mountain biking, and road walking/running are popular activities in town. The network of Town roads (particularly dirt roads) and trails contribute greatly to these recreational activities, and as such serve the community for far more than just transportation. The Westford Elementary School is also the location of an extensive trail network currently maintained by the Conservation Commission in cooperation with school staff. Organized recreational activities are also available, and help contribute to Westford’s positive sense of community. The Selectboard created a volunteer Recreation Committee in 1997, and appointed a part-time Recreation Coordinator to help the Committee facilitate organized recreational activities, and better utilize both Town and School facilities. Together, the Recreation Committee and Coordinator help provide numerous activities for children and adults alike in every season. Adult recreation programs and activities include: yoga, volleyball, the annual broomball tournament and co-sponsorship with the Town Library of the summer concert series on the Town Common. Regular sports programs for children include: fall soccer, winter basketball, after-school cross-country skiing, spring lacrosse and
t-ball, and summer soccer and lacrosse. Additional enrichment programs for children change over time and frequently include: arts programs, tennis, gymnastics, and summer camps. School sponsored sports programs generally are focused on children in the 7th grade or higher, which makes the Town-sponsored recreation programs all the more important for families of younger children. These organized recreation programs offer children and adults a way to be active in their own lives and in the community, and help build lasting connections with other residents throughout Westford.

Most organized recreational activities happen either at the Westford Elementary School or on/around the Town Common. The Town Common underwent extensive work to drain and landscape the land to provide a usable area for a variety of recreation uses for Westford residents, including the summer concert series, the winter broomball tournament mentioned above, and many other events. Indoor events around the Town Common are typically held in the Brick Meeting House (a community space owned by the United Church of Westford and leased to the Brick Meeting House Society for community use) thanks to cooperation between the Recreation Committee and the Brick Meeting House Society. The Westford Elementary School is the location of the Town's recreational fields. There are two soccer/lacrosse fields, a baseball field, a softball field, and a tennis court with basketball hoops. The school property also includes 2 playground areas with swings and structures suitable children of all ages. The aforementioned trail system located at the school is well marked and is used by the community throughout the year. The Recreation Committee supported the purchase of grooming equipment, and thanks to volunteer efforts, the school trails are groomed for cross-country skiing in the winter months.

Over the last two years, the taxpayers have approved a modest annual amount of $5000. This money has been spent on upgrading much needed recreation equipment, including the snowmobile used to groom the school cross country ski trails, replacing the Nordic equipment, and upgrading the skating rink. Future expenses that the money will be used for are new jerseys for soccer, basketball and lacrosse, along with new lacrosse goals and the funding of the part-time recreation coordinator salary, which we are hoping to increase from 10 hours a week to 15 hours a week. Many new programs have been added over the last few years, including free activities to the youth of the town, and events like the 5K Pumpkin Run and Holiday Bazaar and Children’s Craft Center, which is increasing the amount of time necessary to run the department. We also incurred many years of poor book keeping, resulting in very little money being carried over, so the minimal funding from the Town has allowed our programs to continue to run and develop over the years.

Going forward for the next 5 years, the Recreation Committee would like to explore the development of the town owned land on Westford Milton Road, which was given to the municipality with specific deeded rights for it to be used for recreational purposes only. This is a large chunk of land that is currently not in use and the Committee would like to see what potential it has for development. Ideas include new trails, athletic fields, campground, obstacle course, leasing for sugaring (income producing), and community center. The Committee are interested in seeing the potential that this property has, along with exploring public and private grants, and finding out what our community needs and interests are. The goal is to continue to provide local programming within Westford, meeting the needs of Westford’s youth and adults, while minimizing the costs on taxpayers and residents.
4.2.7 Emergency Response Services

Call 911 for EMS, fire and police assistance

Westford has no local EMS service. In order to provide the residents with the fastest possible EMS response, the Town of Westford has contracted with two primary EMS service providers: Fairfax Rescue and Essex Rescue. Fairfax Rescue is the primary responding ambulance service in the northern half of Westford and Essex Rescue provides primary response in the southern half of town. The town is divided as follows for EMS E911 purposes:

Town of Westford (North End - Including Route 15 Corridor)
From the intersection of Old Stage Rd and Rogers Rd North (And Associated Roads), Intersection of Woods Hollow Rd & Orchard Lane North (And Associated Roads), Intersection of Brookside Rd & Chase Ln North (And Associated Roads), Intersection of Route 128 & Maple Ridge Ln North (And Associated Roads), Intersection of Osgood Hill Rd & Stony Ridge North (And Associated Roads), and Route 15 Corridor of Westford shall be the following response:

Primary Ambulance:    Backup Ambulance:
Fairfax       Essex

Town of Westford (South End)
From the intersection of Old Stage Rd and Rogers Rd South (And Associated Roads), Intersection of Woods Hollow Rd & Orchard Lane South (And Associated Roads), Intersection of Brookside Rd & Chase Ln South (And Associated Roads), Intersection of Route 128 & Maple Ridge Ln South (And Associated Roads), Intersection of Osgood Hill Rd & Stony Ridge South (And Associated Roads) shall be the following response:

Primary Ambulance:    Backup Ambulance:
Essex       Fairfax

Essex Rescue’s medical direction is affiliated with Fletcher Allen Health Care in Burlington. Fairfax Rescue’s medical direction is affiliated with the Northwestern Medical Center in St. Albans. However, in 2010 the Westford Selectboard designated Fletcher Allen Health Care the preferred facility for all Westford residents in instances where persons requiring transport either fail to request a specific facility or are unable able to do so. This designation was made after a survey of Westford residents’ served by Fairfax Rescue was conducted and the responses received overwhelmingly requested that Fletcher Allen Health Care to be the preferred facility for the Town in such cases.

There are two fire departments providing primary emergency response through Westford’s E911 system. The Westford Volunteer Fire Department (WVFD) is the primary service provider for fire/rescue response throughout Westford, with the exception of the Route 15 corridor section of town and associated side roads. The Underhill Jericho Fire Department (UJFD) is the primary service provider for fire/rescue response in Westford’s Route 15 corridor area. Two primary fire/rescue
service providers have been established in order to deliver the fastest possible emergency service response time. The WVFD has to travel a long distance along Route 104 through Fairfax and Cambridge to reach the Route 15 corridor of town. The UJFD station is logistically much closer to this area of town and can therefore respond to 911 calls much more quickly there. It should also be noted that the Essex Fire Department is the secondary service provider in Westford if the Westford Fire Department volunteers are not available during business hours.

The Town of Westford contracts with two service providers for police services: the Vermont State Police (VSP) and the Chittenden County Sheriff. The Vermont State Police provide primary E911 law enforcement within the Town of Westford. They serve Westford as part of a tri-town "outpost" which also includes Jericho and Underhill. The Town contracts with both the Vermont State Police and Chittenden County Sheriff Department for additional speed and traffic enforcement.

In 2008, the voters granted the Selectboard the ability to appoint, rather than elect, a Town Constable, whose duties would be restricted to limited forms of local law enforcement. This position is currently vacant and not being advertised due to the law enforcement training required by state statute to carry out duties.

4.2.8 Emergency Planning & Preparedness
The Town has an appointed Emergency Management Director. The Town has adopted a resolution designating the National Incident Management System (NIMS) as the basis for incident management. NIMS compliance standardizes the Town’s incident management with state and national procedures; it also makes the Town eligible for certain state and federal disaster mitigation grant funds. The Town also has an All Hazards Mitigation Plan developed in cooperation with the Chittenden County Regional Planning Commission. The All Hazards Mitigation Plan assesses risk and outlines emergency preparedness, response, resiliency and recovery areas the Town should focus on and/or improve upon in the coming years. Lastly, the Town has an Emergency Operations Plan, which lists emergency contacts and is a NIMS requirement.

The Westford Elementary School has been designated as the Town’s emergency shelter. The school has an identified capacity of 400 persons, has an emergency generator to provide power to support emergency shelter services, and is an American Red Cross certified shelter. In the event of an emergency requiring sheltering of residents, the Town would request that the American Red Cross open and staff the shelter.

The Town shall develop a detailed set of procedures/chain of command to follow in the event of disaster as well as provide emergency preparedness information and instructions to the public.

4.2.9 Road Department
Westford public roads are maintained by a road crew consisting of 3 full-time employees and supervised by the Selectboard. They are responsible for maintaining all town roads using equipment located at the Town Garage on Cambridge Road.
The Selectboard appoints a Road Committee whose duty is to develop, and amend as necessary, the 5-Year Road Report. The Road Report guides future maintenance, upgrades and replacement of priority Town roads, bridges and culverts.

4.2.10 Schools
An elected board of 5 Westford citizens governs the Westford school system. It is part of the Chittenden Central Supervisory Union, which is headquartered in Essex Junction. A thorough report of the school department and the District’s activities and finances is produced each year and presented to the Town School District prior to and during the annual Town School District meeting.

The Westford Elementary School provides education to students from pre-school through the eighth grade and is staffed by a principal, 14 full-time teachers, and 10 part-time teachers. They are backed by 13 support personnel, a combination of full and part-time.

The Elementary School is housed within a single building located on 78 acres of land on Brookside Road. Refer to Map 7 (Community Facilities, Utilities & Conserved Lands). The building was originally built in 1968 and enlarged in 1973, 1986 and 1993. Both students and non-students heavily utilize the athletic facilities that surround the school. Facilities are available for tennis, basketball, football/soccer and baseball. The school grounds house well maintained playgrounds. The equipment is used by pre-school and school aged children, both during and outside of regular school hours. Pre-school children also use the Town Common during school hours. Furthermore, the school has an extensive trail network available to the public for walking, running and cross country skiing.

Westford has no high school. By state law, the Town pays tuition for students to attend the public high school of their choice. Figure 5 shows enrollment trends from 1990 to 2014.

**Figure 5**
Westford School Enrollment – 1990-91 – 2013-14

![Figure 5](image-url)

Source: Town Reports
The number of Vermont elementary and secondary students has decreased each year since 2000. During this same period of time, the number of Westford students dropped from 458 to 294. However, the National Center for Education Statistics is projecting a change in the trend with minor increases in enrollment for Vermont beginning sometime between 2015 and 2020. Enrollment projections for Westford show stabilization occurring in 2019-20 and carrying through 2030.

The Town makes an extraordinary effort each year to meet the needs of Westford children by funding the town’s education costs. For school year 2014-15, the town approved a school budget of $5,203,985 for 318.52 equalized pupils. Subtracting non-property tax revenues of $635,752, the education spending per equalized pupil was $14,342. Westford’s education spending per pupil was 2.2% above the average for the State of Vermont that year.

The school system also owns 20 acres of undeveloped land near the southwest corner of Old Stage Road and the Milton-Westford Road.

4.2.11 Child Care
The Town of Westford considers all of its citizens to be equally important components of the overall community and its future. This includes our children, working individuals, homemakers, retirees, and the elderly. The Five Year American Community Survey Estimate for 2008-2012 based on the Census Bureau’s Population Estimate Program, Westford had 95 children under the age of 6, approximately 72% (68) of who had all parents in the labor force. Similarly, Westford had 375 children between the ages of 6-17, approximately 67% (250) of who had all parents in the labor force.

As of October 2014, Westford has one home-based childcare program with a capacity for 4 school aged children. The Westford Elementary School provides morning and afternoon sessions of preschool Tuesdays through Fridays. In 2014 it provided services to 15 students. The Westford Recreation Department provides some after school programs for pre-k through 4th grade students. The Westford Elementary School Athletic Department provides after school athletics for 5th – 8th grade students.

It should be mentioned that the Westford Public Library has numerous resources, activities and programs for Westford youths. The Library welcomes and provides a safe, healthy space for unattended children 9 years old and older. However, no public place, including the library, can guarantee the safety of an unattended child; it must be understood that the library does not act in loco parentis (in place of the parent) in these cases. The Library is on the Westford Elementary School’s bus route. See the Westford Public Library’s Unattended Minor Policy at http://westfordpubliclibrary.wordpress.com/ or contact the Westford Public Library for more information.

Due to a decrease in the youth population in Westford, and Vermont as a whole, the number of children needing daycare will decrease. However, there is and will continue to be a strong need for quality care and early education. The Town has taken some steps to allow the provision of day care. The Westford Zoning Regulations currently allow “nursery schools/day cares” in the Town Common District as a permitted use and a conditional use in all other districts. The Town should move
towards making this use permitted in all districts in an effort to remove barriers for a use that is
greatly needed to serve the Westford population.

In 2014 the Vermont State Legislature passed Act 166 (Universal Pre-K) which requires towns to
provide and/or pay for 10 hours of preschool to 3-4 year olds for 35 weeks per year. The hope is
this program will provide higher quality childcare and pre-kindergarten foundations to ensure
children are prepared to enter the public school system for kindergarten. The Town should study
with the goal of implementing additional techniques to promote quality daycare, pre-school and
afterschool programs. Refer to Map 7 (Community Facilities, Utilities & Conserved Lands).

4.2.12 Solid Waste Disposal
Westford is a member of the Chittenden Solid Waste District (CSWD). CSWD is the regional
authority responsible for the oversight and regulation of solid waste generated by its members
pursuant to the District’s Charter which was enacted by the Vermont legislature on March 3, 1987.
Its authority and responsibilities are described in the District’s current Solid Waste Management
Plan. CSWD’s solid waste management system is based on the following hierarchical priorities: 1)
reduction of the toxicity of the waste stream, 2) reduction of the volume of the waste stream, 3)
reuse, 4) recycling and composting, and 5) disposal. Membership in CSWD satisfies the municipal
solid waste planning requirements of 24 V.S.A., 2202a.

Under contract with a private hauler to provide curb side pickup, Westford residents' trash is
disposed of at an approved facility according to the ordinances and regulations of CSWD.
Household trash is collected weekly, and recyclables are picked up bimonthly. Household hazardous
waste can be delivered to a permanent hazardous waste facility in South Burlington or at the
“Rover”, a mobile collection facility, which sets up in each of the district’s member municipalities at
least once a year from April to October. Items such as non-alkaline batteries, cell phones,
fluorescent light bulbs and tubes, motor oil and filters, small propane tanks, scrap metal, and TVs
are accepted at most of the Drop-Off Centers (DOCs) located throughout the county.

4.2.13 Wastewater Disposal
In 2007 and 2008, the Town conducted a wastewater study in the Town Center Area. The first step
of this study analyzed existing septic systems in the Town Center. This included a survey to area
residents, research into existing permits, as well as GIS analysis of the area. The study found that
many properties, particularly those directly around the Town Common, had significant limitations to
new or expanded septic systems. A search of permit files found that, despite these limitations,
some property owners had been able to legally construct septic systems. The study did not analyze
whether new technologies such as pretreatment systems could be used in these areas, since such
an analysis would require onsite investigation and was beyond the scope of the study. This is
important because many of the properties directly around the common are limited by high water
tables, poor soils and area restrictions, and in some cases, pretreatment technologies can address
these issues. Even so, the study confirmed that there are significant constraints to expanding
wastewater capacity, particularly on properties in the Common and Village Districts.

The study identified several areas that could support a community system serving the Town Center,
or conversely, a large private development. Most of these areas were located on the periphery of
the Town Center. The study estimated that the costs of developing a community system on these sites would be prohibitive without extensive aid from an outside source.

The study also noted that there are several properties located closer to the Common that could potentially support small shared systems. If such small septic systems were built, these systems could serve public facilities, help existing residents replace failed systems, or allow a limited amount of new development.

One finding of the study that is especially important to planning purposes is that many commercial and institutional uses require significantly less septic capacity than a single family home. For example, an office or store with 9 employees requires a third of the wastewater capacity required to serve a 3-bedroom single-family home. This finding supports the Town Plan’s vision of a vibrant Town Center with a mix of homes, civic institutions, and small, community-based businesses.

In 2012, the Town conducted a wastewater capacity study of a newly purchased, 1.7 acre parcel (known as the Spiller property) located directly south-west of the Common. No suitable wastewater disposal soils were found on the property. However, the existing wastewater disposal system serving the existing dwelling on the parcel is a State grandfathered, 3 bedroom system.

In 2014, the Town conducted a site specific community wastewater capacity study on the Brick Meeting House, Town Common and White Church properties. The study located an area of soils suitable for septic behind the White Church. The area was generally large enough to serve all municipal and community facilities around the Common in addition to a few additional uses/structures. It is a priority of the Town to further explore the economic and regulatory feasibility of this site.

4.2.14 Town Government
The Town Offices are located in the Town Center Area, opposite the Common.

The Town is governed by a member Selectboard (3), elected for 3-year terms. Other positions include Library Trustees (5), elected for 5 year terms; Town Clerk, Auditors (3), all elected for 3-year terms; and School Board Members (5), elected 2 and 3-year mixed terms. The Moderator is elected annually and Justices of the Peace (7) are elected for 2-year terms. Appointed positions include the following: Town Administrator, Assistant Town Clerk, Town Treasurer, Listers (3), Cemetery Commissioners (3), Planning Coordinator, Road Foreman, Road Crew (3), Dog Warden, Inspector of Wood and Lumber, Delinquent Tax Collector, Fence Viewers (3), Town Service Officer, Chemical Coordinator, Zoning Administrator, Emergency Management Coordinator, Energy Committee (9), Planning Commissioners (5), Development Review Board Members (7), Conservation Commissioners (9), Town Common Committee Members (3), Town Center Committee Members (5), Recreation Committee Members (5), Recreation Department Coordinator, Town Agent, Grand Juror and Librarian.

The Health Officer and Fire Warden are appointed by the State of Vermont upon Selectboard recommendation.
At the 2014 Town Meeting residents voted to adopt a Town Charter. The Vermont State Legislature also approved said charter in 2014. Specifically, the Charter allows the Selectboard to appoint the previously elected positions of Treasurer, Listers, Delinquent Tax Collector and Cemetery Commissioner. If the need arises, the Charter also allows for the appointment of a Grand Juror or a Town Agent. In addition, the proposed charter would allow for the removal of elected town officers by a vote of the electorate. Such a vote would need to be called for by a petition signed by at least 15 percent of registered town voters.

The primary challenge facing Town government, with regard to its continued efficient operation, is the increased difficulty in finding qualified volunteers to carry out various duties. Furthermore, training of Town employees is important to ensure that their skill levels are consistent with accepted standards.

The Town Office in Westford has become responsible for informing residents of local news through the Westford Newsletter and Town Website. The Newsletter and Website provide residents with news about recycling, planning and zoning, students, local events, and local government issues. The Newsletter is published monthly and emailed or mailed to all Westford households with a registered voter. The website was upgraded in 2014 and is updated on a regular basis.

**4.2.15 Town & School Owned Property**
There are a total of 16 parcels owned by the Town, totaling approximately 92.13 acres (shown on Map 7, Community Facilities, Utilities, Conserved Land). The Town sold a 40 acre landlocked parcel located north of Rogers Road, commonly known as the Martel Landlocked Lot, in 2013 and purchased a 1.7 acre parcel, commonly known as the Spiller Lot, located off Common Road and across the street from the Town Common. The School owns 1 parcel of approximately 77.6 acres where the elementary school is located. Furthermore, the Town and School jointly own a 19.5 acre parcel located on eth Westford-Milton Road. Table 9 provides details on these parcels. The Town also owns 5 major structures, including: Town Office, Library, Town Common Pavilion, Covered Bridge, and Town Garage. All of these buildings and real estate, in addition to the Town right of ways, constitute very real community assets and represent a significant investment. Some parcels are less important than others, but all deserve some level of planning so as to be of good use or value to the community. None of the existing Town lands are developed specifically for recreational use by Westford residents.
### Table 9
**Town & School Property**

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Source: Grand List, 2014

### 4.3 Facilities, Utilities & Services Objectives

1. **Community Engagement & Development** - Utilize the Town Common as the focal point of community life in Westford.

2. **Town Center Pedestrian Safety** - Enhance pedestrian access to the Town Common and surrounding buildings to ensure they are safe and accessible to all.

3. **Town Center Service & Safety Infrastructure** - Make further aesthetic, safety, parking and traffic-calming improvements to the Town Center Area.

4. **Town Center Density Infrastructure** - Expand Westford's role in providing infrastructure so that higher density development can occur in the Town Center Area.

5. **Road Maintenance** - Improve the quality and maintenance of the Town roadways.


7. **Emergency Preparedness** - The Town will strive to keep the community safe, informed and prepared for potential disaster.
8. **Emergency Planning & Response** – Focus on emergency planning and response to ensure rapid, safe and efficient response in times of disaster.

9. **General Population Education** - Provide residents of all ages convenient, easy, and varied ways to learn.

10. **Public School Education** - Provide high quality education for our children, strive to ensure that Westford's schools meet or exceed state standards for educational facilities, and encourage use of the school property for the benefit and enjoyment of the community.

11. **Child Care** - Provide high quality child care for our children.

12. **Town Properties** - Manage town owned lands to ensure they benefit Westford citizens.

13. **Town Cemeteries** - Maintain the cemeteries located in Westford.
5 ECONOMIC DEVELOPMENT

5.1 Policy
It is the policy of the Town of Westford to accommodate home occupations, home businesses, and small scale business that benefit residents, provide local employment. However, these businesses must be compatible with the landscape, located appropriately to conserve significant natural resources and working lands, and be in keeping with the rural character of our Town.

5.2 Inventory & Discussion
Westford is a rural bedroom community where the majority of its employed residents commute to work in the greater Burlington area and surrounding Chittenden County. The primary commercial base in Westford is composed of a diverse mix of home occupations and home businesses where residents conduct business of varying intensities from their home or from an accessory structure on their property. The secondary commercial base is a diverse mix of agricultural operations including equine, dairy, poultry and produce. Finally, there are a few small scale businesses in our Town, primarily located on Route 15 and Route 128.

In general, the economic conditions experienced by businesses in Chittenden County, and to a lesser extent the State of Vermont, directly affect the economic wellbeing of the majority of Westford’s residents. While there are many economic factors beyond Westford’s immediate control, such as rising fuel costs and uncertainty regarding major regional employers. Westford can strengthen its own resiliency by fostering diverse local employment opportunities that are compatible with the community’s rural character.

According to the 2009 community survey, Westford residents are near evenly split between promoting and discouraging commercial development. High speed internet access and telecommunication services have improved, but are still limited for commercial uses. It should also be noted that resident were in agreement that agricultural and forestry bases uses should be supported and encouraged.

The ability of Westford to successfully promote or attract commercial development is limited. Westford roads are primarily gravel and are weight restricted during the spring. There is no 3 phase power available.

Westford should provide for and protect the viability of agriculture and agricultural lands. Westford has available agricultural lands, and the potential to grow a diverse agricultural economic base, including agricultural related tourism. Our close proximity to the greater Burlington area provides us with a large consumer market for locally grown meats, produce, and other agricultural products. It is for this future economic potential that Westford shall act to protect its open agricultural lands from the effects of development. Westford will investigate incentives and shall create more zoning flexibility to facilitate the growth of agricultural land use to accommodate the planning needs of existing agriculture businesses. Furthermore, Westford is supportive of appropriate agricultural operations and agriculture related businesses and will investigate the encouragement of new agricultural operations and agriculture related businesses.
Westford residents agree that our Town Center Area would benefit from certain types of small scale business, creating a more vibrant and desirable Town Center. While home occupations, home businesses, agriculture and forestry are more widely suited to our town, small scale commercial developments are more appropriate along limited areas such as Route 128 and Route 15 in the Agricultural, Forestry & Residential II, Town Common and Town Village Zoning Districts due to road infrastructure and limiting geographic features elsewhere. All commercial development shall be in keeping with the rural character of Town. Furthermore, customer centric /consumer retail must be located in the Town Center Area in order to avoid strip development and encourage revitalization of the Town Center Area as the social and service hub of the community.

In 2010, the Town applied for and received Village Center Designation of the State of Vermont Department of Economic, Housing and Community Development for the area surrounding the Town Common. Designation provides tax incentives for substantial rehabilitation of certified historic buildings, facade improvements and code improvements, etc. to individuals with multifamily and/or commercial buildings located in the designated area. This designation encourages not only business in the Town Common Area, but the preservation of historic structures.

Lastly, Westford should continue to encourage the development of high speed internet and telecommunications services to all Westford residents, so that everyone has the ability to conduct business from their home with up to date communications capability. Wireless telecommunications (Wi-Fi) is fast becoming “the next Frontier” of technology. Professionals increasingly rely on wireless devices to access information when away from the office. Some communities have created public Wi-Fi districts in their Village Centers, including the Village of Jeffersonville in the neighboring Town of Cambridge. Currently, the Westford Public Library offers patrons free Wi-Fi access. However, it is disabled during non-business hours

### 5.3 Economic Objectives

1. **Support of Business** - Support existing and future businesses that serve the community, provide employment, and are in keeping with the Town’s rural character.

2. **Digital Support of Business** - Westford should continue to encourage the development of high speed internet and telecommunications services to all Westford residents, so that everyone has the ability to conduct business from their home with up to date communications capability.

3. **Natural Resources-Based Business** - Preserve and enhance resident’s ability to sustainably use Westford’s natural resources for commercial purposes, such as agriculture and silviculture.
6 TRANSPORTATION

6.1 Policy
It is the policy of the Town to provide for and maintain safe roads for vehicular and non-vehicular transportation as is reasonably prudent and to pursue energy and resource efficient transportation options for Westford residents.

1. The Town is committed to maintaining safe and adequate roadways for its residents.

2. Gravel roads should be maintained rather than paved unless paving a road is studied and (a) proven to be economically beneficial and (b) resultant traffic use does not unduly affect the adjoining properties with regard to safety and traffic volume and (c) fossil fuel use due to studied changes in traffic volume is a net reduction and (d) does not negatively impact pedestrian safety and (e) paving has proven to be the best maintenance option for that road and/or portion of road.

3. The Town shall ensure necessary road and driveway standards for emergency vehicle access to all residential housing and businesses.

4. The Town will strive to increase the safety of non-vehicular modes of transportation on town roads, trails and within the Town Center Area.

5. The Town should do all that is within its power to seek continued maintenance by the State for Routes 128 and 15.

6. The Town will strive to keep abreast of developments in regional transportation planning as well as seek local measures to increase transportation options for Westford residents.

7. The Town shall encourage modes and strategies of transportation that reduce fossil fuel consumption, if economically justified.

8. The Town should research policies and programs and potential Capital Funded investments especially culvert and bridge replacement to avoid or mitigate losses to private persons and property and to public infrastructure from Floods and Fluvial Erosion Hazards and if applicable propose implementation by the Town.

6.2 Inventory & Discussion

6.2.1 Road Inventory
Westford is served primarily by a network of gravel secondary roads. The Town's most heavily traveled roads run north to south, following the overall topography of the Town. These are traversed by a network of east-west connections. Paved sections of road maintained by the Town include a short section at the northern end of Old Stage Road, a short section at the western end of Cambridge Road and the Milton-Westford Road. Numerous private roads adjoin town roads and
serve individual housing developments. In addition, the Town holds rights-of-way to several roads which are not currently used by vehicles.

The most heavily traveled roads in Westford are State Routes 128 and 15. Route 128 runs north-south through the middle of Westford, and passes through the Town Center Area. Route 15 runs north-south through a small portion of the northeast corner of the town. Both highways are maintained entirely by the State of Vermont Agency of Transportation.

Several of Westford’s roads act as major corridors for through travel to and from locations outside of town. VT Route 128 is trucking corridor and a commuter corridor connecting towns north and south of Westford. VT Route 15 is a trucking and commuter corridor used on the eastern section of town. The Westford-Milton Road provides access to VT Route 7 and VT Route 128 and 104 to the north.

These corridors connect Westford residents as well as non-residents to major hubs in the State. While they offer many benefits such as efficient travel and commerce, they also contribute to higher traffic volume, more safety concerns, more noise and increased road wear and maintenance.

Westford does not have any Class 1 town highways. There are 12.48 miles of Class 2 town roads, 26.86 miles of Class 3 town roads and 1.80 miles of Class 4 town roads. There are 39.34 miles of town highway and 9.37 miles of State highway (Route 128 & Route 15) in Westford for a total of 48.71 miles of traveled roads. There are also 4.82 miles of legal trails.

In Vermont, classes of roads are defined as follows:

Class 1 - Forms an extension of a State highway route and carries a State highway route number.

Class 2 - Serves as a connecting highway between towns or places with more than normal amounts of traffic. Cambridge Road and the Milton-Westford Road are examples of this town road class.

Class 3 - Highways other than Class 1 or 2, which are negotiable under normal conditions during all seasons by standard pleasure cars. Old #11, Plains Road and Manley Road are examples.

Class 4 - Highways other than Class 1, 2, or 3, which are typically not maintained for vehicular travel. However, the Town has created an ordinance governing maintenance of Class 4 roads. The Town has two classifications of Class 4 roads. Class 4-A are roads serving full time, permeant residents. These roads receive year round maintenance. Seymour Road is an example. Class 4-B roads receive minimal maintenance as required by state statute. All Class 4 roads that are not classified as being Class 4-A are Class 4-B. Examples include Rogers Road.

These highways frequently function as trails; however, they are distinct from legally designated Town trails. The Town owns the right of way over a number of legal trails in addition to the Town road/highway system. Many of these trails follow old Town roads, and thereby connect current roads across areas not currently used by vehicles.
6.2.2 Road Committee

In 1998, the Westford Selectboard appointed a Road Committee following the very rainy and long mud season in the spring of 1998. The focus and mission of that Road Committee was “... to identify existing road maintenance policies and procedures and to make recommendations to the Selectboard for improving the Westford road maintenance program . . .” (1999 Westford Road Plan, pg. 2). In 2003, the Selectboard reformed a road committee to update the 1999 road plan for the next 5 years and did so again in 2010.

The focus of the Road Committee is to:
1. Review and update the Road Plan, as necessary.
2. Identify highway problems and new construction projects to be completed during the next five years, with consideration given to transportation hazards and mitigation actions identified in the All Hazards Mitigation Plan;
3. Make recommendations for budget items to be considered by the Selectboard for inclusion in the town budget;
4. Make recommendations regarding road repair/maintenance standards as well as other general road related policies.

The Westford Road Committee also convened in 2012 after an unusually bad mud season that included the closure of several roads and significant changes to the school bus routes during the closures. The Committee approached the Selectboard with their concerns and the Selectboard agreed to appoint the 2012 Westford Road Committee. This Committee had a much different focus than the last 3 Road Committees. There was a lot of communication with the Selectboard about what items the Committee would focus on and during the process, the Committee agreed to address specific requests that the Selectboard brought up. These issues included:
1. Road standards;
2. Winter sand analysis;
3. Mud season policy;
4. Heavy truck traffic;
5. Review of road maintenance practices by Vermont Local Roads;
6. Paving analysis;
7. Road foreman hiring assistance.

6.2.3 Transportation Options

School Transportation

At present k-8 students have school bus service to and from the Westford School for daily attendance and specific school events such as field trips and athletic events. High School students do not have direct school bus options to or from the high school of their choosing. The most commonly attended high schools of Westford students are:
1. Bellows Free Academy, approximately 4.3 miles from the Town Common.
2. Essex High School, approximately 11.5 miles from the Town Common.
3. Mount Mansfield Union, approximately 15.7 miles from the Town Common.
4. Burlington area High Schools (Rice Memorial, Burlington, South Burlington), approximately 20 miles from the Town Common.
Students and their parents must provide their own transportation services which generally consists of daily trips for every student.

**Commuter Transportation**
In 2014 the south eastern parking lot on the Town Common was upgraded and paved using a State of Vermont Park and Ride Grant. Therefore, this lot, which once served as the unofficial park and ride lot has officially been declared a park and ride facility. It is the only park and ride facility located in Westford.

The 2009 community survey indicated that a majority of respondents would support some carpooling and van pooling given the number of commuters who travel to and from the metropolitan area.

**Public Transportation**
Historically, the Chittenden County Transit Authority (CCTA) has concluded that bus services to and from Westford is not feasible. However, there have been efforts to develop innovative commuter service to add “on demand” services, ride share programs, and expand the overall service area in Essex. In 2013 CCTA began running a Jeffersonville commuter bus line which traverses VT Route 15 in the northern eastern part of Westford. However, there are no stops along the Westford stretch of VT Route 15. Westford should support and be supported by public transportation in the region. Westford should remain in contact with the CCTA and request service if public participation and interest warrants said request.

**Seniors Transportation**
Seniors in Westford are generally long-time residents of Westford who choose to remain in their homes, close to their family members and friends that reside in and/or close to Westford. Basic services (i.e. grocery, doctors and pharmacies) are not available in Town and thus residents must travel out of town to obtain such services. Seniors have few transportation options. No public transportation is available to allow seniors independent travel to or from service providers. However, the United Way has recently created Neighbor Ride which uses volunteers to provide transportation to seniors and individuals with disabilities. This is a volunteer program in which drivers use their own vehicles for transport and are reimburse for mileage by the United Way. The Special Services Transportation Agency (SSTA) also provides accessible transportation for people who have specialized mobility needs, such as physical or mental disability, using SSTA drivers and vans.

### 6.3 Transportation Objectives

1. **Road Maintenance** - Maintain and upgrade the existing road network to the level necessary for operation in an economically and environmentally sound way and ensure that appropriate road, culvert and bridge standards are adopted to guide these upgrades, enhance water quality and increase flood resiliency.
2. **Growth & New Roadways** - Provide a safe transportation system which is appropriate to the Town’s present and expected growth and which provides suitable access to all parts of the community and safe passage for vehicles and pedestrians alike.

3. **Paving** - Should the Town consider paving in the future the following statements should be considered to determine whether paving will result in a cost efficient level of maintenance for the Town. Future economic development impacts should be considered in cost analysis.
   a. The paving is proven to be economically beneficial;
   b. The resultant traffic use will not unduly affect the adjoining properties with regard to safety and traffic volume;
   c. Fossil fuel use due to studied changes in traffic volume is a net reduction;
   d. The paving will not negatively impact pedestrian safety;
   e. The paving has proven to be the best maintenance option for that road and/or portion of road.

4. **Inventories & Record Keeping** - The Town will strive to maintain an inventory of the road infrastructure (examples; bridge/culvert, flood damage sites, road surface issues, ditches) to determine issues, needs and priorities for road maintenance and other planning considerations.

5. **Speed Enforcement** - Reduce speeding and increase pedestrian safety on State and Town roadways.


7. **Alternative Transportation** - Encourage innovative transportation options such as greenways, an interconnected system of pedestrian paths and trails for walking, biking and recreation, and the eventual provision of public transportation service via the Chittenden County Transportation Authority.

8. **Regional Transportation** - The Town shall actively work with the Chittenden County Regional Planning Commission and the Vermont Agency of Transportation to coordinate on local projects as well as projects that may affect the use of Westford’s roads as a corridor of travel.
7 ENERGY

7.1 Policy
It is the policy of the Town of Westford to reduce our economic and environmental impact of energy use; encourage the use of alternative energy resources; reduce dependency on fossil fuels; increase energy efficiency, conservation and independence; and reduce municipal energy costs through energy efficiency, conservation and a full evaluation purchasing practices. Westford shall encourage the affordability and sustainability of living, working and doing business in Westford and will continually strive to reduce Westford’s impact on the local, regional, and global environment. A large portion of our electric and heating consumption can be reduced by as much as 25 - 30% through conservation.

7.2 Inventory & Discussion
Westford’s energy use follows the conventional patterns of energy use. Most energy sources are fossil fuel based for heating and transportation, except for the use of wood for supplemental heat. Wood heat is a carbon emitter, but is not a fossil fuel. Electricity is provided through the state-wide electric utility grid with a current majority of the base load power supplied by imported energy from Hydro-Quebec, and spot or peak demand electricity being obtained on the open market dominated by natural-gas fired stations around New England.

A nuclear station, Vermont Yankee (VY) in Vernon, Vermont provided a large portion of Vermont’s base load through 2012. In 2013, The plant’s State license to continue to operate was not granted, and although the Federal Nuclear Regulatory Commission (NRC) indicated it would extend VY’s license for at least another 10 years and supersede Vermont’s jurisdiction, the owners of VY (Entergy, New Orleans, Louisiana) concluded the plant was not financially viable and are shutting the plant down at the End of 2014. The plant will then follow the NRC decommissioning requirements. The base load power supplied by VY was made up via power purchases from Hydro-Quebec.

As stated above, the electric supply is largely from Hydro Quebec. Retail electric prices have steadily increased but Vermont currently has the lowest electric costs of all the New England states. Westford is served by two electric utilities, in order of customer base, Vermont Electric Cooperative (VEC) and Green Mountain Power (GMP). Prior to 2013, Central Vermont Public Service (CVPS) was the second utility that had served part of Westford, but they were acquired by GMP, which is now the largest electric utility in the State. Currently, only single-phase power is available within the Town. The closest three-phase power lines are located within Milton, off of the Westford/Milton Road, and north of town in the Town of Fairfax, approximately 0.5 miles from the border of Westford, and 3 miles from the Town Center area. Due to uncertainty in the power supply market retail electricity costs are expected to increase with a largely aging fleet of power plants and increasing use of natural gas in the residential and commercial sectors challenging the primary peak power suppliers fueled by natural gas.

Westford is not serviced by natural gas although it is available in some bordering towns such as Fairfax, Essex, Georgia, and Jericho. Vermont Gas Systems currently does not have plans for
expansion into Westford due to the low density of housing and few commercial businesses. Due to
the lack of natural gas service, Westford matches the majority of the State for its heating fuel
sources of oil, propane, kerosene, and wood.

Vermont has a growing renewable energy power supply, with sharp increase in Photovoltaic (PV)
and Wind Energy projects developed over the past 5 years. The nearest commercial wind energy
generator is located to the north-west of Town in the Towns of Milton and Georgia. Bio-gas power
from farm methane production has also been increasing.

With the closure of Vermont Yankee, renewable energy development represents most of Vermont’s
in-state power production. The State renewable energy portfolio is mandated to increase and
increased development should be expected. There is significant downward pressure on renewable
energy development due to challenges with grid level power management, power distribution,
aesthetics, and environmental concerns. The citizens of Vermont continue to debate the merits of
renewable energy versus other ideals. The policies of Westford in part reflect these State-wide
debates.

Fossil fuel based energy use is costly from an economic and environmental perspective, as well as
impeding state energy independence. Fossil fuels are purchased from out of state sources, and
fossil fuel prices have become extremely volatile putting a financial burden on the citizens of the
town for their heating and commuting requirements.

The environmental impact of fossil fuel use has been well documented, and includes carbon
emissions that contribute to global warming and other pollutants such as particulates. Drilling,
mining, and importing of fossil fuels into our region also have substantial environmental impacts.

State energy independence is compromised due to the fact that all fossil fuel energy is imported
from out of state and alternative fuel sources (non-fossil fuel) are currently not readily available in
the open market.

The Town will encourage and employ conservation and energy efficiency practices, use and
development of renewable energy resources, and reduction of fossil fuel use including for
transportation, town maintenance and town infrastructure. It will also encourage and facilitate
citizens of Westford to reduce their carbon footprint through educational programs and other Town
sponsored programs including providing financial incentives and/or informational resources.

7.2.1 Public Buildings
The Town’s and School’s municipally owned buildings and infrastructure and their primary fuel
sources are listed below:

1. Westford Elementary School - wood chips, oil, electric & use of all of fuels listed for domestic
   hot water (dhw)
2. Town Garage & Fire Department – oil & electric for dhw
3. Town Trucks & Equipment – gasoline & diesel fuel
4. Town Office – oil, electric for dhw & central air conditioning
5. Public Library – oil & electric for dhw (In 2015, an electric air sourced heat pump is planned and the oil furnace system will be decommissioned.)
6. United States Post Office – oil, electric & oil for dhw

Although the Post Office is a leased federal building, Westford citizens pay federal taxes to maintain the building that is heated with oil. The post office was once located at the Town Common but is now located outside of the Town Center on Route 128, and is mostly accessed by motorized vehicles using fossil fuels.

7.2.2 Other Public Oriented Buildings
Brick Meeting House – oil & propane
United Church of Westford – oil

The Town maintains records of fuel use as part of standard financial records but does not proactively track or manage energy use. Historically, energy efficiency and weatherization have been considered on a first cost basis and not a life cycle cost basis for the municipally owned buildings.

In 2009, the Town was awarded a Climate Action Grant to upgrade the Town Office building to reduce its energy use and therefore its carbon emissions. The Westford Library and the United Church of Westford also applied, but did not get awarded the same grant.

7.2.3 Privately Owned Buildings
The State law has residential and commercial energy codes requires a filing of a self-certifying “Residential Building Energy Standards” certificate with the Town Clerk. In 2014 the Town began requiring that these certificates be recorded in the Westford Land Records prior to the issuance of a Certificate of Occupancy.

In 2013, the Town of Westford voted to be a Property Assessed Clean Energy District (PACE) district. PACE allows for residential only, renewable and energy efficiency projects to be funded via a special tax assessments on properties that use PACE. No residences other than those that use PACE for a particular project pay the tax assessment.

The Town Office personnel hand out State supplied Energy Code Handbooks and materials upon request. In 2008, the Town sponsored a workshop for residents funded by the Agency of Natural Resources, “Button-Up Vermont”, largely in response to the increase of heating fuel prices during the summer of 2008.

It should be noted that in 2014 the Planning Commission drafted regulations which would grant density bonuses to developments that include small homes (<1,200 sq. ft.) in hopes of encouraging and incentivizing smaller, more energy efficient home design.

In the spring of 2009, the Town appointed an Energy Committee to continuously seek means to reduce energy costs (economic and environmental) through-out the town by:
1. Assisting the Planning Commission in the development of energy related regulations.
2. Providing assistance and/or information to town boards (Select board, Planning Commission, Conservation Commission, Town Center Committee, etc.).
3. Providing educational opportunities for citizens in energy conservation, renewable energy, environmental sustainability and global warming.
4. Being a general information resource and advocate for the citizens of the Town of Westford.
5. Conducting energy studies and projects as directed by the Select board.

7.2.4 Renewable Energy
No large scale renewable energy systems exist in Westford. Westford’s renewable energy resources are largely undeveloped. Some residential scale renewable systems exist and the installation of these systems has been increasing over the past 5 years. Large scale renewable systems have a potential restriction within town due to a lack of three phase distribution supply lines. The Vermont Sustainable Jobs fund has mapped renewable energy resources across the State. Westford’s wind potential is generally marginal. Solar potential is site specific. Hydraulic resources are low, although there may be sites that might allow for significant “micro” hydro resources.

Renewable energy projects, with the exception of small scale micro hydro, shall (a) conform to the Water Resource Overlay and Flood Hazard Overlay Zoning Districts and (b) not impact significant natural resources and (c) minimize forest fragmentation in the future Forestry District and (d) follow existing logging roads to the greatest extent possible.

7.2.5 Land Use
The Town has retained much of its rural character which lends itself to be potentially more self-sufficient through agriculture and forestry to provide food, shelter and fuel. However, as discussed in Section 5 (Economic Development) and Section 8 (Natural Resources and Natural Features) of this Plan, the amount of land in active agriculture and forestry continues to decline and development pressure increases the risk of losing viable land to residential housing. Although the Town has a Town Center Area, most products for consumption are obtained outside of town which requires substantial energy resources for travel to and from markets and heating fuels are transported into town. The Town aspires to have a vibrant Town Center Area where trading of local goods and services could provide for its citizens in a sustainably responsible manner: reducing energy used by residents to obtain goods and services from elsewhere, as well as reducing the inherent energy costs associated with produce and materials that come largely from outside of the state and even the country.

7.2.6 Transportation
Westford’s largest economic and environmental energy-use impact is due to transportation. A large majority of Westford’s residents commute to places of business and trade outside of Town using fossil fuel (gasoline and diesel). Transportation is covered in the Transportation section of this Plan. Energy issues related to transportation are within the scope of that section.
7.3 Energy Objectives

1. **Municipal Energy Awareness** - Strive to increase awareness about the economic and environmental energy costs associated with our municipally owned or funded buildings (maybe larger, to be “infrastructure”)


3. **Public & Private Renewable Energy Generation** - Increase the private and public use of renewable energy.
8 NATURAL RESOURCES & FEATURES

8.1 Policy
It is a policy of the Town of Westford to maintain the rural character of the Town by supporting appropriate residential and commercial growth while preserving and conserving natural resources and features. Conservation and preservation of these resources is fundamental to the Town’s rural character, ecological integrity and biodiversity.

8.2 Introduction
Westford contains natural resources and features that distinguish it from several of the neighboring towns. Towns to the north, south and west have seen more growth over the years resulting in fewer natural resources. Wilder areas to the east, continuing to the spine of the Green Mountains, are more rural with larger areas of open space and smaller population densities. Most of Westford is heavily forested with wooded swamps, ponds, rivers, streams, marshes and beaver flowages interspersed throughout the forests, meadows, and agricultural land. There are a wide array of habitats which makes Westford home to many of the species of plants and animals native to the northern hardwood forest.

In rapidly urbanizing Chittenden County, Westford serves as an important natural area that is home to many species of flora and fauna and serves as a wildlife corridor to habitat in more remote, largely contiguous, open space to the east. These contiguous forests, along with agriculture and silviculture lands, are at the core of the rural character of our state and our town. Westford is located on the border between largely undeveloped natural resources and the sprawl of Vermont’s largest city.

8.3 Definitions
The following definitions apply to the terms used in this chapter and the document as a whole.

Agriculture
1. The cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural and orchard crops;
2. The raising, feeding, or management of livestock, poultry, fish, or bees;
3. The operation of greenhouses;
4. The production of maple syrup;
5. The on-site storage, preparation and sale of agricultural products principally produced on the farm;
6. The on-site production of fuel or power from agricultural products or wastes produced on the farm; or
7. The raising, feeding, or management of four or more equines owned or boarded by the farmer, including training, showing, and providing instruction and lessons in riding.

Conservation
1. The management of land and water in ways that prevent it from being damaged or destroyed;
2. The careful use of energy, water, and other resources, so that they are not wasted or lost;
3. Preservation, protection, or restoration of the natural environment, natural ecosystems, vegetation, and wildlife;
4. Preservation, repair, and prevention of deterioration of archaeological, historical, and cultural sites and artifacts.

Contiguous Forest
Contiguous forest habitat is an area of forested land with either no roads or low densities of class III or IV roads and little or no human development (buildings, parking areas, lawns, gravel pits). Also, see fragmented forest.

Deer Wintering Habitat
Deer winter habitat is defined as areas of mature or maturing softwood cover, with aspects tending towards the south, southeast, southwest, or even westerly and easterly facing slopes.

Designated Open Space
PUD classified open space which provides continual conservation of significant natural resources, natural processes, wildlife habitat, agricultural and silvicultural practices, active and passive recreation, and/or other public benefit.

Endangered Species
An endangered species refers to species whose continued existence as a viable component of the nation’s or state's wild fauna or flora is in jeopardy of extinction.

Fragmented Forest
Forest areas which are interspersed with development. Development has the effect of isolating partially forested areas by creating barriers to species movements. Fragmentation is defined by the state by including 300 feet buffers along state highways and 100 feet buffers along class 3 roads. This definition counts no forest fragmentation for class 4, and forest roads and trails.

Grassland
An area, such as a prairie, meadow or farmland, in which the natural vegetation consists largely of perennial grasses.

Mast Stand
'Mast' is a term commonly used by foresters and wildlife biologists to describe the seeds of shrubs and trees that are eaten by wildlife. 'Hard mast' refers to nuts (especially those of beech and oaks), whereas 'soft mast' refers to berries of a variety of species. Hard mast is generally acknowledged as an important wildlife food source.

Natural Resources
Land and water, flora and fauna, habitat and wildlife corridors.

Open space
An area of undeveloped land that is valuable for natural processes and wildlife, agricultural and silvicultural purposes, active and passive recreation, and/or providing other public benefit.
Preservation
1. To maintain in a perfect or unaltered condition;
2. To protect from injury, peril or harm;
3. To keep intact and unchanged.

Rare Species
A rare species is one that has only a few populations in the state and that faces threats to its continued existence in Vermont. Rare species face threats from development of their habitat, harassment, collection, and suppression of natural processes, such as fire.

Rural Character
Rural character is comprised of sparely populated, undeveloped and working (primarily of agriculture and silviculture nature) land. Large open spaces surround the immediate boundaries of a defined Town Center Area that functions as the center of community and commerce activities traditionally associated with rural living/character. Buildings outside of the Center demonstrate a strong relationship to the surrounding working landscape and blend easily with their surroundings. Life is quiet, absent of urban sounds, and its disturbances. Views are unimpeded with rolling meadows, wooded hillsides and pastured animals. Roads are mainly dirt with light traffic, where farm machinery, bicycles and horses are common traveler and gardens, firewood and fresh air are considered necessities. Most of all it’s the people who have created and maintain it as rural. They provide the soul of rural tranquil character, people which are deeply connected to the land with the stories to prove it.

Significant Natural Communities
A significant natural community is an interacting assemblage of plants and animals, their physical environment, and the natural processes that affect them and these assemblages of plants, animals and habitat are uncommon and/or extemporary examples of a natural community in the Region and/or State.

Significant Natural Resources
Land that supports one or more of the following seven ecological principles that have been identified and accepted as a basis for habitat protection in developing areas:

1. Maintain large, intact patches of native vegetation;
2. Protect habitats that are key to the distribution and abundance of priority species;
3. Protect exemplary natural communities and aquatic features;
4. Maintain connections among wildlife habitats for movement and gene flow;
5. Maintain significant ecological processes (such as those associated with wetlands and floodplains for recharging groundwater and filtering surface water;
6. Contribute to regional persistence of uncommon, rare, threatened and/or endangered species by protecting their habitat locally.

**Silviculture**
Silviculture is the science, art, and craft of creating, managing, using, conserving, and repairing forests and associated resources, in a sustainable manner, to meet desired goals, needs, and values for human benefit. Forestry is practiced in plantations and natural stands.

**Stewardship**
Careful use, management and conservation of land and natural resources to retain value and ecological function for future generations.

**Threatened Species**
A threatened species is defined as a species whose numbers are significantly declining because of loss of habitat or human disturbance, and unless protected will become an endangered species.

**Uncommon and Common Species (Apparently Secure)**
Locally common or widely scattered to uncommon, but not rare; some cause for long-term concern due to declines or other factors; or stable over many decades and not threatened but of restricted distribution or other factor.

**Uncommon Features**
Uncommon features are environments and geologic features not often seen in the Region or State and/or that faces threats to their continued existence in Vermont.

**Uncommon Species (Vulnerable)**
At moderate risk of extinction or extirpation due to restricted range, relatively few populations or occurrences (often 80 or fewer), recent and widespread declines, or other factors.

**View Shed**
A view shed is an area of land, water, or other environmental element that is visible to the human eye from a fixed vantage point. View sheds are areas of particular scenic or historic value that are deemed worthy of preservation against development or other change. View sheds are often spaces that are readily visible from public areas such as from public roadways and/or public parks.

**Wildlife Corridors**
Connecting habitat that links larger patches of habitat within a landscape, allowing the movement, migration, and dispersal of animals and plants. Riparian habitat along streams and rivers, strips of forest cover between developed areas, and even hedgerows/ fencerows all represent potential connecting habitat. Sometimes these areas are called 'corridors' even though they are not always linear, as the term implies.
**Working Lands**
Land actively used for silviculture or agricultural operations and/or containing prime forest and/or agricultural soils.

**8.4 Inventory & Discussion**

**8.4.1 Significant Natural Resources**
Significant natural resources are resources identified by the Town as being crucial to maintaining healthy ecosystems, biodiversity, uncommon features. Uncommon, rare, threatened or endangered species, water quality, rural character, and productive working lands. These natural resources shall be conserved in so far as possible. It should also be noted that these natural resources are often located in areas unsuitable for development and are characterized by steep slopes, lack of access, hill tops, wet areas, and/or soils not suited for wastewater disposal.

The following resources/areas shall be designated as the Significant Natural Resources:
1. Deer wintering habitat as depicted on Town Plan Map 3 or using the best available data;
2. Uncommon species and/or features as depicted on Town Plan Map 3 or using the best available data;
3. Rare, threatened, or endangered species as depicted on Town Plan Map 3 or using the best available data;
4. Significant natural communities as depicted on Town Plan Map 3 or using the best available data;
5. Contiguous forest as mapped by the Vermont Department of Fish and Wildlife or using the best available data;
6. Grassland and bird habitat, as studied and/or using the best available data;
7. Mast Stands, as studied and/or using the best available data;
8. Vernal Pools, as studied and/or using the best available data;
10. Any other natural resources that meet one or more of the seven ecological principles of significant biological resource.

In Vermont, natural resource inventories have taken place at the county and watershed level, with regard to significant natural communities. However, only a few towns have completed such inventories. Identification of significant natural resources and communities can help to focus town efforts on those areas that need conservation and management attention. Completing a natural resource inventory of the Town can further focus stewardship and protection needs and can assist with identification of important wildlife habitat and corridors. Identifying these resources is a powerful tool for developing effective land management plans, determining conservation priorities, and increasing our understanding of the natural world.

**8.4.2 Significant Natural Communities**
The Vermont Fish and Wildlife Department (VFWD) currently recognizes 80 upland and wetland natural community types in Vermont. State ranks range from S1 (extremely rare) to S5 (common and widespread) and are based on the number of known examples, the total area occupied, and the...
degree of threat. Each example of a natural community that is evaluated by the Department's Fish & Wildlife's (DFW) Wildlife Diversity Program is also assigned a quality rank. This measure is intended to compare occurrences of a particular community type with others statewide or with types in a particular biophysical region in the state. The quality ranks range from excellent (A) to poor (D) and are based on specifications developed for each of the 80 natural community types. The overall significance of a natural community occurrence is tied both to its state rank - how rare it is in Vermont - and to its quality rank, a measure of the size and condition of that particular occurrence. Source: VT Dept. of Fish & Wildlife, 2014

Westford contains a number of significant natural communities recognized by Vermont Fish and Wildlife Department, including Stewart Hill, Mountainview Bog, Hidden Swamp and Westford Swamp (partly in Essex). Westford significant nature communities range from rare to uncommon and are generally in excellent to good condition. These communities must receive the highest level of protection and require study prior to any development within or in proximity to them. Westford shall make protection of significant natural communities a top priority of the Town by given them the highest level of protection.

8.4.3 Uncommon, Rare, Threatened & Endangered Species

Uncommon Species (Vulnerable) are moderate risk of extinction or extirpation due to restricted range, relatively few populations or occurrences (often 80 or fewer), recent and widespread declines, or other factors. Uncommon and Common Species (Apparently Secure) are locally common or widely scattered to uncommon, but not rare; some cause for long-term concern due to declines or other factors; or stable over many decades and not threatened but of restricted distribution or other factor.

A rare species is one that has only a few populations in the state and that faces threats to its continued existence in Vermont. Rare species face threats from development of their habitat, harassment, collection, and suppression of natural processes, such as fire. The Vermont Fish and Wildlife Department uses a ranking scheme that describes the rarity of species in Vermont. The range is from S1 (very rare) to S5 (common and widespread). Species are assigned a rank based on the number of known examples, the population size, and the degree to which the populations are threatened.

Threatened species are defined in 10 V.S.A. Chap. 123 section 5402 as a species whose numbers are significantly declining because of loss of habitat or human disturbance, and unless protected will become an endangered species. As of July 2003, there were 195 species of plants and animals in Vermont that are protected by the Vermont Endangered Species Law (10 V.S.A. Chap. 123) and assigned a status of either threatened or endangered. Some of these species that occur in Vermont also have a federal status of threatened or endangered, and are protected by the Federal Endangered Species Act (P.L. 93-205).

Endangered and threatened species are defined by both state and federal law. State law defines endangered species as “a species listed on the state endangered species list under {10 V.S.A. Chap. 123 section 5401} or determined to be an 'endangered species' under the federal Endangered Species Act. The term generally refers to species whose continued existence as a viable component
of the state's wild fauna or flora is in jeopardy.' Any taking, which may include harassment or harm to a state threatened or endangered species, is a criminal offense unless permitted by the Agency of Natural Resources.

Protecting and restoring uncommon, rare, threatened, and endangered species represents one of the most difficult conservation challenges in Vermont. This is an issue that should be addressed in local, regional, and statewide planning. Source: VT Dept. of Fish & Wildlife, 2014

Westford harbors its own set of endangered, threatened, rare and uncommon plant and animal species that contribute to the overall diversity of the town, region and state as identified on Map 3 of the Town Plan. Thus far, VT Fish and Wildlife Department have identified two types of uncommon and vulnerable birds at three locations, four types of uncommon and vulnerable fish located in Morgan Brook and the Browns River, and ten types of plant that are rare or uncommon and vulnerable located at numerous sites, including Hidden Swamp, Westford Swamp, Mountainview Bog and Stewart Hill. These species should receive the highest level of protection.

8.4.4 Deer Wintering Habitat
White-tailed deer in Vermont live near the northern limit of their range in eastern North America. To cope with Vermont's severe climatic conditions, deer have developed a survival mechanism that relies upon the use, access, and availability of winter habitat. These habitat areas are known as deer wintering areas, deer winter habitat or, more commonly, 'deer yards.' Deer winter habitat is defined as areas of mature or maturing softwood cover, with aspects tending towards the south, southeast, southwest, or even westerly and easterly facing slopes.

Deer wintering areas vary in size from a few acres to over a hundred acres and provide essential relief to deer from winter conditions. These areas of softwood cover provide protection from deep snow, cold temperatures, and wind. They provide a dense canopy of softwood trees, a favorable slope and aspect generally moderate elevation, and low levels of human disturbance in winter. The softwood species that compose these areas are most commonly hemlock and white pine in the southern part of the state, and white cedar, spruce, and fir in the north. Energy loss by deer inhabiting these sites is minimized, and survival is favored in deer wintering areas. Wintering areas do not change significantly between years and can be used by generations of deer over many decades if appropriate habitat conditions are maintained. Deer annually migrate, often several miles, from fall habitats to wintering areas. A single wintering area often serves deer from large areas of a town and in some cases from surrounding towns as well. Residential, commercial, or industrial development within or adjacent to a deer wintering area decreases the amount of winter habitat available to deer and has an effect on an area's deer population, eventually reducing the number of deer within the area. Without adequate winter habitat, northern populations of deer would be subject to extreme fluctuations due to heightened levels of winter mortality during moderate and severe winters.

In addition to benefits for deer, dense softwood stands provide critical winter food supplies for a variety of other wildlife species including porcupines, snowshoe hare, fox, fisher, coyotes, bobcats, crows, ravens, and red and white-winged crossbills to name a few. Other wintering birds routinely find shelter from winds in these conifer stands. Logging can be either detrimental or beneficial to
the habitat depending on the harvest method employed and the overall sensitivity shown by the logger and landowner to maintaining these areas of dense softwood cover.

Conserving deer wintering areas is essential to maintaining and managing white-tailed deer in Vermont. Deer wintering areas make up a relatively small percentage of the land base of most towns. In fact, only 8% of the forested landscape of Vermont has been mapped as deer winter habitat, so it is not an abundant habitat across the state. Westford currently contains four mapped deer wintering habitats. However, these areas have been diminishing rapidly due to deforestation (logging) and development in and/or in close proximity to these areas. Source: VT Dept. of Fish & Wildlife, 2014

8.4.5 Mast Stands
'Mast' describes the seeds of shrubs and trees that are eaten by wildlife. 'Hard mast' refers to nuts (especially those of beech and oaks), whereas 'soft mast' refers to berries of a variety of species. Hard mast is generally acknowledged as an important wildlife food source. In Vermont, 171 species are known to use beech or oak stands as habitat including 16 amphibian, 9 reptile, 102 bird, and 44 mammal species. These include species on federal and state endangered/threatened species lists, permanent residents, and migratory birds. These mast stands can occur as discrete stands or patches on the landscape and can be delineated as such (similar to delineating a wetland or deer wintering area).

The reliance of black bear on hard mast has become so well established that the Vermont Fish and Wildlife Department considers areas of beech or oak with a history of bear feeding use to be necessary wildlife habitat as defined by Act 250. A number of studies have documented the relationship between hard mast and bear nutrition. Elowe and Rogers (1989) state that the availability of hard mast in the fall affects the minimum reproductive age of bears, productivity rates, and cub survival. The authors also reported that female bears exhibit reproductive 'skips' after poor mast years and that fall weight gains were keyed to mast availability. Simply put, these stands of beech and oak used by black bear are essential for the survival and reproduction of this species in Vermont.

It should be noted for example that American beech is a common tree species associated with Northern Hardwood Forest natural communities. However, concentrated stands of beech that are used by black bears are not common; they represent a small fraction of the overall forested landscape of the state, hence their significance for conservation planning. Development within the boundaries of the beech/oak stand obviously directly affects the productivity and bear use of the stand, but even development near a mast stand can diminish the function and use of this habitat. Source: VT Dept. of Fish & Wildlife, 2014

Westford does not have any information on and/or delineation of mast stands located in Town. However, inventorying and mapping of this resource should be made a priority of the Town.

8.4.6 Grassland & Bird Habitat
Today, most of Vermont's grassland habitats occur in the Champlain Valley and, to a lesser extent, in the Connecticut River Valley and the area around Lake Memphremagog. There are other
grasslands of various types and sizes scattered across the rest of the state. Most grasslands are associated with current or past agricultural practices. There are, however, grasslands that are the result of other human activities and are maintained for specific purposes. Most of Vermont’s grasslands are in private ownership, although the state and federal government own small areas of this habitat.

Since a probable historic high during the agricultural boom of the 1800s, populations of grassland birds have declined substantially in Vermont, primarily as a result of habitat loss. Habitat loss has resulted from forest succession after farm abandonment, changes in agriculture practices, and residential, commercial, and industrial development. Other potential threats include the extensive use of agricultural pesticides and changes in wintering habitats outside of Vermont. Source: VT Dept. of Fish & Wildlife, 2014

Conversion of natural grasslands elsewhere in the Northeast and the Midwest led to the decline of grassland birds in their historic natural habitats and has prompted Vermont, and the Northeast in general, to take on a greater role in the conservation of grassland birds. The North American Bird Conservation Initiative (NABCI) has designated grassland birds as a priority species in Vermont. Westford does not have any information on and/or delineation of grasslands and/or bird habitat located in Town. However, bobolinks and egrets have been observed in Town. Inventorying and mapping of this resource should be made a priority of the Town.

8.4.7 Contiguous/Unfragmented Forest
Contiguous forest habitat is an area of forested land with little or no human development or roads. There may be various age classes of forest cover and various habitats such as wetlands and meadows which are all part of the overall contiguous habitat complex. There is no minimum number of acres that define a contiguous forest, but more important is to consider the overall configuration and connections to other contiguous areas. Connecting lands, or wildlife corridors, are required to ensure that various habitats can be accessed by species that require resources in different parts of the forest that may be located small or large distances from each other. The configuration of unfragmented areas is also important because a high degree of forest edge may make the overall area less suitable to some species than a similar unfragmented area with a regular shape and fewer edges.

When development occurs within contiguous forest, the size and configuration of the formerly unfragmented area changes, more forest edge is created, and critical habitat may be destroyed. More development in the area can create the effect of irregularly shaped unfragmented forest. Given the significant risk of continued fragmentation of forest habitat due to development, it is beneficial to conserve large areas to maintain forest habitat and connections to other habitat outside of Westford’s borders. Source: VT Dept. of Fish & Wildlife, 2014

There is a significant portion of contiguous forest within the borders of Westford. Large clusters of open space representing over 10,000 acres are located on the eastern half of the town and range from the north to the south town borders. There are also tracts of over 2,000 acres near the western and south central town border, and a few additional pockets of several hundred and thousand acres of contiguous forest throughout town. Many of the larger unfragmented areas
continue into the neighboring towns of Cambridge, Underhill, Jericho, Colchester, Essex and Milton, and connectivity to the greater regional landscape should be taken into consideration in any conservation efforts.

For the purpose of understanding the significance of these areas based on their size and ability to provide critical habitat the following information has been provided:

Anchor Blocks, or blocks of unfragmented forestland greater than 10,000 acres in size. Anchor blocks provide large blocks of contiguous critical habitat for species such as black bears, spotted salamanders, moose, and barred owls. These are the primary homes for many animals. Anchor blocks are the dark brown areas identified in Figure X. These areas are found primarily at the outer edge of Lamoille County, in Belvidere, Eden, Elmore, Stowe, Cambridge, and Waterville.

Connecting Blocks, or blocks of unfragmented forestland between 2,000 acres and 10,000 acres in size. Connecting blocks provide critical habitat for species because they have good forest cover but are not necessarily large enough to maintain populations of wide-ranging species. Connecting blocks are identified in Figure X as the yellow areas. These areas are at the edge of the anchor blocks.

8.4.8 Wildlife Corridors
Movement of animals from one habitat patch to another is the most common function associated with connecting habitat. This function is particularly important for wide-ranging animals, such as bobcats and black bears, or for animals that require a great deal of space to meet their daily life needs, such as barred owls or otter. Although connecting habitat is often associated with wide-ranging mammals, it is equally important for animals with relatively small ranges. Spotted salamanders, for example, use connecting habitat in spring to move from their hibernation sites to breeding pools. Some species roam vast areas on a daily or weekly basis, while others move more seasonally, as is the case with deer moving to and from wintering areas in Fairfax, Cambridge, Underhill, Jericho, Essex, Colchester and Milton.

The broader ecological value of connecting habitat is to join fragmented pieces of habitat, thereby reducing the deleterious effects of habitat fragmentation and population isolation. Linking small or otherwise isolated habitat patches may reduce the risk of local population extinctions by ensuring immigration, recolonization, reproduction, and exchange of genes for some plant and animal species.

While conserving corridors has great merit, do not assume that conserving threads of vegetative cover within a developing landscape will maintain an area's ecological values and biological diversity. Nor will corridors alone meet the habitat needs of all of an area's plant and animal species. Only in conjunction with the conservation of large areas of undeveloped land with diverse habitat conditions, and the maintenance of a sustainable working landscape, will vegetative corridors assist in supporting ecosystem functions and related public benefits.
Connecting (corridor) habitat is important because it does the following:

1. Allows animals to move freely across their range;
2. Allows plants and animals to colonize new habitat as climate change, succession, or other ecological processes force them to migrate;
3. Reduces the risk of population isolation and provides for the exchange of genetic information among populations of animals and plants;
4. Allows animals to access suitable habitat to meet their daily and annual life needs;
5. Allows seasonal movements (migrations) to essential range or habitat;
6. Allows young adult animals to access new range, away from natal range; and
7. Allows adult animals to interact with potential mates, thus improving reproductive success and genetic fitness. (VT Dept. of Fish & Wildlife, 2014)

Westford has a general east-west corridor in the southern half of the town, and north-south corridors in the eastern and western sides of town. Many natural wildlife corridors have been cut off or reduced in size as a result of development and this often results in more human-animal interactions, especially on roads. The largest potential for wildlife road crossings can be identified by the Map 10 (Contiguous Forest & Wildlife Movement). The eastern side of town has a large unfragmented forest area which facilitates wildlife movement primarily north and south. However east-west movement is hindered by up to five roads in town. One of those roads is VT Route 128, which sees both higher traffic and higher speeds than local roads. Considering the inherent risk to wildlife and citizens of Westford, it is important to accommodate safe wildlife corridors, especially where natural corridors have been dissected by roads and development.

### 8.4.9 Working Lands

Westford has enjoyed a rich history of small family farms working our Town’s open and forested lands. Traditionally, agriculture and silviculture products with their associated businesses, contributed to the majority of household incomes well into the 1960s. Since then, Westford has experienced a steady decline in the number of family farms and the complete demise of lumber and wood working mills.

Today the majority of residents commute to employment outside of Westford. Fewer residents work our land, yet Westford remains well suited for agriculture and silviculture pursuits with large areas of forest and open land still actively managed. However, this landscape is threatened to be lost forever to urbanization and fragmentation as development pressures steadily increase. The desire to protect our Town’s agriculture and silviculture potential is supported by two motivating factors. First, the vast majority of Westford residents, when surveyed, support preservation and conservation of forest lands and open lands. Second, Vermont consumers are trending to more sustainable, localized agricultural products and Westford is ideally situated near the largest population density in the State to satisfy this growing demand.

### Current Use Program

It should be noted that as of 2014 Westford had 107 parcels, equating to 12,342 acres or almost ½ of the town’s total acreage, enrolled in the Vermont Current Use Program.
**Ag Soils Mitigation**

The Future Land Use Map provides guidance to the District Environmental Commission relative to agricultural soils mitigation. When a development subject to Act 250 impacts agricultural soils, mitigation of these soils is required. In general, Act 250 is structured to prefer “on-site” mitigation—that is, modifying the site design of the project so that the soils are not impacted (See § 6093(a)(2)). However, the District Commission may authorize “off-site” mitigation if “that action is deemed consistent with the agricultural elements of local and regional plans.” (See 10 VSA § 6093(a)(3)(b)). The language below defines appropriate circumstances under which “off-site” may be approved by the District Commission for each Zoning District/Planning Area:

**Common District** – In light of this district’s role as the center of community in Westford, off-site mitigation should be allowed throughout this district. Where a development contains affordable or elderly housing, or provides for community wastewater treatment, mitigation fees should be waived, or be at the minimum ratio allowed by statute.

**Village District** -- In general, off-site mitigation should be allowed in this district, except as discussed below. Where a development contains affordable or elderly housing, or provides for community wastewater treatment, mitigation fees should be waived, or be at the minimum ratio allowed by statute. However, the foreground meadows and fields on Brookside Road and on Route 128 south of the Town Common should remain open. These foreground meadows should be targeted for mitigation purchases associated with development occurring elsewhere in Westford and Chittenden County. Contrarily, off-site mitigation should be allowed for subdivisions or developments that are eligible for at a density bonus under the Westford Unified Development Regulations. These include developments that provide diverse housing options (elderly housing, affordable housing, units meeting universal design standards, and/or units with less than 1,200 square feet of living space); or developments in which at least 80% of the land area will be permanently conserved through a conservation easement held by an appropriate public or non-profit entity; or developments that provide a suitable site for a community wastewater that could reasonably serve development in the Common or Village District; or developments that provide public trail access and/or recreation areas; or developments that allow for vehicular connectivity by constructing a private road that will connect to adjacent property in the future.

**Rural Residential District** – Much of this area consists of prime agricultural soils. However, development below thresholds triggering Act250 has resulted in the loss and fragmentation of much of these soils. As a result, much of this area is no longer viable for commercial agriculture. When possible, the remaining agricultural soils should be incorporated into developments as central greens, community gardens, or similar outdoor spaces. Off-site mitigation should be allowed for any development that contains affordable or elderly housing.

**AFR I and II Districts** – These areas contain much of the agricultural soils in Westford, as well as the majority of the working farms in Town. These areas should be targeted for mitigation purchases associated with development occurring elsewhere in Westford and Chittenden County. Off-site mitigation should be allowed for subdivisions or developments that are eligible for at a density bonus under the Westford Unified Development Regulations. These include developments that provide diverse housing options (elderly housing, affordable housing, units meeting universal design standards, and/or units with less than 1,200 square feet of living space); or developments in which at least 80% of the land area will be permanently conserved through a conservation easement held by an appropriate public or non-profit entity; or developments that provide a suitable site for a community wastewater that could reasonably serve development in the Common or Village District; or developments that provide public trail access and/or recreation areas; or developments that allow for vehicular connectivity by constructing a private road that will connect to adjacent property in the future.
standards, and/or units with less than 1,200 square feet of living space); or developments in which at least 80% of the land area will be permanently conserved through a conservation easement held by an appropriate public or non-profit entity; or developments that provide a suitable site for a community wastewater that could reasonably serve development in the Common or Village District; or developments that provide public trail access and/or recreation areas; or developments that allow for vehicular connectivity by constructing a private road that will connect to adjacent property in the future.

8.4.10 Geological Features
Westford’s landscape can best be described as Vermont hill country. Rounded hills, generally ranging from 1000-1200 feet in elevation, are scattered throughout the town. Stewart Hill, elevation 1600 feet, is the highest hill in Westford. The north-flowing Browns River is the major water feature in town, feeding into the Lamoille River that drains into Lake Champlain. The Browns River and its tributaries drain almost the entire town. Unlike other areas of Vermont, the stream valleys in Westford and adjacent Essex are relatively broad with gentle gradients.

Westford shares similar bedrock geology with many other Vermont towns, especially those located in the northern Green Mountains and adjacent foothills. Non-calcareous schists and graywackes are the dominant bedrock types. A small arm of the Champlain Valley’s limestone belt reaches into Westford just east of Bowman corners. Underlain by quartzites and dolomite bedrock, this limey area encompasses Bald Hill and the hill immediately south.

Topography
Westford’s ponds, hillsides, woodlands, streams, wetlands and scenic views are important elements of the quality of life for residents, other property owners, and visitors. Some of the topography is characterized by steep slopes which require special consideration with respect to planning and development. The nature of the soils on steep slopes in the Town is such that the land is exceptionally vulnerable to erosion and associated problems. Therefore, in order to protect the public health, safety and welfare of individual landowners, owners of abutting property, and to preserve the character of the natural resources and natural features that make Westford unique, this section is intended to guide the use of steeply sloping land within Town.

Development on or through areas with steep slopes poses a unique set of challenges:

1. To avoid undue or adverse impact to streams, ponds and groundwater from the consequences of construction, erosion, storm-water runoff, of effluent from improperly sited or designed sewage disposal systems;
2. To preserve the natural topography, drainage patterns, vegetative cover, scenic views and wildlife habitat;
3. To protect property from damage caused by erosion and landslide damage.
4. To protect unique natural areas;
5. To provide reasonable access to properties for fire, public safety, or other emergency crews.

Westford’s topography poses some development constraints with regard to the ability to construct buildings and associated infrastructure on steep slopes. On-site waste disposal systems require
relatively flat or rolling areas to function properly. Slopes greater than 15% are generally unsuitable for waste disposal systems. In addition, many of the soils found in steep slopes are unsuitable for waste disposal. Refer to Map 3 (Natural Features) and Map 4 (Soil On-Site Septic Capability).

For these purposes, all areas within the Town with Steep Slopes with a grade 25% or greater shall not be developed for roads, driveways, structures, utilities, or wastewater disposal systems, except a onetime 1,000 square foot exception may be made to allow for reasonable development on or access to a site. Refer to Map 3 (Natural Features). Note that Map 3 (Natural Features) does not depict all Steep Slopes in Town and unmapped Steep Slopes are regulated under the Zoning and Subdivision Regulations.

The following Table 7, Soil Slope Summary, illustrates Westford’s topography:

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<th>% slope</th>
<th>Acres</th>
<th>% of Town area</th>
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<td>100.0</td>
</tr>
</tbody>
</table>

Source: CCRPC Geographic Information System

Soils
The soils of Westford are typical of Vermont hill country. Glacial till covers most of the hills in town, separated only by the river corridor in approximate geographic middle of Town. The soils produced from the till are loamy in texture, often rocky and moderately well-drained to excessively well-drained. Except for the limey area west of Bowman Corners, these till soils tend to be acidic. The valleys, particularly those with elevations of 500 feet or less, have heavy soils derived from lake bottom sediments laid down by glacial Lake Champlain.

View Sheds & Ridgelines
While a detailed inventory of Westford’s scenic resources has not been conducted, most residents agree there are many exceptional views. Spectacular views of Mt. Mansfield are visible on the east side of Woods Hollow Road. Along Rt. 128 there are views of the Browns River valley floor, Mount Mansfield and the open spaces which characterize this area. Sweeping views of open spaces appear along the north side of the Cambridge Road. The beautiful scenery in Westford contributes to both the quality of life and the rural character that resident’s value. Ridgelines in particular have been called out as key natural resources by the Town in the 2009 community survey. Ridgelines require further definition by the Town to determine what qualifies as a ridgeline. Wind energy development should be taken into consideration when developing policy, taking into account that most wind energy projects need to be sited on higher elevations such as ridgelines. Whenever
possible, development shall be sited in such a way as to preserve views which are important to Westford residents.

8.4.11 Water Resources

Surface Waters
Surface waters include any body of water with a defined channel or depression or that exists throughout the year on the land surface; these typically include rivers, streams, ponds and lakes. They are important as a source of drinking water for humans and wildlife, recreation, flood control, and for aesthetic value. The Browns River is the water feature that dominates Westford, traversing the Town from south to north. There are many smaller streams in Town, most of which empty into the Browns River or one of the many wetlands in Westford. There are several small ponds in Westford, but there is no official public access to any of these ponds. There is public access to the Browns River near the Town Common for fire department use. Residents would like a more recreation-oriented public access to the river.

Vernal Pools
Vernal pools are small wetlands characterized by a lack of vegetation (though they may support some herbaceous wetland species) resulting from the persistence of standing water for a portion of the year. Vernal pools typically occur in small depressions in upland forests over a relatively impermeable substrate layer, but they also may be found in the depressions of some forested swamps. Although pools often lack woody vegetation, they are typically well shaded by the surrounding forest canopy. In the Northeast, many vernal pools start filling with the fall rains, retain water, ice, and snow through the winter, and collect more water with spring rains and snowmelt. They may also be influenced by rising groundwater in the fall and spring. The pools typically lack inlets and outlets, with the possible exception of outflow following heavy spring rains. A pool may be dry by mid-summer or may retain its water throughout the year in some wet years.

Vernal, or temporary, pools are perhaps best known as important breeding habitat for amphibians. Typical Vermont species that rely on vernal pools for reproduction include the mole salamanders (Spotted salamander, Blue-spotted salamander, and Jefferson salamander), Eastern four-toed salamander, and wood frog. All of these species may breed in other wetlands, including artificial pools and ponds, but rely heavily on vernal pools to maintain their populations. For vernal pools to be effective breeding habitats for amphibian populations, they must retain water for at least two months during the spring and summer breeding season in most years so that amphibians can complete their larval stage. The periodic drying of a vernal pool excludes populations of predatory fish and diving beetles that prey on amphibian larvae. Other animals use pools as well, such as fairy shrimp, fingernail clams, snails, eastern newts, green frogs, American toads, spring peepers, and a diversity of aquatic insects. Fairy shrimp are thought to be restricted to these temporary pools. The amphibians and invertebrates found in vernal pools constitute a rich source of food for various species of birds, mammals, and reptiles that may be attracted to the pools. Wood ducks, mallards, black ducks, and great blue herons are occasionally known to feed at these pools. Despite their small size and temporary nature, vernal pools are highly productive ecosystems.
Vernal pools and the organisms that depend on them are threatened by activities that alter pool hydrology and substrate, as well as by significant alteration of the surrounding forest. Construction of roads and other development in the upland forests around vernal pools can result in negatively affecting salamander migration and in mortality (Forman, et al., 2003). Timber harvesting can have significant effects on vernal pools, including alteration of the vernal pool depression, changes in the amount of sunlight, leaf fall, and coarse woody debris in the pool, and disruption of amphibian migration routes by the creation of deep ruts. Even when the pool is dry, alteration of the depression substrate may affect its ability to hold water and may disrupt the eggs and other drought-resistant stages of invertebrate life that form the base of the vernal pool food chain. Source: VT Dept. of Fish & Wildlife, 2014

Westford contains innumerable vernal pools and currently does not consider them in planning and zoning, but should investigate how to best protect these resources.

Wetlands
Wetlands serve a wide range of functions and are beneficial to a variety of native plant and animal species, as well as to the health, safety, and welfare of the general public. Wetlands provide fish and wildlife habitat, flood and erosion protection, nutrient and pollution filtration, groundwater recharge, aesthetic diversity, and sites for educational and recreational activities. It is estimated that less than 5% of Vermont is currently wetland and that nearly 50% of Vermont's historic wetland area has been lost or severely impaired due to draining, dredging, filling, or excavation activities associated with industrial, residential, and agricultural activities. Wildlife functions associated with wetlands in Vermont are some of the most diverse and sensitive. Vermont's wetlands support a myriad of waterfowl, wading birds, wetland-dependent furbearers, black bears, moose, amphibians, pitcher plants - the list goes on and on. These species all rely, in whole or in part, on wetland ecosystems for their survival.

Fish and wildlife that depend on wetlands for their survival tend to be easily disturbed or negatively affected by human activities. Residential development, for instance, close to a marsh that supports wading birds such as herons and bitterns is incompatible. Domestic activities normally associated with residential development can cause disturbance, temporary displacement, or complete abandonment of the wetland by a variety of sensitive wetland-dependent wildlife. Source: VT Dept. of Fish & Wildlife, 2014

Wetlands are scattered throughout the Town of Westford and are currently protected by a 50 foot State buffer and a 100 foot Town buffer. The Town will continue to support preservation of wetlands and wetland functions by enforcing its Water Resource Overlay District. Refer to Map 5 (Water Resources, Wetlands & Floodplains).

Riparian Areas
Riparian areas are ecosystems comprised of streams, rivers, lakes, wetlands, and floodplains that form a complex and interrelated hydrological system. These ecosystems extend up and down streams and along lakeshores, and include all land that is directly affected by surface water (Verry et al., 2000). Riparian ecosystems are unique in their high biological diversity. They are characterized by frequent disturbances related to inundation, transport of sediments, and the abrasive and...
erosive forces of water and ice movement that, in turn, create habitat complexity and variability, resulting in ecologically diverse communities'.

Because of the dynamic nature of rivers, streams, lakes, and ponds, riparian areas have a wide variety of plant and animal communities. These communities form an interconnected food web that ranges from tiny microorganisms to bears and humans. This web also includes reptiles and amphibians, plants, waterfowl, songbirds, bats, mink, and otter. Healthy riparian ecosystems give life to all the species that inhabit them, as well as the species that use the lakes and streams near them, including those species that use bodies of water only at certain times during their life cycles, such as during breeding or migration.

Riparian areas are important not only for the plants and animals that inhabit them, but also for what they provide to the waters near them. The downed wood, leaves, and similar organic material that riparian areas contribute to aquatic systems are important components of the food base and habitat structure in Vermont's water bodies. Mature trees in riparian areas also shade aquatic habitats, which helps to reduce water temperatures. Riparian vegetation is crucial in filtering overland runoff, thus protecting water quality, and in stabilizing stream banks, thus preventing excessive stream-bank erosion and sediment buildup in aquatic habitats.

These ecosystems protect our water quality for drinking and recreation, protect our investments from flood and ice flow damage, and provide for our recreation, education, spiritual wellbeing, and sense of place. Conserving riparian areas is important to:

1. Water quality and aquatic habitat;
2. Terrestrial wildlife habitat for species that depend on riparian environments;
3. Significant natural communities and species;
4. Wildlife corridors;
5. Erosion control;
6. Stormwater control;
7. Floodwater resiliency;
8. Protecting channel-forming processes and channel stability.

Despite the numerous functions and values of riparian areas, an estimated 70% to 90% of natural riparian vegetation, vital to maintaining the integrity of riparian ecosystems and biodiversity, has already been lost or is degraded due to human activities nationwide. In Vermont, many of our rivers, streams, lakes, and wetlands no longer have functioning riparian areas due to more than 200 years of intensive human use of the land. Planning for and implementing strategies that will conserve or provide long-term stewardship for these vital habitats will slow this trend toward environmental degradation and restore the rich biodiversity associated with these areas. Therefore, the Town will support the preservation and conservation of riparian areas by continuing to enforce its Water Resource Overlay District, which maintains a 50 or 100 foot vegetation buffer along waterways. For more information refer to Section 10 of the Town Plan and Map 5 (Water Resources, Wetlands & Floodplains). Source: VT Dept. of Fish & Wildlife, 2014
Flood Hazard Areas
Floodplains are those areas adjacent to rivers that are likely to experience flooding during heavy rainfall. A Flood Hazard Area (a.k.a. 100 year floodplain) has a one percent probability of flooding in any given year. Floodplains are a natural part of most water systems which shall not be developed due to the inherent risk to life and property. Floodplains are mapped by the Federal Emergency Management Agency (FEMA), which administers the National Flood Insurance Program (NFIP). On January 1, 2010, Westford was accepted into the Regular National Flood Insurance Program. For more information refer to Section 10 of the Town Plan and Map 5 (Water Resources, Wetlands & Floodplains).

Fluvial Erosion Hazard Areas
A Fluvial Erosion Hazard area is subject to fluvial erosion hazards, from gradual stream bank erosion to catastrophic channel enlargement, bank failure, and change in course, due to naturally occurring stream channel adjustments, and that has been identified and mapped in accordance with accepted state fluvial geomorphic assessment and mapping protocols.

An FEH area includes the stream and the land adjacent to the stream. It identifies the area where stream processes can occur to enable the river to re-establish and maintain stable conditions over time. The area boundaries also attempt to capture the lands most vulnerable to fluvial erosion in the near term, as well as the area needed by a river to maintain equilibrium. For more information refer to Section 10 of the Town Plan and Map 5 (Water Resources, Wetlands & Floodplains).

Groundwater
Adequate and pure groundwater supplies are essential to most communities in Vermont. This is particularly true in Westford where virtually all water is taken from groundwater sources. The areas where water most easily percolates through the soils are called recharge areas, because they help to recharge the groundwater supply. These areas are characterized by exposed bedrock and soils with large particles (loamy soils). Recharge areas are susceptible to groundwater contamination and uses in these areas shall be carefully considered. For instance, underground storage tanks and landfills shall be prohibited from these areas. In Westford, some gravel recharge areas are located generally in the north-central area, between the Huntley and Cambridge Roads, and along the lower section of the Browns River. With that said, recharge areas for individual wells can only be determined on a case-by-case basis.

Vermont has designated community water systems (PCWS) as those which serve at least fifteen (15) service connections used by year-round residents or regularly serve at least 25 year round residents. Incompatible uses shall be prohibited within the boundaries of community water protection areas.

Care must be taken to ensure that growth and development does not cause groundwater contamination of both individual private wells and public water supplies, which could endanger the health and safety of present and future Westford residents. The proper siting of development, with particular regard to the quality and location of waste disposal systems will help ensure that the quality of Westford’s groundwater remains high.
8.5 Natural Resources & Features Objectives

1. Significant Natural Resources
   Preserve, conserve and provide stewardship of parcels which contain, or are part of, significant natural resources as identified herein.

2. Contiguous Forest
   Preserve, conserve and provide stewardship for existing patches of contiguous forest within Town.

3. Wildlife Corridors
   Ensure that animals and plants are able to move freely between conserved lands, undeveloped private lands, contiguous forest habitat, and other important habitats, land features, and natural communities in order to meet all their necessary survival requirements.

4. Working Lands
   Ensure the viability of working lands.

5. Significant Natural Communities
   Preserve, conserve and provide stewardship of significant natural communities found within the town or area of interest.

6. Water Resources
   Preserve, conserve and provide stewardship of existing high quality aquatic features and riparian habitats throughout the town or area of interest.

7. Uncommon, Rare, Threatened & Endangered Species
   Preserve, conserve and provide stewardship of habitats and natural communities that support uncommon, rare, threatened, and endangered species.

8. Deer Wintering Habitat
   Maintain and protect the functional integrity of all deer wintering areas within the town.

9. Mast Stands
   Maintain and protect the functional integrity of all mast stands in the town.

10. Grasslands & Bird Habitat
    Where appropriate, encourage management of existing grasslands larger than five acres, including artificial habitats, in a manner compatible with successful grassland bird nesting. Identify and maintain or increase populations of rare grassland birds in the town.

11. View Sheds & Ridgeline
    Preserve view sheds and ridgelines while allowing for reasonable development near view shed and the development of renewable natural resource along ridgelines.
12. **Green” Development**
   Incursion of development into natural resources and natural features should take place under environmentally responsible and sustainable design and methods. Green practices shall be encouraged throughout the development cycle.

13. **Conservation Commission**
   The Westford Conservation Commission should partner with citizens to create a vibrant, sustainable environment where land uses, including agriculture, silviculture, recreation and development, coexist in harmony with natural resources.
9 GREENWAYS AND TRAILS

9.1 Policy
It is the policy of the Town of Westford to sustain the existing public trail system and promote its expansion for use by the public for recreational purposes and as an alternative to more common transportation options.

9.2 Inventory & Discussion
The popularity of greenways and recreational trails is growing in Vermont. These are corridors on which motorized travel is restricted and recreational uses, such as walking, skiing, horseback riding, running and bicycling are encouraged.

Recreational trails are often located along river corridors, on Class 4 roads, public trails, private trails, and abandoned logging and farm roads. In cases where private property is involved, recreation or conservation easements must be arranged with the owners.

Westford currently has several public trails in town as indicated in Map 7 (Community Facilities, Utilities & Conserved Lands). Previous county-level greenways plans suggested that a conservation greenway run along the entire length of the Browns River and connect with Essex to the south. An initial project along these lines would be to establish a greenway or recreation path extending from the elementary school to the Town Center area, along the Browns River. The Conservation Commission has developed a potential trail system map depicting future trail connections. Town boards should work with land owners with the goal of creating a town-wide public trail system.

Communities in which greenways have been implemented (e.g., Burlington & Stowe Bike Paths) have had positive experiences and find that these community amenities attract local residents and visitors alike. After initial skepticism, adjacent property owners report that greenways are a pleasant amenity and a desirable community asset.

9.3 Greenways & Trails Objectives

1. Access Nature - Foster the development of public trails, greenways and access to natural areas.
10 FUTURE LAND USE

10.1 Policy
It is a policy of the Town of Westford to provide a variety of land uses in Westford, including residential, small scale commercial, small scale industrial, home occupations, silviculture, agriculture, conservation and municipal uses. These and other uses are allowed in those areas of Westford in which they are historically, aesthetically, environmentally and economically appropriate.

10.2 Inventory & Discussion
Land use area categories were introduced in Westford in the early 1970's in the Westford Town Plan. The Town was divided into four categories: Rural/Agricultural, Conservation, Flood Plain and Open Space. In 1975, the Flood Plain classification was dropped. In 1980, the Plan was revised and major changes in land use areas were made. A residential area was designated for residential growth in the northwest corner of Town, a large part of the Conservation District was changed to the Forestry District, the Flood Plain area was reintroduced as the Wetland District, and the Town Center District appeared. The remainder of the Town was reclassified as the Agricultural, Forestry and Residential District. In 1982, a second area in the north central section of the Town was designated for residential growth. In 1987, the lands surrounding the four paved roads in Town that were classified as Agricultural, Forestry and Residential were added to a new land use area called Agricultural, Forestry, Residential 2 District. This was in response to a citizen's survey calling for greater development along the paved roads.

An examination of recent housing construction in Westford provides a picture of how the land classifications in Westford have affected patterns of residential development. The Rural Residential District has seen the most intense development in the entire town. This is a reflection of the relatively low minimum lot size in the area and the presence of soils easily suited for septic systems.

In 2009, the Town re-districted the Town Center District into three new zoning districts each with a specific set of zoning regulations and standards. This was undertaken in the hopes that the new regulations would foster residential and commercial development around the Town Common Area while maintaining the historic Village character.

Housing development overall in the town has been considerably slower in the last two decades than in the 1980s. However, the cumulative effect of this development is to gradually change the nature of Westford from a rural community to one exhibiting some of the qualities of suburban communities.

Over the years, Westford residents have made it clear to the Planning Commission that the Town is slowly losing some of its rural character. Residents have requested that the Planning Commission take the necessary planning steps to continue to allow new residential and commercial development, but that it is channeled in such a manner as to preserve Westford’s rural character.
Commercial growth has been very limited in Westford. Small businesses are scattered throughout the entire town at random and are generally linked with residential uses.

In light of this history of town planning, the following sections describe land use areas and steps to be taken to implement this plan. These have evolved from discussion by the Planning Commission and the responses from the 2009 community survey.

10.3 General Land Use Objectives

1. **Preserve Cultural & Historical Resources** - Westford shall encourage and implement techniques that preserve the rural, historical, and cultural resources which give the Town its identity.

2. **Preserve Rural Character** - The major goal of the 2015 Town Plan is the preservation of the rural character of Westford.

3. **Preserve Working Landscapes** – Westford shall encourage and implement techniques that preserve the working landscape (e.g. agriculture and silviculture).

4. **Preserve Natural Resources** – Westford shall encourage and implement techniques to preserve and protect significant natural resources.

10.4 Town Center Areas

Westford’s Town Center Area occupies the same general geographic location as the historic Village of Westford, and as such it is the primary location of cultural activities, public and municipal buildings. This area is intended to have the highest density and the widest variety of uses in Town. In 1995, the Town Center Area was increased based on the desire to reinvigorate the Town Center. However, it has become apparent that the historic center will not see significant re-development until new methods of wastewater disposal are developed. Due to a host of reasons, not the least of which are cost and the lack of State and Federal funding, it is unlikely that a centralized system could be developed in the near future. However, the Town has been investigating the feasibility of fostering the development of community wastewater systems within the Town Center Area, which could be an innovative solution to the Town Center Area’s wastewater needs.

In 2009, the Town re-districted the Town Center area into three districts (Town Common District, Town Village District & Town Center District). The Town Common District is an area immediately surrounding the Common. The minimum lot size was reduced to ½ acre from 1 acre. This district is the Town’s high density, high traffic, residential and commercial area. The Town Village District is the area immediately surrounding the Town Common District. The minimum lot size was reduced to ½ acre from 1 acre. This district is the Town’s high density, low traffic, residential and commercial area. The Town Center District encompasses the outer reaches of the former Town Center District. This area continues to have a minimum lot size of 1 acre. However, the uses have been reduced to being residential in nature. The Planning Commission will continue to follow any trends that occur in the re-development of small community centers. In the event that services
such as sewer and water are available in the Town Center area; uses, density, and the boundary lines should be adjusted accordingly.

In 2010 the Town received Village Center Designation from the State of Vermont Department of Housing and Community Development. The Designated Village Center encompassed the area immediately surrounding the Town Common.

The goals of this designation are as follows:

1. Support historic downtowns and villages by providing funding, training, and resources to communities designated under this chapter, to revitalize such communities, to increase and diversify economic development activities, to improve the efficient use of public investments, including water and sewer systems, and to safeguard working landscapes;
2. Improve the ability of Vermont’s historic downtowns and villages to attract residents and businesses by enhancing their livability and unique sense of place; by expanding access to employment, housing, education and schools, services, public facilities, and other basic needs; and by expanding businesses’ access to markets;
3. Coordinate policies and leverage funding to support historic downtowns and villages by removing barriers to collaboration among local downtown organizations, municipal departments, local businesses, and local nonprofit organizations and increasing accountability and effectiveness at all levels of government to revitalize communities and plan for future growth;
4. Promote healthy, safe, and walkable downtown and village neighborhoods for people of all ages and incomes by increasing investments in those locations; providing energy efficient housing that is closer to jobs, services, health care, stores, entertainment, and schools; and reducing the combined cost of housing and transportation;
5. Encourage investment in mixed use development and provide for diverse housing options within walking distance of historic downtowns and villages that reinforce Vermont’s traditional settlement patterns and meet the needs of community members of all social and economic groups;
6. Develop safe, reliable, and economical transportation options in historic downtowns and villages to decrease household transportation costs, promote energy independence, improve air quality, reduce greenhouse gas emissions, and promote public health; and
7. Reflect Vermont’s traditional settlement patterns, and to minimize or avoid strip development or other unplanned development throughout the countryside on quality farmland or important natural and cultural landscapes.

The Town has been working towards these goals by implementing traffic calming, pedestrian safety and beautification techniques in the area, including but not limited to planting street trees, constructing safe and accessible parking areas serving community facilities, conducting community wastewater capacity studies, construction of a park and ride facility, development of form based zoning bylaws to tie new development to the historic character of the Town Center Area while encouraging and incentivizing mixed uses, energy efficiency, and affordable housing options. Furthermore, the Town is currently and will continue to pursue these goals by: installing additional traffic calming and beautification techniques, increasing civil and recreational opportunities for all
ages, constructing sidewalks and curbing to connect community facilities, making all community facilities ADA accessible, constructing a path from the Town Common to School and Post Office, implementing public transportation and/or a carpooling programs and implementing form based zoning. The latter will include a new zoning map, transect map and conceptual master plan for the Town Common Area. These strategies and more will be carried out through grant awards, fundraising, donations, and volunteerism in addition to the Town budget.

The benefits of this designation include gaining priority with regard to grant applications geared towards implementing the goals of designated villages. Furthermore, this designation benefits owners of non-residential structures located in the designated village by offering tax credits for upgrades to historic buildings.

10.5 Town Center Areas Objectives

1. **Community Life & the Common** - Utilize the Town Common Area as the focal point of community life and activity in Westford.

2. **Pedestrian Safety & Traffic Calming** – Implement pedestrian safety and traffic calming techniques in the Town Center Area.

3. **Community Infrastructure** - Expand Westford’s role in providing infrastructure so that higher density development can occur in the Town Center Area.

4. **Encourage Re-Development** - Encourage appropriate development intensity in the Town Center area that is great enough to reinforce its traditional Town Center functions and character while not degrading the social and physical environment.

10.6 Form Based Zoning Overlay Area

The Form Based Zoning Overlay Area (FBO) is proposed as a future overlay district. The purpose of this overlay would be to implement the goals, objectives and planning strategies outlined in the Town Center Area section above. The overlay would be applied to the entire Town Center Area.

10.7 Form Based Zoning Overlay Objectives

1. **Revitalize Town Center Area** - Create a town center, which has a diversity of uses, is the center of community life and actively contains affordable housing options, is pedestrian friendly, and provides the residents with essential community resources.

2. **Promote Historical, Cultural & Architectural Character** - Preserve and promote the historical, cultural and architectural character of the Town Center Area.
10.8 Rural Residential Area
The primary purpose of the Rural Residential area, located northeast of the Town Center area surrounding the Plains Road, is to provide for residential development. The density in this area is 3 acres per dwelling units. However, Planned Unit Developments are required to facilitate the conservation of Westford’s rural character while allowing landowners the ability to develop their property. This feature enables the Development Review Board to exercise flexibility when reviewing development proposals so important rural aspects (e.g., agricultural, silviculture, open space, significant natural resources, etc.) can be conserved. This district is extremely close to being “built-out”, or unable to sustain further subdivision.

10.9 Agricultural, Forestry Residential 2 Area
The Agriculture, Forestry and Residential 2 area (AFR2) is comprised of lands adjacent to paved roadways (e.g. VT Route 128, VT Route 15 and Westford-Milton Road). These roadways are the primary travel corridors for many residents. The land is characterized by open spaces with a good potential for agricultural uses. It should be noted that this area, although having development and use limitations due to its poor soils and proximity to the Browns River, this area is well suitable for small scale nonresidential development. However, any development should preserve Westford’s historic rural character by way of considering/regulating access management, site design, building design, and the impacts to adjoining residential properties owners and significant natural resources. Density in the AFR2 district is 1 dwelling per 5 acres.

10.10 Agricultural, Forestry Residential 2 Area Objectives
1. Commercial Access & Development - Focus small scale commercial development along paved roads, if it is in keeping with the historical rural character of Westford (open space, working lands and viewsheds) and does not create strip development.

2. Residential Access & Development – Preserve open space, working land and viewsheds by requiring that new housing developments be sited so as to protect these natural resources and by minimizing access and roadways serving said developments in so far as possible and safe.

10.11 Agricultural, Forestry Residential 1 Area
The Agriculture, Forestry and Residential 1 area (AFR1) is the largest portion of land in the Town (approx. 80%). The area is characterized by land with good potential for agriculture and forestry uses. Furthermore, it houses the majority of the Town’s significant natural resources. It should be noted that this area has severe limitations to its use and development due to steep and hilly terrain, lack of access and poor soils. Density in the AFR1 district is 1 dwelling per 10 acres.

10.12 Agricultural, Forestry Residential 1 Area Objectives
1. Natural Resource & Working Land Protection - Protect significant natural resources and working lands while allowing property owners to develop their property reasonably.
10.13 Forestry Area
The Forestry (F) is proposed as a future land use district. The land under investigation is comprised of Steep Slopes, mountain tops and ridges, woodlands, water resources, floodwater attenuation and significant natural resources. Due to severe development limitations, such as lack of access and/or safe access, poor soils, erosion, stormwater concerns, and Steep Slopes, this area is in a largely undisturbed and natural condition. The proposed district is characterized as containing land with potential for forestry, agricultural, recreational and educational opportunities and significant natural resources. The purpose of this area is to conserve working lands, significant natural resources, wildlife habitats, corridors and biodiversity, preserve undeveloped corridors of local and regional significance, and limit development where the land is not conducive to development and/or would strain the Town’s ability to provide services. Refer to Maps 3 (Natural Features) and 10 (Contiguous Forest & Wildlife Movement)

10.14 Forestry Area Objectives

1. **Working Lands** – Ensure undeveloped, productive forest lands are conserved for the current and future generations.

2. **Significant Natural Resource** - Preserve and protect significant natural resources and ensure they conserved to the fullest extent.

3. **Biodiversity** – Preserve and protect flora and fauna are to promote healthy and sustainable natural functions locally and regionally.

4. **Contiguous Forest** – Preserve and protect large contiguous areas of open land to ensure healthy populations of flora and fauna.

5. **Corridors** - Maintain undeveloped natural corridors along public trails.

6. **View Sheds** – Preserve scenic view sheds in so far as possible.

7. **Floodwater Attenuation** – Conserve upland areas to increase and/or maintain current levels of floodwater attenuation.

10.15 Water Resource Overlay Area

Wetlands, rivers, streams, ponds and source water protection areas are susceptible to the effects of construction, development and other incompatible uses.

The public’s health, safety and welfare is served by the protection of these necessary resources. Therefore, degradation and contamination of Westford’s water resources is to be avoided. Due to the fact that these resources are not located in one geographic area of Westford, the overlay concept has been adopted to provide the protection needed.
The Water Resources Overlay Area will apply to all water resources depicted on Map 5 of the Town Plan and will supersede underlying zoning provisions if conflict between district standards exists. Flexibility in siting uses will be required by the Development Review Board and landowners to implement the Water Resources Overlay Area. The boundaries of the Water Resources Overlay Area do not appear on the Current Zoning map (Map 8) due to the complexity of the district. However, the district is depicted on Map 5 (Water Resources, Wetlands & Floodplains).

10.16 Water Resources Overlay Area Objectives

1. **General** - Ensure that the quality of Westford's important water-related resources are protected, including wetlands, rivers, streams, ponds and source water protection areas and protect the public health by minimizing the adverse impacts of development, pollution and disturbance on Westford's water related resources and adjacent lands.

2. **Water Quality** – Reduce point and non-point source pollution to maintain water quality for human use, human consumption, and species health and survival.

3. **Biodiversity & Habitat** – Ensure riparian buffers and waterways are maintained in a manner that provide basic and necessary survival requirements to species, such as food, shelter, travel ways and appropriate water temperatures/oxygen loads, for aquatic, avian and terrestrial species.

4. **Erosion & Sedimentation** – Ensure riparian buffers provide thick, natural vegetation along banks to bind and trap soils particles together reducing sedimentation, reduce stream bank erosion and limit river meandering.

5. **Stream Equilibrium** - Preserve and promote natural systems/function to allow for stream equilibrium.

6. **Flood Resiliency & Stormwater Attenuation** – Ensure riparian buffers provide thick, natural vegetation to absorb and slow run off, to maximize floodwater attenuation in upland areas and reduce flood severity.

10.17 Flood Hazard Overlay Area

State and Federally mapped Flood Hazard Overlay (FHO) areas are unsuitable for development due to the certainty of flooding. Therefore, to protect public health, safety and welfare, development and increase flood resiliency in this area shall be severely limited.

The Flood Hazard Overlay encompasses the FEMA delineated floodway and 100 year floodplain. More specifically, the FHO encompasses the floodplains associated with the Browns River, Morgan Brook, Beaver Brook and a handful of large, class 2 wetlands. The Town strongly believes these high at risk areas are not suitable for development and/or changes in grade (e.g. fill, excavation and/or grading) and does not permit land development in water resource areas, unless necessary for essential services, water dependent uses (such as dry hydrants) and/or to access landlocked
The Town has an All Hazard Mitigation Plan, which was prepared in conjunction with the Chittenden County Regional Planning Commission, and a Local Emergency Operations Plan which is supposed to provide a directive for emergency planning and response. Westford participates in the National Flood Insurance Program. The National Flood Insurance Program (NFIP) is a voluntary program that provides federally-subsidized flood insurance to participating communities. Residents of participating communities are then able to purchase NFIP flood insurance to protect their buildings and possessions. Flood insurance rates are based on Flood Insurance Rate Maps (FIRMs), which delineate areas of the floodplain likely to be inundated during a flood. It should also be noted that the Town actively works with residents owning property and/or infrastructure near the FHO and actively educations residents on the FHO and emergency preparedness, resources and response. In 2013 the Town adopted the State’s Road and Bridge Standards, especially given the significant and devastating flooding seen recently in Town. Over the past few years the Town has seen significant damages to transportation infrastructure and roadways during large storm events. More specifically, the Seymour Road culverts through Beaver Brook washed out in 2013, requiring construction of a new bridge, and Machia Hill Road washed out in 2012, requiring significant and costly repairs.

The Flood Hazard Overlay area will supersede underlying zoning provisions if conflict between district standards exists. Flexibility in siting uses will be required by the Administrative Officer, Development Review Board and landowners to implement the Flood Hazard Overlay area. The boundaries of the Flood Hazard Overlay Area do not appear on the Current Zoning map (Map 8) due to the complexity of the district. However, the district is depicted on Water Resources & Floodplains (Map 5).

For additional information on this topic go to http://floodready.vermont.gov/

10.18 Flood Hazard Overlay Area Objectives

1. **Protect Human Health, Safety & Welfare** - To prevent the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures and demands on public services that result from flooding and other flood related hazards;

2. **Minimize Flood Damage** - To ensure that the design and construction of development minimizes the potential for flood loss or damage to life and property;

3. **Preservation of Natural Systems** - To encourage Flood Hazard areas to be kept in their natural state;
4. **Effective & Efficient Management** - Manage all Flood Hazard areas to ensure public and private property and human life are protected to the fullest extent from the effects and dangers of flooding.

5. **Effective & Efficient Financial Disaster Assistance** - To make the State, municipality, and residents eligible for federal flood insurance and other federal disaster recovery and hazard mitigation funds;

### 10.19 Fluvial Erosion Hazard Area
The Vermont ANR River Management Program has developed an additional program to supplement the NFIP called the Fluvial Erosion Hazard Program. The FEH program maps a river corridor specially tailored to protect against the predominant form of flood damage in Vermont— fluvial erosion. Based on studies of each stream’s geomorphic (or physical) condition and inherent sensitivity to erosion.

The Fluvial Erosion Hazard Overlay is proposed as a future overlay district. Fluvial (or river-related) erosion hazards (FEH) refer to major streambed and stream bank erosion associated with the often catastrophic physical adjustment of stream channel dimensions (width and depth) and location that can occur during flooding. Fluvial erosion becomes a hazard when the stream channel that is undergoing adjustment due to its instability from gradual stream bank erosion to catastrophic channel enlargement, bank failure, and change in course, due to naturally occurring stream channel adjustment. This process often times threatens public infrastructure, houses, businesses, and other private investments. While some flood losses are caused by inundation (i.e. waters rise, fill, and damage low-lying structures), most flood losses in Vermont are caused by “fluvial erosion.” Fluvial erosion is erosion caused by rivers and streams, and can range from gradual bank erosion to catastrophic changes in river channel location and dimension during flood events.

Every river has a probable form, reflecting its complex interaction of many factors, including inputs from its watershed (water, sediment, ice, woody debris) as well as the physiographic setting (geology, soils, vegetation, valley type). There is a balance between watershed inputs (water and sediment), channel characteristics (slope and boundary conditions) and the physical response of a channel either by aggradation (sediment deposition), or degradation (scouring of sediment).

When all the elements are in balance, a river is said to be in “dynamic equilibrium.” A river in equilibrium can carry its load of water, sediment, and debris, even during high flows, without dramatic changes in the width, depth, or length (slope). A dramatic change in any of these elements will tilt the balance and lead to changes (or adjustment) as a river attempts to move back toward an equilibrium condition. This adjustment is often expressed as fluvial erosion, or major changes in channel dimension and location, as a river attempts to regain equilibrium.

One common mode of channel adjustment seen throughout Vermont is the response of a river to straightening. When a river is straightened, the slope of the channel is increased. As a result, the river has more power, and a greater ability to carry sediment, and begins to incise, eroding the stream bed. The incision leads to a situation where the river becomes disconnected from its...
floodplain. Without floodplain access, which serves the essential purposes of slowing floodwaters and storing sediment, stream banks are subjected to the full power of flood flows, leading to extensive fluvial erosion. If left alone, the river will eventually erode its banks enough that it can lengthen its channel, regain a more stable slope, and develop a new floodplain at a lower elevation.

An FEH area includes the stream and the land adjacent to the stream. It identifies the area where stream processes can occur to enable the river to re-establish and maintain stable conditions over time. The area boundaries also attempt to capture the lands most vulnerable to fluvial erosion in the near term, as well as the area needed by a river to maintain equilibrium. The map also provided a valuable insight into the location and nature of fluvial erosion hazards, and can be used to support many effective mitigation options. For more information refer to Section 10 of the Town Plan and Map 5 (Water Resources, Wetlands & Floodplains).

The FEH has been identified and mapped for the Town of Westford in accordance with accepted state fluvial geomorphic assessment and mapping protocols. It should be noted that the vast majority of the FEH is already encompassed within the WRO and FHO, which are highly restrictive and prohibit most if not all types of development. The FEH is depicted on Water Resources, Wetlands & Floodplains (Map 5).

10.20 Fluvial Erosion Hazard Area Objectives

1. Protect Human Health, Safety & Welfare - To prevent the loss of life and property, the disruption of commerce, the impairment of the tax base, and the extraordinary public expenditures and demands on public services that result from flooding and other flood related hazards;

2. Minimize Flood/Erosion Damage - To ensure that the design and construction of development minimizes the potential for flood and other flood related loss or damage to life and property;

3. Preservation of Natural Systems - To encourage Erosion Hazard Areas to be kept in their natural state;

4. Effective & Efficient Management - Manage Erosion Hazard Areas to ensure public and private property and human life are protected from the effects and dangers of flooding and other flood related hazards.
11 IMPLEMENTATION PLAN
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<tr>
<th>Section:</th>
<th>Task:</th>
<th>Timetable:</th>
<th>Responsible Party:</th>
<th>Type</th>
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<tbody>
<tr>
<td>2 &amp; 10</td>
<td>Encourage the restoration and reuse of historical structures by implementing the adaptive reuse method of preserving historic structures.</td>
<td>2015</td>
<td>Planning Commission, Selectboard</td>
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<tr>
<td>3, 4, 5, 6 &amp; 10</td>
<td>Consider offering incentives such as density bonuses for the provision of public infrastructure, services and spaces, including wastewater, in the Town Center Area.</td>
<td>2015</td>
<td>Planning Commission, Selectboard</td>
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<tr>
<td>3, 4, 5, 6 &amp; 10</td>
<td>Allow Town Center Area residents to sufficiently and efficiently use existing wastewater capacity by allowing mixed use development.</td>
<td>2015</td>
<td>Planning Commission, Selectboard</td>
<td></td>
</tr>
<tr>
<td>3, 4 &amp; 10</td>
<td>Amend the development fee schedule to support affordable and elderly housing.</td>
<td>2015</td>
<td>Planning Commission, Selectboard</td>
<td></td>
</tr>
</tbody>
</table>

Responsible Party:
- Planning Commission
- Selectboard
- Conservation Commission
- Energy Committee
- Committee on Road
- Committee on Emergency Coordinator
- Town Staff
- Other
- Policy & Ordinances
- Land Use & Dev.
- Regulations & Planning
- Studies
- Budgeting
- Education
- Construction
- Other

Completed
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<th>Responsible Party:</th>
<th>Type</th>
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<tr>
<td>3, 4 &amp; 10</td>
<td>Evaluate how the regulations calculate density for different housing types and consider increasing housing density for certain types of development such as affordable and/or multifamily housing in the Town Center Area, Rural Residential District, and Agricultural, Forestry &amp; Residential 2 Districts</td>
<td>2015</td>
<td>Planning Commission, Selectboard, Conservation Commission, Energy Committee, Committee Road, Emergency Coordinator, Town Staff, Other</td>
<td>Policy &amp; Ordinances, Land Use &amp; Dev., Regulations, Planning &amp; Studies, Budgeting, Education, Construction, Other</td>
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<tr>
<td>3</td>
<td>Encourage greater use of Accessory Dwellings as a tool for creating additional affordable housing in Westford. Options include, but are not limited to: allowing new accessory dwellings which result in the expansion of the height and floor area of a principal single family dwelling as permitted rather than conditional and/or expand the definition of an accessory dwelling to include two-bedroom dwellings in addition to one-bedroom /efficiency units.</td>
<td>2015</td>
<td>Planning Commission, Selectboard, Conservation Commission, Energy Committee, Committee Road, Emergency Coordinator, Town Staff, Other</td>
<td>Policy &amp; Ordinances, Land Use &amp; Dev., Regulations, Planning &amp; Studies, Budgeting, Education, Construction, Other</td>
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<tr>
<td>3, 4, 5 &amp; 10</td>
<td>Encourage nursery schools and daycares by making them a permitted use in all districts.</td>
<td>2015</td>
<td>Planning Commission, Selectboard</td>
<td>Other</td>
</tr>
<tr>
<td>3, 4, 5, 6 &amp; 10</td>
<td>Place Town Greeting signs north and south of the Town Common.</td>
<td>2015</td>
<td>Conservation Commission</td>
<td>Policy &amp; Ordinances, Land Use &amp; Dev.</td>
</tr>
<tr>
<td>4</td>
<td>Review and update the Town Fire Ordinance to ensure public safety.</td>
<td>2015</td>
<td>Emergency Coordinator</td>
<td>Budgeting</td>
</tr>
<tr>
<td>4, 6, 7, 8 &amp; 10</td>
<td>Draft a detailed, procedure-oriented Emergency Operations Plan to ensure its useful during times of disaster and efficient and effective emergency response.</td>
<td>2015</td>
<td>Road Committee, Commission</td>
<td>Construction</td>
</tr>
<tr>
<td>3 &amp; 10</td>
<td>Allow businesses to expand, and/or to diversify, without having to relocate, if the business will not adversely affect neighboring properties or the rural character of the Town.</td>
<td>2015</td>
<td>Town Staff</td>
<td>Other</td>
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<tr>
<td>2, 3, 4, 5, 6, &amp; 10</td>
<td>Allow increased use of pre-existing lots in the Town Center area.</td>
<td>2015</td>
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<tr>
<td>2, 5, 8 &amp; 10</td>
<td>Prohibit big-box or large-scale commercial development which is not in keeping with Westford’s rural character.</td>
<td>2015</td>
<td>Planning Commission</td>
<td>Other</td>
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<tr>
<td>5, 6 &amp; 10</td>
<td>Allow adequate sign visibility while ensuring compatibility with Westford’s rural character.</td>
<td>2015</td>
<td>Conservation Commission</td>
<td>Policy &amp; Ordinances</td>
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<tr>
<td>5</td>
<td>Update and refine the definitions for commercial uses in the Zoning Regulations.</td>
<td>2015</td>
<td>Selectboard</td>
<td>Land Use &amp; Dev.</td>
</tr>
<tr>
<td>2, 3, 4, 5, 6, 7, 8, 9 &amp; 10</td>
<td>Develop form based zoning standards for development in the Town Center Area to ensure that development, especially commercial development, is sited and designed in ways that fit within the context of the immediate surroundings and are in keeping with Westford’s historic village development pattern and rural character.</td>
<td>2015</td>
<td>Conservation Commission</td>
<td>Regulations Planning &amp; Studies</td>
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<th>Responsible Party:</th>
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<tr>
<td></td>
<td>Develop regulations for residential and commercial development to minimize the number of access permits allowed along the VT Route 128 and 15 corridors, Milton/Westford Road and the paved portion of Old Stage Road and develop more stringent requirements for screening, using berms and vegetation, to help preserve the rural character of these portions of Westford.</td>
<td>2015</td>
<td>Planning Commission, Conservation Commission, Energy Committee, Road Committee, Emergency Coordinator, Town Staff, Other</td>
<td>Policy &amp; Ordinances, Land Use &amp; Dev., Regulations &amp; Planning &amp; Studies, Budgeting, Education, Construction, Other, Completed</td>
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<td>5, 6, 8, &amp; 10</td>
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<td>7</td>
<td>Evaluate all street, parking, and safety lights within the scope of this objective for their necessity and efficiency and compliance with the International Dark-Sky Association (IDA). Pursue the removal of unnecessary lights and evaluate upgrading the efficiency of necessary lights.</td>
<td>2015</td>
<td>Planning Commission, Conservation Commission, Energy Committee, Road Committee, Emergency Coordinator, Town Staff, Other</td>
<td>Policy &amp; Ordinances, Land Use &amp; Dev., Regulations &amp; Planning &amp; Studies, Budgeting, Education, Construction, Other, Completed</td>
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<tr>
<td>7, 8 &amp; 10</td>
<td>Implement the PACE Program adopted by the Town in 2013.</td>
<td>2015</td>
<td>Planning Commission, Conservation Commission, Energy Committee, Road Committee, Emergency Coordinator, Town Staff, Other</td>
<td>Policy &amp; Ordinances, Land Use &amp; Dev., Regulations &amp; Planning &amp; Studies, Budgeting, Education, Construction, Other, Completed</td>
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<tr>
<td>5, 6, 7 &amp; 10</td>
<td>Allow electric vehicle charging stations in the Town Common District.</td>
<td>2015</td>
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<tr>
<td>3, 7 &amp; 10</td>
<td>Incentivize the development of small dwellings in the regulations by granting density bonuses.</td>
<td>2015</td>
<td></td>
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<tr>
<td>10</td>
<td>Zoning District names should be simplified and descriptive (e.g. C, V, R3, R5 &amp; R10).</td>
<td>2015</td>
<td></td>
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<tr>
<td>4, 8 &amp; 9</td>
<td>Encourage recreational opportunities, such as fishing, river access, walking, etc., that would enhance the public use and enjoyment of this area, and recognize the importance of the Browns River as an under-utilized amenity. Specifically, investigate public access to the traditional swimming hole on the Browns River located off of Huntley Road.</td>
<td>2015</td>
<td></td>
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<tr>
<td>3, 4, 5, 6, 7 &amp; 10</td>
<td>Allow parking flexibility for non-residential uses located in the Town Center Area.</td>
<td>2015</td>
<td></td>
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</tr>
<tr>
<td>Section: 2, 3, 4, 5, 6, 7, 9 &amp; 10</td>
<td>Task: Zone the Town Center Area to better fit the proposed form based zoning language by reducing the number of zoning districts to two (e.g. Common District &amp; Village District).</td>
<td>Timetable: 2015</td>
<td>Responsible Party: Planning Commission, Selectboard</td>
<td>Type: Other</td>
</tr>
<tr>
<td>Section: 2, 3, 4, 5, 6, 7 &amp; 10</td>
<td>Task: Renew Village Center Designation with the State Department of Housing and Community Development.</td>
<td>Timetable: 2015</td>
<td>Responsible Party: Planning Commission, Selectboard</td>
<td>Type: Poor</td>
</tr>
<tr>
<td>Section: 2, 5, 8 &amp; 10</td>
<td>Task: Develop with the intent of adopting context sensitive design standards for nonresidential development by considering/regulating access management, site design, building design, and the impacts to adjoining residential properties owners and significant natural resources.</td>
<td>Timetable: 2015</td>
<td>Responsible Party: Planning Commission, Selectboard</td>
<td>Type: Other</td>
</tr>
<tr>
<td>Section: 4, 6, 8 &amp; 10</td>
<td>Task: Develop low impact development stormwater standards to ensure the quality of water not only in our local waterways but Lake Champlain.</td>
<td>Timetable: 2015</td>
<td>Responsible Party: Planning Commission, Selectboard</td>
<td>Type: Other</td>
</tr>
<tr>
<td>Section: 6, 8 &amp; 9</td>
<td>Task: Update the future public trail map.</td>
<td>Timetable: 2015</td>
<td>Responsible Party: Planning Commission</td>
<td>Type: Other</td>
</tr>
<tr>
<td>Section: 4, 5, 6 &amp; 8</td>
<td>Task: Update the 5 Year Road Plan.</td>
<td>Timetable: 2016</td>
<td>Responsible Party: Planning Commission, Selectboard, Conservation Commission, Energy Committee, Road Committee, Emergency Coordinator, Town Staff</td>
<td>Type</td>
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<tr>
<td>4 &amp; 6</td>
<td>Investigate and, if desirable, implement road impact fees to maintain an adequate level of service and ensure new development pays a fair share of costs associated with increased road use resulting from new development.</td>
<td>2016</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>4, 6 &amp; 8</td>
<td>Survey residents regarding their interest in public transportation options.</td>
<td>2016</td>
<td>x</td>
<td>2016</td>
</tr>
<tr>
<td>4, 6 &amp; 8</td>
<td>Investigate alternative public transportation options to bring residents interested in carpooling together, use Essex and Westford Park and Ride with express CCTA busing to large employment centers and a Westford bus stop on the Jeffersonville commuter line.</td>
<td>2016</td>
<td>x</td>
<td>2016</td>
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<tr>
<td>2</td>
<td>Buildings and sites owned by the Town should be placed on the State Register of Historic Places and the National Register of Historic Places</td>
<td>2017</td>
<td>x</td>
<td>2017</td>
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<td>Section:</td>
<td>Task:</td>
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<td>Responsible Party:</td>
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<tr>
<td>4, 6, 8 &amp; 10</td>
<td>Inform residents of the impacts of privately-owned undersized and/or defective stormwater infrastructure. The Town shall not be held liable for the failure of private infrastructure and/or reporting inadequacies to private land owners.</td>
<td>2017</td>
<td>Planning Commission, Selectboard, Conservation Commission</td>
<td>Other, Policy &amp; Ordinances, Land Use &amp; Dev., Regulations &amp; Planning, Studies, Budgeting, Education, Construction</td>
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<tr>
<td>4</td>
<td>Restore the Cook Cemetery, when economically feasible.</td>
<td>2017</td>
<td></td>
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<tr>
<td>3, 4, 5 &amp; 10</td>
<td>Investigate options to promote quality childcare.</td>
<td>2018</td>
<td>Planning Commission (CemCom), Selectboard (Poor, Sch, Rec)</td>
<td></td>
</tr>
<tr>
<td>4, 5, 6, 7, 8 &amp; 10</td>
<td>Explore the feasibility of creating a public Wi-Fi District in the Town Common Area which may aid the growth of local business and support activities occurring on the Common, such as Farmer’s Markets and Summer Concert Series.</td>
<td>2018</td>
<td>Planning Commission, Selectboard</td>
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<tr>
<td>5, 6, 8 &amp; 10</td>
<td>Investigate requiring reduced turning radiiuses in the Town Center Area.</td>
<td>2019</td>
<td>x (Hwy)</td>
<td>Other</td>
</tr>
<tr>
<td>2, 3, 4, 5, 6, 7 &amp; 10</td>
<td>Investigate applying for Neighborhood Development Area Designation from the State Department of Housing and Community Development.</td>
<td>2019</td>
<td>x (Poor)</td>
<td>Other</td>
</tr>
<tr>
<td>4, 8 &amp; 10</td>
<td>Investigate enrollment in the Community Rating System (CRS) 1 year after enrollment in the NFIP.</td>
<td>2020</td>
<td>x (Poor)</td>
<td>Other</td>
</tr>
<tr>
<td>7</td>
<td>Host another Button Up Vermont workshop.</td>
<td>2015, 2017, 2019</td>
<td>x</td>
<td>Other</td>
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<tr>
<td>3, 4, 5 &amp; 10</td>
<td>Investigate strategies to allow/encourage property owners to develop shared systems to expand wastewater capacity.</td>
<td>2015-16</td>
<td>x (TC, CemCom)</td>
<td>Other</td>
</tr>
<tr>
<td>4</td>
<td>Assume cemetery ownership, management and maintenance responsibilities for the Pleasant View Cemetery and Brookside Cemetery.</td>
<td>2015-16</td>
<td>x</td>
<td>Other</td>
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<td>Planning Commission</td>
<td>Selectboard</td>
<td>Conservation Commission</td>
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<tr>
<td>4, 8, 9 &amp; 10</td>
<td>Conduct resource inventories of all Town-owned properties.</td>
<td>2015-16</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>2, 5, 8 &amp; 10</td>
<td>Investigate and develop flexible regulations for agricultural operations/businesses so they may expand into agriculture related production or services in order to help maintain their viability through agribusiness and diversification.</td>
<td>2015-16</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>2, 5, 8 &amp; 10</td>
<td>Promote the right to farm by requiring residential subdivisions on or abutting agricultural land place nuisance language in deeds to protect agricultural operations/businesses from complaints related to activities commonly performed by the agricultural operations/businesses.</td>
<td>2015-16</td>
<td>x</td>
<td>x</td>
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<td>8</td>
<td>Investigate the creation of a local Land Trust.</td>
<td>2015-16</td>
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<td>Task:</td>
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<td>Planning Commission</td>
<td>Selectboard</td>
<td>Conservation Commission</td>
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<tr>
<td>8 &amp; 10</td>
<td>All properties proposed for development which contain significant natural communities, uncommon species and features, and rare, threatened and endangered species shall perform a natural resource inventory prior to development to ensure protection of these significant natural resources.</td>
<td>8 &amp; 10</td>
<td>x</td>
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<td>8 &amp; 10</td>
<td>Steer development from prime agricultural soils to marginal soils and/or working lands (e.g. agriculture &amp; silviculture) to non-working lands by requiring developers to build on the least productive portion of parcel and by clustering development in that location.</td>
<td>8 &amp; 10</td>
<td>2015-17</td>
<td>x</td>
</tr>
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<td>Develop regulations to preserve and conserve lands containing significant natural resources from development and disturbance</td>
<td>2015-17</td>
<td>x</td>
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<td>Section:</td>
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<td><strong>Develop fluvial erosion hazard regulations using the maps</strong></td>
<td>2015-17</td>
<td>Planning Commission</td>
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<tr>
<td>4, 6, 8 &amp; 10</td>
<td><strong>provided by the State of Vermont/CCRPC.</strong></td>
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<td>Selectboard</td>
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<td>Investigate with the intent of developing one or more Forestry District(s) with a minimum lot size requirement greater than currently allowed and/or additional planning standards such as conditional use review for development on lots containing or near to significant natural resources.</td>
<td>2015-19</td>
<td>Conservation Commission</td>
<td></td>
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<tr>
<td>4, 6, 7, 8, 9 &amp; 10</td>
<td><strong>or near to significant natural resources.</strong></td>
<td>x x x x</td>
<td>Energy Committee Road Committee Emergency Coordinator</td>
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<td></td>
<td><strong>Conduct a natural resource inventory of the Town and create regulations which sufficiently protect significant natural resources (see Natural Resource &amp; Features Section for more information).</strong></td>
<td>2015-19</td>
<td>Committee</td>
<td>Town Staff</td>
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<td>8 &amp; 10</td>
<td></td>
<td>x x x x</td>
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<td></td>
<td><strong>Land Use &amp; Dev. Regulations &amp; Planning &amp; Studies</strong></td>
<td>x x x x</td>
<td>Other</td>
<td>Budgeting</td>
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<tr>
<td>8 &amp; 10</td>
<td>Require PUDs in order to cluster development and minimize impact to natural resources. Clustering should occur both on individual parcels when subdividing and across multiple parcels such that development is proximate to other development rather than interspersed throughout significant natural resources.</td>
<td>2015-19</td>
<td>Planning Commission</td>
<td>Completed</td>
</tr>
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<td>Section:</td>
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<td>2, 3, 4, 5, 6, 7, 8, 9 &amp; 10</td>
<td>Pursue implementation of the Town Common Conceptual Master Plan to address pedestrian and bicycle access to the Town Common and surrounding buildings (especially the Town Office, Library, Market, Meeting House, Gazebo, Post Office and School) to ensure safety, convenience and accessibility. Priority projects are as follows: BMH on-street parking, ADA path &amp; ramp to gazebo, sidewalk from Library to BMH, path from Common to School, path from Common to White Church &amp; removal of scrubby vegetation on upper Common.</td>
<td>2015-20</td>
<td>x (Poor, Hwy, Sch, Rec)</td>
<td>x (acquire easements)</td>
</tr>
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</table>
### Section: Task: Timetable: Responsible Party: Type

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<th>Responsible Party</th>
<th>Type</th>
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</thead>
<tbody>
<tr>
<td>3 &amp; 4</td>
<td>Long term visioning work will be undertaken at the school as a community wide exercise set to take place in January 2015. Results from this community engagement will be incorporated into an action plan reflecting the community’s values over the course of the following year (See resulting Action Plan for more information).</td>
<td>2015-2016</td>
<td>Other</td>
<td>x (Sch)</td>
</tr>
<tr>
<td>4</td>
<td>Plan for the expansion of the Town Office and/or Land Records vault.</td>
<td>2015-2016</td>
<td>Other</td>
<td>x</td>
</tr>
<tr>
<td>2, 3, 4, 5, 6, 7, 8, 9 &amp; 10</td>
<td>Implement innovative development techniques (e.g. planned unit developments, form based zoning and context sensitive design) in order to support a pattern of development that maintains the rural character of the town.</td>
<td>2015-2016</td>
<td>Other</td>
<td>x</td>
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</tbody>
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<th>Timetable:</th>
<th>Responsible Party:</th>
<th>Type</th>
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<tbody>
<tr>
<td>2, 7, 8 &amp; 10</td>
<td>Inventory scenic view sheds and ridgelines and develop regulations which preserve significant view sheds and ridgelines in Westford while giving due consideration to renewable energy source development.</td>
<td>2015-2019</td>
<td>Planning Commission, Conservation Commission, Emergency Coordinator</td>
<td>Other</td>
</tr>
<tr>
<td>3, 4, 5, 6, 7, 8, &amp; 10</td>
<td>Continue working toward development of a community wastewater disposal system to serve the Town Center area. More specifically, investigate the economic and regulatory feasibility of constructing a community wastewater system behind the White Church.</td>
<td>2015-2020</td>
<td>Planning Commission, Selectboard</td>
<td>Other</td>
</tr>
<tr>
<td>3, 4, 5, 6, 7, 8, 9 &amp; 10</td>
<td>Develop and implement a management plan for Town-owned properties, some of the goals of which would be to identify desirable parcels to be used for recreation, affordable housing, significant natural resources, conservation, economic development and renewable energy resource purposes.</td>
<td>2018-19</td>
<td>Planning Commission, Selectboard</td>
<td>Other</td>
</tr>
<tr>
<td>Section: 2, 3, 4, &amp; 10</td>
<td>Task: Investigate the re-creation of historical hamlets in areas outside of the Town Center Area.</td>
<td>Timetable: 2019-20</td>
<td>Responsible Party: Planning Commission, Selectboard, Conservation Commission, Energy Committee, Road Committee, Emergency Coordinator, Town Staff</td>
<td>Type: Other, Policy &amp; Ordinances, Land Use &amp; Dev., Regulations &amp; Planning Studies, Budgeting, Education, Construction, Other</td>
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<tr>
<td>Section: 1</td>
<td>Task: Create a relationship with adjoining towns’ planning commissions and planners by conducting planning forums</td>
<td>Timetable: Annually</td>
<td>Responsible Party: (AO &amp; PCoor)</td>
<td>Type: x (AO &amp; PCoor)</td>
</tr>
<tr>
<td>Section: 4</td>
<td>Task: Update the Capital Budget and Program to ensure the responsible use of tax funds through fiscal planning and use of the most up-to-date information available.</td>
<td>Timetable: Annually</td>
<td>Responsible Party: (TC)</td>
<td>Type: x (TC)</td>
</tr>
<tr>
<td>Section: 4, 6, 7, 8 &amp; 10</td>
<td>Task: Review and implement the goals and objectives of the All Hazards Mitigation Plan with a focus on flood resiliency.</td>
<td>Timetable: Annually</td>
<td>Responsible Party: (Poor, Hwy, TC)</td>
<td>Type: x (Poor, Hwy, TC)</td>
</tr>
<tr>
<td>Section: 4, 6, 7, 8 &amp; 10</td>
<td>Task: Review and update the Emergency Operations Plan.</td>
<td>Timetable: Annually</td>
<td>Responsible Party: (TC, EmerCom)</td>
<td>Type: x (TC, EmerCom)</td>
</tr>
<tr>
<td>Section:</td>
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<tr>
<td>4, 6, 8 &amp; 10</td>
<td>Investigate and apply for funding sources to construct a salted sand and salt storage facility.</td>
<td>Annually</td>
<td>Town Staff (Hwy &amp; Poor)</td>
<td>Other</td>
</tr>
<tr>
<td>4</td>
<td>Provide key emergency operations individuals with National Incident Management System training.</td>
<td>Annually</td>
<td>Town Staff (EmerCom)</td>
<td>Policy &amp; Ordinances</td>
</tr>
<tr>
<td>4, 6, 7, 8 &amp; 10</td>
<td>Provide preparedness information and training to residents.</td>
<td>Annually</td>
<td>Town Staff (Hwy)</td>
<td>Budgeting</td>
</tr>
<tr>
<td>4, 5, 6 &amp; 8</td>
<td>Implement the projects identified in the 5 Year Road Plan (see 5 Year Road Plan for more information)</td>
<td>Annually</td>
<td>Town Staff (Hwy)</td>
<td>Other</td>
</tr>
<tr>
<td>4, 6, 8 &amp; 10</td>
<td>When economically feasible, upgrade stormwater infrastructure (esp. bridges &amp; culverts) to withstand large storm events.</td>
<td>Annually</td>
<td>Town Staff (Hwy)</td>
<td>Construction</td>
</tr>
<tr>
<td>4, 6, 7, 8 &amp; 10</td>
<td>Support waste reduction and recycling efforts by providing residents with educational materials on waste reduction methods.</td>
<td>Annually</td>
<td>Town Staff (Hwy)</td>
<td>Other</td>
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<tr>
<td>3, 4, 5, 6, 7, 8, 9 &amp; 10</td>
<td>Pursue the creation of a public trail system by working with property owners to achieve and interconnected network of trails.</td>
<td>Annually</td>
<td>Planning Commission, Selectboard, Conservation Commission, Emergency Coordinator</td>
<td>Other</td>
</tr>
<tr>
<td>3, 4, 5, 6, 7, 8, 9 &amp; 10</td>
<td>Investigate and pursue access to natural areas.</td>
<td>Annually</td>
<td>Planning Commission, Conservation Commission, Emergency Coordinator</td>
<td>Other</td>
</tr>
<tr>
<td>6, 8 &amp; 10</td>
<td>Include transportation capital improvements outlined in the 5 Year Road Plan in the Westford Capital Budget and Program.</td>
<td>Annually</td>
<td>Planning Commission, Conservation Commission, Emergency Coordinator</td>
<td>Other</td>
</tr>
<tr>
<td>4, 5, 6, 7, 9 &amp; 10</td>
<td>Investigate and, where feasible, implement a variety of speed and traffic control techniques to ensure the safety of Westford residents on Westford’s multi-use (e.g., vehicular, pedestrian, equestrian, biking) road network.</td>
<td>Annually</td>
<td>Planning Commission, Selectboard, Conservation Commission</td>
<td>Other</td>
</tr>
<tr>
<td>4, 6, 7, 9 &amp; 10</td>
<td>Re-engage in Vermont Safe Routes to Schools Program to encourage and support walking and biking to school.</td>
<td>Annually</td>
<td>Planning Commission, Selectboard, Conservation Commission</td>
<td>Other</td>
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<tr>
<td>6, 8 &amp; 10</td>
<td>Maintain an inventory of the road infrastructure (examples; bridge/culvert, flood damage sites, road surface issues, ditches) to determine issues, needs and priorities for road maintenance and other planning considerations.</td>
<td>Annually</td>
<td>x</td>
<td>Planning Commission, Conservation Commission, Emergency Coordinator (Hwy)</td>
</tr>
<tr>
<td>4 &amp; 6</td>
<td>Give school bus routes maintenance priority during mud season. The routes include Cambridge Rd, Woods Hollow Rd, Old Stage Rd, Brookside Rd and minor collectors.</td>
<td>Annually</td>
<td>x</td>
<td>Planning Commission (Hwy)</td>
</tr>
<tr>
<td>4, 8 &amp; 10</td>
<td>Educate Westford residents on proper maintenance of septic systems.</td>
<td>Annually</td>
<td>x (AO)</td>
<td>Other</td>
</tr>
<tr>
<td>4, 6, 8 &amp; 10</td>
<td>Promote the re-vegetation of shores and stream banks.</td>
<td>Annually</td>
<td>x</td>
<td>Policy &amp; Ordinances, Land Use &amp; Dev., Regulations &amp; Planning Studies</td>
</tr>
<tr>
<td>8 &amp; 9</td>
<td>Maintain and improve Westford’s public trail system.</td>
<td>Annually</td>
<td>x</td>
<td>Budgeting, Education, Construction, Other</td>
</tr>
<tr>
<td>4, 5, 8 &amp; 10</td>
<td>Continue to use the website and other outreach tools as a resource to educate residents about disaster risks and emergency, preparedness, response and relief.</td>
<td>Annually &amp; As Needed</td>
<td>x</td>
<td>Other</td>
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<td>Planning Commission</td>
<td>Selectboard</td>
<td>Conservation Commission</td>
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<tr>
<td>4, 6 &amp; 7</td>
<td>Implement energy reduction and renewable energy projects for existing and proposed town-owned buildings, when economically feasible. At a minimum, solar orientation for passive heat gain and solar supplied domestic hot water should be evaluated.</td>
<td>Annually</td>
<td>x</td>
<td>x</td>
</tr>
<tr>
<td>4 &amp; 6</td>
<td>Carefully consider all future paving projects by soliciting community input early in the process, and by providing the community with more information on the pros and cons of paving.</td>
<td>As needed</td>
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<tr>
<td>4 &amp; 6</td>
<td>Conduct long-term cost/benefit analyses prior to paving.</td>
<td>As needed</td>
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<tr>
<td>4 &amp; 6</td>
<td>Ensure that proper road base and drainage infrastructure is in place prior to paving.</td>
<td>As needed</td>
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<tr>
<td>2, 5, 8 &amp; 10</td>
<td>Continue to provide tax incentives for agricultural businesses in Westford and investigate the creation of further incentives.</td>
<td>Continuous</td>
<td></td>
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<tr>
<td>2 &amp; 10</td>
<td>Transportation improvements in the Town Center Area should be designed so they are complementary to existing historic structures.</td>
<td>Continuous</td>
<td></td>
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</tr>
<tr>
<td>3, 4, 5, 6, 7 &amp; 10</td>
<td>Locate all public amenities and facilities, such as the Town Office, Public Library, Post Office, Meeting House, in the Town Common District</td>
<td>Continuous</td>
<td></td>
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</tr>
<tr>
<td>2 &amp; 10</td>
<td>Complete a comprehensive inventory and documentation of all of Westford's historical and cultural resources.</td>
<td>Continuous</td>
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<tr>
<td>2 &amp; 10</td>
<td>Work with land owners to identify any historic resources which may be affected by permit applications.</td>
<td>Continuous</td>
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<tr>
<td>2</td>
<td>Research and compile information on Native American sites, culture and heritage in Westford.</td>
<td>Continuous</td>
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<tr>
<td>3, 4 &amp; 10</td>
<td>Work with affordable housing developers, neighboring towns and the region to promote cooperative efforts to facilitate the development of elderly and affordable housing locally and regionally.</td>
<td>Continuous</td>
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</tr>
<tr>
<td>3, 4 &amp; 10</td>
<td>Support property owners who may wish to develop elderly housing and connect these property owners with appropriate agencies.</td>
<td>Continuous</td>
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<tr>
<td>3, 4 &amp; 10</td>
<td>Support applications to develop elderly and affordable housing in neighboring towns through the Act 250 process.</td>
<td>Continuous</td>
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<tr>
<td>4</td>
<td>Enhance resources, technology and programs, at the library by following the library’s long range plan.</td>
<td>Continuous</td>
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<td>Planning Commission</td>
<td>Selectboard</td>
<td>Conservation Commission</td>
</tr>
<tr>
<td>3, 4 &amp; 5</td>
<td>Enhance and provide quality after-school programs.</td>
<td>Continuous</td>
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</tr>
<tr>
<td>3, 4, 5 &amp; 10</td>
<td>Continue pursuing ways to bring community events to the Town Center Area. Support efforts of Town officials and community organizations to develop and enhance use of the Common and its associated public and private (e.g., Red Brick Meeting House, United Church) community facilities.</td>
<td>Continuous</td>
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<tr>
<td>4, 5, 6, 7, 8 &amp; 10</td>
<td>Facilitate improved high speed internet, telecommunications, and telecommuting by supporting aesthetically acceptable telecommunication infrastructure. Fake trees do not constitute aesthetically acceptable infrastructure. However, in the opinion of the town fake cactuses would constitute aesthetically acceptable telecommunication infrastructure.</td>
<td>Continuous</td>
<td>x (TC, PCoor)</td>
<td>x</td>
</tr>
<tr>
<td>6</td>
<td>Fully evaluate the potential cost of any unusually large project (e.g., road base reconstruction, bridge repairs, paving, etc.), and/or seek appropriate State and Federal funds to help offset the impact to Westford taxpayers.</td>
<td>Continuous</td>
<td>x (Hwy)</td>
<td>x</td>
</tr>
<tr>
<td>4, 6, 8, 9 &amp; 10</td>
<td>Work with surrounding communities, the CCRPC and other related organizations to integrate Westford into regional greenways and trails system.</td>
<td>Continuous</td>
<td>x (Poor, Rec, Hwy)</td>
<td>x (acquire easements)</td>
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<tr>
<td>7, 8 &amp; 10</td>
<td>Encourage use of wind, solar, hydro, bio-mass including agricultural products or byproducts, and all other renewable energy sources appropriate in size and scope within the town districts.</td>
<td>Continuous</td>
<td>Planning Commission</td>
<td>Policy &amp; Ordinances</td>
</tr>
<tr>
<td>6, 8 &amp; 10</td>
<td>Continue to severely limit the development on, and re-contouring of, steep slopes and ledge outcroppings.</td>
<td>Continuous</td>
<td>Conservation Commission</td>
<td>Land Use &amp; Dev.</td>
</tr>
<tr>
<td>8 &amp; 10</td>
<td>Continue to prohibit development in the FHO and WRO.</td>
<td>Continuous</td>
<td>Energy Committee</td>
<td>Regulations &amp; Planning &amp; Budgeting</td>
</tr>
<tr>
<td>8</td>
<td>Advocate for conservation of land in Westford at the state and institution level (Vermont Land Trust) due to the crucial role Westford plays as a boundary town to more rural areas of Franklin and Lamoille Counties and more open space to the North and East.</td>
<td>Continuous</td>
<td>Committee</td>
<td>Education</td>
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</table>

Completed

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<th>Responsible Party:</th>
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<tr>
<td>8</td>
<td>Cooperate with the Selectboard, Planning Commission, and Development Review Board, Road Committee or other municipal or private organizations on matters affecting the local environment or the natural resources of Westford.</td>
<td>Continuous</td>
<td>Planning Commission, Selectboard, Conservation Commission, Energy Committee, Road Committee, Emergency Coordinator, Town Staff, Other</td>
<td>Policy &amp; Ordinances, Land Use &amp; Dev., Regulations &amp; Planning &amp; Studies, Budgeting, Education, Construction, Other, Completed</td>
</tr>
<tr>
<td>6, 8 &amp; 9</td>
<td>Closely manage trail access during wet periods to minimize environmental impacts.</td>
<td>Continuous</td>
<td>Town Staff, Other</td>
<td>Buses, Hwy, Other</td>
</tr>
<tr>
<td>4, 5, 6 &amp; 10</td>
<td>Upgrade and landscape the Town Office parking lot.</td>
<td>Dependent on sidewalk</td>
<td>Other</td>
<td>Other</td>
</tr>
<tr>
<td>8</td>
<td>Prepare, collect, publish, advertise and distribute books, maps and other documents regarding environmental issues, local natural resources and conservation needs.</td>
<td>Monthly</td>
<td>Other</td>
<td>Other</td>
</tr>
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<td>Planning Commission</td>
<td>Selectboard</td>
<td>Conservaton Commission</td>
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<td></td>
<td>Energy Committee</td>
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<td>Emergency Coordinator</td>
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<td>Town Staff</td>
<td>Other</td>
<td>Policy &amp; Ordinances</td>
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<td>Studies</td>
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<td>Budgeting</td>
<td>Education</td>
<td>Construction</td>
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<td>Other</td>
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</tbody>
</table>
Map 4
Soil On-site
Septic Capability
Westford Vermont

Legend

On-Site Septic Suitability by Soil Type*

- Not Suited or Not Rated
- Marginally Suited
- Moderately Suited
- Well Suited

Stream Centerline
Water Body
2008 Parcel Data

Sources:
Roads - e911 road data, last updated July 2014
Parcels - 2008 - Updated by IVS
Surface water - VT Hydrography set - 2010
Septic soils - NRCS - 2005

Disclaimer:
The accuracy of information presented is determined by its sources. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyor. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.

NOTE: Soils data are generalized. An on-site investigation is required for a definitive analysis of septic suitability.
Map 5
Water Resources, Wetlands and Floodplains
Westford, Vermont

Legend

Stream Centerline

Water Bodies

Wetland

Water Resources Overlay

- 50 Ft Buffer - 1st Order Streams & Ponds
- 100 Ft Buffer - 2nd - 5th Order Streams, Wetlands, Rivers & Lakes
- FEMA DFIRM 100 year Flood Zone

Fluvial Erosion Hazard - Sensitivity Rating*

Very Low
Moderate
High
Very High
Extreme
No Phase 2 FEH Zone

2008 Parcel Data

Sources:
- Wetlands - 2010 - ANR
- River Corridor Protection Area - last updated 2012 - ANR
- DFIRM Flood Zone - 2011 - Updated by FEMA
- Roads - 911 road data, last updated July 2014
- Parcels - 2008 - Updated by IVS
- Surface water - 2010 - VT Hydrography set

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*FEH NOTE:
Stream sensitivity refers to the likelihood that a stream will respond to a disturbance or stressor, such as a change to the sediment or flow regime. Some streams are more likely to be in a measurable state of change due to their setting within the watershed and impacts from humans. Stream sensitivity ratings are used to determine appropriate river corridor meander belt widths. Stream sensitivity alone is not an indication of an active adjustment process and does not equate to a flood risk level; the appropriate river corridor plan should be adhered to for further details on the physical condition of a specific reach of river.

Legend

Stream Centerline

Water Bodies

Wetland

Water Resources Overlay

- 50 Ft Buffer - 1st Order Streams & Ponds
- 100 Ft Buffer - 2nd - 5th Order Streams, Wetlands, Rivers & Lakes
- FEMA DFIRM 100 year Flood Zone

Fluvial Erosion Hazard - Sensitivity Rating*

Very Low
Moderate
High
Very High
Extreme
No Phase 2 FEH Zone

2008 Parcel Data

Sources:
- Wetlands - 2010 - ANR
- River Corridor Protection Area - last updated 2012 - ANR
- DFIRM Flood Zone - 2011 - Updated by FEMA
- Roads - 911 road data, last updated July 2014
- Parcels - 2008 - Updated by IVS
- Surface water - 2010 - VT Hydrography set

Disclaimer:
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Map 6
Transportation Improvements
Westford Vermont

Legend

1. Proposed Project Number
2. Intersection Improvement
3. Structural Improvement
4. Culvert Replacement
5. Add Gravel To Surface
6. Pavement
7. Suggested Guard Rail Location

Sources:
Improvements - CCRPC info provided by Town, 2014
roads - e911 road data, last updated July 2014
Parcels - 2008 - Updated by IVS
surface water - VT Hydrography set - 2010

Disclaimer:
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Map 8
Current Zoning
Westford Vermont

Legend
- Designated Village Center
- Town Common
- Town Village
- Town Center
- Rural Residential
- Agricultural, Forestry & Residential I
- Agricultural, Forestry & Residential II
- Stream Centerline
- Water Body
- 2008 Parcel Data
- Westford

Sources:
- roads - e911 road data, last updated July 2014
- Parcels - 2008 - Updated by IVS
- surface water - VT Hydrography set - 2010
- Zoning - 2008
- Designated Village Center - 2010 - ACCD

Disclaimer:
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Map 10
Unfragmented Forest & Wildlife Movement
Westford Vermont

Legend

- Wildlife Movement
- Water Body
- Contiguous Forest
  - Less than 2,000 acres
  - 2,000 - 10,000 acres
  - greater than 10,000 acres
- Stream Centerline
- 2008 Parcel Data
- Westford

Sources:
- roads - e911 road data, last updated July 2014
- Parcels - 2008 - Updated by IVS
- surface water - VT Hydrography set - 2010
- Core Habitats - VT Biodiversity Project

Note: The data present is a compilation of information provided by UVM, VT Dept of Fish & Wildlife and VT Wildlife Biologists.

Disclaimer:
The accuracy of information presented is determined by its source. Errors and omissions may exist. The Chittenden County Regional Planning Commission is not responsible for these. Questions of on-the-ground location can be resolved by site inspections and/or surveys by registered surveyors. This map is not sufficient for delineation of features on-the-ground. This map identifies the presence of features, and may indicate relationships between features, but is not a replacement for surveyed information or engineering studies.
The Town of Huntington has requested, per 24 V.S.A §4350, that the Chittenden County Regional Planning Commission (1) approve its 2014 Town Plan; and (2) confirm its planning process.

This draft 2014 Town Plan is a complete update of the Huntington Town Plan. A previous version of this Plan update was conducted by the PAC on November 20, 2013. Since then the Planning Commission held their hearings, submitted it to the Selectboard, the Selectboard made recommendations for amendments, these were made and the Plan was adopted by the Selectboard on September 8, 2014. The amendments are attached to this report and CCRPC does not find them to change the original recommendation for approval. However, they are more than minor so Staff decided to bring this Plan back to the PAC for review before forwarding to the CCRPC Board.

Following the Chittenden County Regional Planning Commission’s (CCRPC’s) Guidelines and Standards for Confirmation of Municipal Planning Processes and Approval of Municipal Plans (2013) and the statutory requirements of 24 V.S.A. Chapter 117, I have reviewed the draft 2014 Huntington Town Plan to determine whether it is:

- Consistent with the general goals of §4302;
- Consistent with the specific goals of §4302;
- Contains the required elements of §4382;
- Compatible with the 2013 Chittenden County Regional Plan, entitled the 2013 Chittenden County ECOS Plan (per §4350); and
- Compatible with approved plans of other municipalities (per §4350).

Additionally, I have reviewed the planning process requirements of §4350.

Staff Review Findings and Comments

1. The 2014 Huntington Town Plan is consistent with all of the general goals of §4302. See the Huntington Planning Commission Report submittal and Appendix A submittal that describes how the Plan is consistent with these goals.

2. The 2014 Huntington Town Plan is consistent with the specific goals of §4302. See the Huntington Planning Commission Report submittal and Appendix A submittal that describes how the Plan is consistent with these goals.

3. The 2014 Huntington Town Plan contains the required elements of §4382. See the attached Appendix A submittal that describes compliance with these required elements.

4. The 2014 Huntington Town Plan is generally compatible with the planning areas, goals and strategies of the 2013 Chittenden County Regional Plan, entitled the 2013 Chittenden County ECOS Plan.

5. The 2014 Huntington Town Plan is compatible with the municipal plans for Richmond, Hinesburg, Bolton, Starksboro, Buel’s Gore and Duxbury & Fayston.
6. Huntington has a planning process in place that is likely to result in an approved plan. In addition, Huntington has provided information about their planning budget and CCRPC finds that Huntington is maintaining its efforts to provide local funds for municipal and regional planning.

Additional Comments/Questions:
The previous review in November, 2013 included a number of recommended comments/edits that were not necessary for CCRPC approval and confirmation of the process. While the minor typos were addressed and the text associated with the State Village Center Designations was amended, the other comments remain for the next iteration of the plan and are listed here.

1. While the State Village Center Designations are shown on Map 6, the State has preferred to see the boundaries more clearly on a separate map. Huntington should review the map with ACCD to determine if a more specific map will be needed prior to renewal of the designations (they will expire in June, 2017). CCRPC did create a Map #8 for this purpose but it does not appear in this final Plan.

2. The housing chapter should include a reference to the ECOS Plan as the housing targets are out of date - though the intent is still the same. So you could simply add “and further reiterated in the ECOS Plan.” I wouldn’t consider this to be a substantive change considering the ECOS housing goal is already referenced later in the Plan. In addition, the 10% targets are not necessarily regional policy at this point – though we aren’t opposed to it. The 2007 Plan included “25% affordable housing units for subdivisions over 4 lots” and I didn’t see it in this Plan – was that ever enacted in the regulations?

3. What is the purpose of this implementation task in the Historic Features section: “Explore permit process for removal of privately-owned historic buildings”?

4. Once the Huntington Green project is completed, it would be good to revisit the concept that payment of a fee in lieu of affordable housing could be used for elderly housing to determine if, at that point, there is still a greater need for elderly housing rather than non-age restricted affordable housing.

5. A discussion on housing costs in comparison to median income to address affordability would be very helpful in the next plan.

6. Regarding the implementation element, correlations are often made to the Capital Planning program and identify the improvements that are most imperative which is excellent. For future plans I would recommend including an implementation chart identifying timeframe, responsible parties and funding (when known).

7. Consider adding an energy efficiency element to the Land Use chapter describing that more dense, Village based development is more energy efficient.

Proposed Motion & Next Steps:
PROPOSED MOTION: The PAC finds that the Huntington 2014 Town Plan, as submitted, meets all statutory requirements for CCRPC approval, and that the municipality's planning process meets all statutory requirements for CCRPC confirmation. The PAC recommends that the Plan, and the municipal planning process, should be forwarded to the CCRPC Board for approval.
December 21, 2014

Charles Baker, Executive Director  
Regina Mahony, Senior Planner  
Chittenden County Regional Planning Commission  
110 West Canal Street, Suite 202  
Winooski, VT 05404

Dear Charlie and Regina:

The Town of Huntington has re-adopting the Huntington Town Plan. It was re-adopted by the Huntington Selectboard on September 8, 2014.

This 2014 version is not significantly changed from the version that went before you in October 2013.

This letter is a formal request that the Chittenden County Regional Planning Commission Review the 2014 Huntington Town Plan for regional approval and confirmation of the Town of Huntington's planning process in accordance with 24 VSA 4350.

I enclose the following for your consideration:

* Huntington Planning Commission budget 2009-2015
* A summary referring to page numbers in the Plan to show that the Plan is consistent with the goals of 24 VSA 4302 and 4350, is compatible with the 2013 Regional Plan, and is compatible with the approved plans of neighboring towns.
* One hard copy of the 2014 Huntington Town Plan.
* One hard copy of the draft plan showing changes since you last saw it.
If you have any questions about the 2014 Huntington Town Plan or the enclosed documents, please contact me at vt_chess@gmavt.net.

Sincerely,

Everett J. Marshall

Everett Marshall, Vice Chair
Huntington Planning Commission

cc: Jim Christiansen, Selectboard Chair
Barbara Elliott, CCRPC Representative
Heidi Racht, Town Clerk
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Planning Commission budgets
This report concerns the adoption of the 2014 Huntington Town Plan. This report is submitted by the Huntington Planning Commission for public review, as required under the Vermont Planning and Development Act (24 V.S.A. §4384).

The Huntington Town Plan, last adopted in 2007, and readopted in June 18, 2012 as an interim, was updated, went through the statutory public hearings by the Planning Commission and Selectboard, as required by the state, to remain current and to address the changing needs of the community. The plan is intended to guide the town’s growth and development, public investments, and resource conservation and protection programs. If the plan is not updated and readopted, it affects the town’s ability to adopt and amend local regulations, apply for state grants, and participate in state permitting processes such as Act 250.

The Planning Commission is required to report on how the plan will be consistent with the following state planning goals.

General Goals:

1. To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.

The Huntington Town Plan represents the most recent step in a continuous, coordinated and comprehensive twenty-year local planning process. The plan – intended for use by Huntington residents and landowners, and local, regional and state officials – provides the policy framework to guide future growth and development, public investments and resource conservation efforts in the Town of Huntington.

2. To encourage public participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.

Public participation was previously collected through an initial public forum held in December 2012, a notice in the community newspaper, The Times Ink of Richmond and Huntington, and the Huntington Town Report. The Planning Commission held open work sessions, consulting and meeting with local boards, officials and interested groups, including the Form Based Code committee, a group that is working through a Municipal Planning Grant. The results of a 2012 Huntington Community Survey are incorporated in the draft plan presented for consideration in 2014.
3. To consider the use of resources and the consequences of growth and development for the region and state, as well as the community in which it takes place.

Section 14 of the plan addresses the compatibility of the Huntington Town Plan with the adopted plans of our neighboring communities, and with the 2013 Chittenden County Regional Plan (ECOS). The plan incorporates regional plan recommendations for addressing regional housing, transportation and conservation needs that are specific to the Town of Huntington.

4. To encourage and assist municipalities to work creatively together to develop and implement plans.

The Planning Commission depended largely on the knowledge and expertise of Chittenden County Regional Planning Commission staff and municipal websites with regard to information about the status of the planning efforts of other communities. The Commission contacted other towns as needed for information and to discuss issues of shared interest or concern; most information was gleaned from documents on municipal websites. The plan identifies and recommends continued local participation in joint planning efforts through the Chittenden County Regional Planning Commission.

The plan recommends continued local participation, through the Huntington Conservation Commission, in the Chittenden County Uplands Conservation Project (CCUCP) – a collaborative effort of several neighboring towns, nonprofit groups and state agencies to conserve the ecological integrity, rural character and working landscape of the northeastern uplands of Chittenden County. Huntington’s role in this endeavor could be critical given its location adjacent to the preserved area of Camel’s Hump State Park. This effort presents an excellent opportunity and challenge.

Specific Goals:

1. To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

Land use (zoning) districts are described in Section 2 and depicted on the “Future Land Use Map.” These districts were last updated in 2009 in association with the adoption of updated zoning regulations. District standards are intended to concentrate higher density residential and commercial development in Huntington’s two Designated Village Centers (Village Center District). The Rural Residential, Woodland and Conservation Districts are intended to preserve Huntington’s rural character and conserve natural resources outside of these compact centers. A change in zoning district designations is proposed: the addition of the Village Center District within the Neighborhood District (formerly known as the Village District). This change is pursuant to the Goal: “Ease development pressure on rural land, groundwater sources, and significant natural resources by allowing greater village density.”

2. To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.

Economic goals and policies, representing the "economic element" now required under Chapter 117, are presented in Section 13, including the stated goal that the Town of Huntington shall “Encourage small scale business, light industry, farming, forestry, and home occupations to sustain a working landscape; promote area businesses; and promote natural resources.” The plan recognizes the historical and continued significance of farming and forestry to our predominantly rural community and the significant role of the Huntington River and other areas of natural beauty. It also identifies the limits of land...
suitability and limited infrastructure, although there has been an increase in home-based occupations over the past decade due to the availability of high-speed internet.

3. **To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonter**s.

Education is addressed in Section 11. Huntington’s limited educational resources have been used to provide adequate facilities and quality educational programs for the town’s school-aged (PK-12) population. Huntington residents have indicated a strong interest in maintaining current class size – the challenge for the town will be to achieve its educational goals while also balancing the need for adequate state funding assistance, issued on a per pupil basis. There is no capacity for school expansion at the current site, due to soils. The plan recognizes that the role of a school within a community is greater than the education of the town’s children, serving a social need and providing focus for community members who do not have children or grandchildren in the school itself.

4. **To provide for safe, convenient, economic and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclists.**

The town’s transportation network is addressed in Section 2 and depicted on the plan’s “Transportation Map.” A primary recommendation is to preserve the existing capacity of town roads and to maintain adequate traffic flows and safety. It is recommended that all new roads – including private roads – be designed to state standards. The plan also calls for more effective management of storm water runoff from local roads.

Several recreational trails of regional and statewide significance that run through Huntington are identified, including the Long Trail (hiking), Catamount Trail (back country skiing), VAST Trails (snowmobiling) and local multi-use trails. Recommendations include preserving existing trail networks through voluntary, negotiated agreements with local landowners and the purchase or dedication of trail easements – e.g., through the Vermont Land Trust and the Huntington Conservation Fund.

5. **To identify, protect and preserve important natural and historic features of the Vermont landscape, including: significant natural and fragile areas; outstanding water resources, including lakes, rivers, aquifers, shore lands and wetlands; significant scenic roads, waterways and views; important historic structures, sites or districts, archaeological sites and archaeologically sensitive areas.**

Huntington’s significant natural, historic and scenic features – as inventoried and mapped to date – are addressed in Sections 8, 9 and 10, and other related sections regarding land use and development. They are also shown on the revised “Natural Resources Map.” The plan includes an extensive list of policies and recommendations for protecting identified resources from incompatible development. It also recommends that the Huntington Conservation Commission update the town’s resource inventories and, in association with the Planning Commission, prioritize resources for further protection. Resource protection is also called for under the town’s land use and development regulations, for consideration in local development review proceedings. The Town recognizes that the character of its built landscape is greatly determined by its historic buildings.

6. **To maintain and improve the quality of air, water, wildlife and land resources.**

Many recommended resource protection strategies, noted above, incorporate techniques to protect and enhance environmental quality – including recommendations for more effective storm water management; stream, river and wetland setbacks and buffers; restricting development in floodplains,
steep slopes, and in high elevation areas poorly suited for development; and the use of conservation easements and development regulations to protect significant resources.

7. **To encourage the efficient use of energy and the development of renewable energy resources.**

Energy policies and recommendations are addressed under Section 12. These include recommendations for increasing energy efficiency in town buildings (e.g., through energy audits, education, insulation, the installation of more efficient lighting, heating, cooling systems, etc.) and, to the extent feasible, the use of energy efficient equipment and vehicles. In addition to energy conservation, the development and sustainable use of renewable resources is also encouraged, as are more energy efficient development patterns (e.g., clustered development) and transportation options (e.g., ride sharing and a local park and ride facility).

8. **To maintain and enhance recreational opportunities for Vermont residents and visitors.**

The plan recognizes that Huntington is fortunate to have a variety of public, private and State-owned land that offers outdoor opportunities to local and state residents, and to many visitors to the area – including local recreation paths, sections of statewide trail networks, access to the Huntington River, extensive state land holdings (Camels Hump State Park) and locally conserved. As noted above, the plan includes recommendations and policies for maintaining and enhancing these existing resources, and for continuing to cooperation between the town’s residences and its governing board, including the Conservation Commission, Planning Commission, Recreation Committee and Selectboard.

9. **To encourage and strengthen agricultural and forest industries.**

Agriculture and forestry are addressed in both Section 1 (Land Use) and in policies regarding the local economy (Section 13). The plan recommends that the resource base continue to be protected from fragmentation and incompatible development, and that local farming and forestry operations be supported through tax abatement programs and by providing information about available programs to local landowners.

10. **To provide for the wise and efficient use of Vermont’s natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.**

The plan notes that pockets of gravel soils in town that may be important enough to be considered for purchase to ensure supplies of road gravel and this should be explored.

11. **To ensure the availability of safe and affordable housing for all Vermonters.**

Local housing needs, and meeting the town’s share of regional affordable housing needs, are addressed in Sections 4 & 5. Related recommendations including reviewing the town’s land use regulations ensure that they do not have the effect of excluding affordable housing, and providing regulatory incentives, such as density bonuses, to encourage more affordable housing development in appropriate locations.

12. **To plan for, finance and provide an efficient system of public facilities and services to meet future needs.**

Existing facilities and services, and related infrastructure needs, are addressed Section 3, as well as in the Transportation and Education sections, and are shown on the “Utilities and Facilities Map.” Facilities and services other than the school and local road network are limited to the town office, fire department, the town garage, library, church, cemeteries and town-owned land. The plan includes a recommendation
to develop a common vision for the long-term use of Town facilities. It is also recommend that the town develop and adopt a capital improvement program that schedules needed capital improvements (e.g., building, land and road improvements) and major equipment purchases, in relation to available funding. Other recommendations include encouraging continued participation in CSWD, continuing to develop adequate space and management practices to manage Town facilities, and monitoring public utilities to ensure the best possible cost-effective service for Town residents in the future.

13. To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process.

The plan identifies existing child care facilities in town, including a YMCA program offered through the Brewster-Pierce Memorial School which provides after-school care and activities for school-aged children. Given the percentage of town residents with children who work, the plan identifies the need for additional and more diverse child care options. Related policies, including a survey of local child care needs and a review of the town’s land use regulations regarding child care facilities are addressed in Section 7.

Huntington Planning Commission
December 2014
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<td>(1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and state agencies.</td>
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<td>(2) To encourage citizen participation at all levels of the planning process, and to assure that decisions shall be made at the most local level possible commensurate with their impact.</td>
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<td>6</td>
<td>A. Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.</td>
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**Appendix A, CCRPC Guidelines and Standards for Confirmation of the Municipal Planning Processes and Approval of Municipal Plans**
<p>| 7. If so, is strip development limited to areas that are already developed as strip developments or is the community encouraging new strip development? | NA. |  |
| Is economic growth encouraged in locally designated growth areas, or employed to revitalize existing village and town urban centers, or both? | Yes | Land Use Section | Growth is encouraged in the existing villages and the immediate surrounding area. |
| Does the plan discuss where economic growth is to be located? | Yes | Land Use and Economic Sections |  |
| Are the types of uses described of a scale and type that they will have little or no impact on the rural countryside? (such as home businesses) | Yes | Land Use Section | Light Industry is a conditional use in the rural residential. |
| Does the plan discuss the need to locate most municipal or public buildings within the economic core of the community? | Yes | Facilities, Services and Utilities Section | Discussion centers on maintaining and restoring historic buildings. |
| Does the proposed transportation system encourage economic development in existing village centers/growth areas/downtowns? | Yes | Transportation Section | Maintenance of main roads leading to the village centers and developing safe traffic movement for vehicles and bikes in the village center. |
| Are public investments, including the construction or expansion of infrastructure, planned to reinforce the general character and planned growth patterns of the area? | Yes | Transportation and Facilities, Services and Utilities Sections. | Evaluation of village sidewalks and community water supply and wastewater. |
| Does the plan effectively discuss future infrastructure needs? | Yes. | Facilities, Services and Utilities Section | Discussion centers on maintaining and restoring historic buildings. |
| Does the plan effectively discuss where future infrastructure will be needed? | Yes | Economic and Facilities, Services and Utilities Sections | Focus on Village and Neighborhood Districts |
| If no planned infrastructure investments are planned, does the plan make this clear? | NA. |  |  |
| Are the development patterns proposed in the land use chapter likely to lead to forced infrastructure improvements and increased services due to increases in density? (such as high density development on rural roads) | No | Land Use Section. | Although the plan does encourage planned residential and clustered development outside of the village. |
| 8. Economic growth should be encouraged in locally designated growth areas, or employed to revitalize existing village and urban centers, or both. |  |  |  |
| 2. To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic |  |  |  |
| Does the plan have an economic development chapter? | Yes | Economic Section |  |
| Does the plan discuss its position in terms of regional employment? (i.e. is it an employment center, is it a bedroom community, etc.) | Yes | Economic Section. | Huntington is a bedroom community, but encourages local economic development. |</p>
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<td>The unemployment is very low and about the same as the county.</td>
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<td>Does the plan discuss the balance of improving the economy and maintaining environmental standards?</td>
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</tr>
<tr>
<td></td>
<td></td>
<td>Discouraging new roads in outlying areas</td>
<td>Yes</td>
<td>Land Use Section</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the Transportation chapter discuss and encourage multi-modal transportation?</td>
<td>Yes</td>
<td>Transportation Section</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the Transportation chapter discuss and encourage public transit?</td>
<td>Yes</td>
<td>Transportation Section</td>
<td></td>
</tr>
<tr>
<td></td>
<td>12</td>
<td>Does the Plan discuss development of transportation connections between smaller towns and centers of employment?</td>
<td>Yes</td>
<td>Transportation and Facilities, Services and Utilities Section</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>In the development of the transportation system, does the plan use good resource management and minimize or reduce negative impacts to the natural environment?</td>
<td>Yes</td>
<td>Transportation Section</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>If the community has rail or air transportation, is it discussed?</td>
<td>NA.</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the community consider other modes of transportation when discussing expansion of transportation infrastructure?</td>
<td>Yes</td>
<td>Transportation Section</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>5.</td>
<td>To identify, protect and preserve important natural and historic features of the Vermont landscape, including:</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>14</td>
<td>significant natural and fragile areas;</td>
<td>Does the plan identify significant natural and fragile areas? (Note to planners: does the plan include criteria for what makes an area “significant”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible)?</td>
<td>Yes</td>
<td>Natural Resources Section.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</td>
<td>Yes</td>
<td>Natural Resource Section.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>If identified, is land use proposed in such a fashion that these areas will be protected?</td>
<td>Yes</td>
<td>Land Use Section</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</td>
<td>Yes</td>
<td>Natural Resources Section</td>
<td></td>
</tr>
</tbody>
</table>

| 15 | outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands. | Does the plan identify outstanding water resources, including lakes, rivers, aquifers, shorelands and wetlands? (Note to planners: does the plan include criteria for what makes a resource “outstanding”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible). | Yes | Natural Resource Section. Not comprehensively. |
|    |   | If identified, does the plan clearly (not vaguely) discuss how they should be preserved? | Yes | Natural Resource Section |
|    |   | If identified, is land use proposed in such a fashion that these areas will be protected? | Yes | Land Use Section. |
|    |   | Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)? | Yes | Natural Resources Section. |

<p>| 16 | scenic roads, waterways and views; | Does the plan identify scenic roads, waterways and views? (Note to planners: does the plan include criteria for what makes a scenic resource “significant”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible). | No. | Land Use Section |
|    |   | The town conducted a study on scenic resources and established potential criteria, but has not identified areas. |
|    |   | If identified, does the plan clearly (not vaguely) discuss how they should be preserved? | NA. | |
|    |   | If identified, is land use proposed in such a fashion that these areas will be protected? | NA. | |
|    |   | Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)? | Yes | Housing, Natural Resource, Land Use, and Transportation Sections |</p>
<table>
<thead>
<tr>
<th>17</th>
<th>Does the plan identify historic structures, sites, or districts, archaeological sites and archeologically sensitive areas? (Note to planners: does the plan include criteria for what makes a site “important”? Towns should be encouraged to move in this direction so that the maps and future regulations are legally defensible)</th>
<th>Yes</th>
<th>Historic Features Section.</th>
<th>Does not include criteria.</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>If identified, does the plan clearly (not vaguely) discuss how they should be preserved?</td>
<td>Yes</td>
<td>Historic Features Section.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>If identified, is land use proposed in such a fashion that these areas will be protected?</td>
<td>Yes</td>
<td>Land Use Section</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss alternative (non-regulatory) ways to protect these areas (other than through land use regulations)?</td>
<td>Yes</td>
<td>Land Use, Housing, and Historic Features Section</td>
<td></td>
</tr>
<tr>
<td>18</td>
<td>6. To maintain and improve the quality of air, water, wildlife and land resources.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Is there a complete inventory/map of existing water resources, wildlife habitat, mineral resources and other land resources?</td>
<td>Yes</td>
<td>Natural Resource Section</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss air quality? If so, does it describe measures to maintain and improve its quality?</td>
<td>Yes</td>
<td>Natural Resource Section.</td>
<td>However, it does not discuss measures to maintain or improve.</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss water quality? If so, does it describe measures to maintain and improve its quality? Recommendation: Include watersheds - could be a good way to present/organize this information.</td>
<td>Yes.</td>
<td>Transportation Section, Facilities, Services and Utilities, and Natural Resource Sections</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss wildlife resources? If so, does the plan describe measures to maintain and improve its quality?</td>
<td>Yes</td>
<td>Land Use and Natural Resource Sections.</td>
<td>Yes, in the Natural Resource Section.</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss floodplain protection? If so, does the plan describe measures to maintain and improve its quality? Recommendation: Also include Fluvial Erosion Hazard maps and information.</td>
<td>Yes.</td>
<td>Land Use, Transportation, and Natural Resource Sections.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Does the proposed land use pattern maintain or improve the quality of the resources listed above?</td>
<td>Yes</td>
<td>Land Use and Natural Resource Sections.</td>
<td></td>
</tr>
</tbody>
</table>

(A) Vermont’s air, water, wildlife, mineral and land resources should be planned for use and development according to the principles set forth in 10 V.S.A 6086(a).
## Appendix A of CCRPC Guidelines Standards for Confirmation of Municipal Planning Processes Approval of Municipal Plans

### 20. To encourage the efficient use of energy and the development of renewable energy resources.

<table>
<thead>
<tr>
<th>Recommendation: Include reference to the All Hazards Mitigation Plan &amp; Emergency Operation Plans. Do these plans call for any changes that should be addressed in the Town Plan?</th>
<th>Yes</th>
<th>Land Use Section</th>
<th>Not that I could ascertain.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the town recognize the connection between energy, transportation and land use?</td>
<td>Yes</td>
<td>Guiding Principal, Facilities, Services, &amp; Utilities, Housing, Energy, Transportation.</td>
<td></td>
</tr>
<tr>
<td>Does the plan contain policies and recommendations that encourage energy efficiency?</td>
<td>Yes</td>
<td>Energy Section</td>
<td></td>
</tr>
<tr>
<td>Does the plan contain policies and recommendations that encourage the development of renewable energy resources?</td>
<td>Yes</td>
<td>Energy Section</td>
<td></td>
</tr>
<tr>
<td>Does the pattern of land use proposed in the community appear to encourage the efficient use of energy either through the proposed location of development in relation to community services, or in terms of lot layout and design?</td>
<td>Yes</td>
<td>Land Use, Energy, and Housing Sections</td>
<td></td>
</tr>
</tbody>
</table>

### 21. To maintain and enhance recreational opportunities for Vermont residents and visitors.

<table>
<thead>
<tr>
<th>Does the plan discuss recreation and identify important recreational areas?</th>
<th>Recreation and Open Space, Land Use, Transportation, and Facilities, Services and Utilities, and Housing Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the land use plan encourage development that protects or harms access to or the availability of recreational activities?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

### 22. (A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

<table>
<thead>
<tr>
<th></th>
<th>Land Use and Housing</th>
</tr>
</thead>
</table>

### 23. (B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

<table>
<thead>
<tr>
<th></th>
<th>Natural Resource and Recreation and Open Space Sections</th>
</tr>
</thead>
</table>

### 24. To encourage and strengthen agricultural and forest industries.

<table>
<thead>
<tr>
<th>Does the plan discuss agriculture and forestry?</th>
<th>Yes</th>
<th>Land Use, Natural Resource, Historic Features and Economic Plan Sections</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
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<tr>
<td>---</td>
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</tr>
<tr>
<td>25</td>
<td>[A] Strategies to protect long-term viability of agricultural and forest lands should be encouraged and should include maintaining low overall density.</td>
<td>Does the plan discuss the protection of agriculture and silviculture? If not, does it legitimately discuss why it does or cannot?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Do proposed densities of development appear to negatively impact the availability of workable land?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Minor impact in the neighborhood district, but clustering is encouraged.</td>
</tr>
<tr>
<td>26</td>
<td>[B] The manufacture and marketing of value-added agricultural and forest products should be encouraged.</td>
<td>Does the plan discuss the economic value of agriculture and forestry?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>If so, does it have viable policies and recommendations on how to encourage them?</td>
</tr>
<tr>
<td>27</td>
<td>[C] The use of locally grown food products should be encouraged.</td>
<td>Is the availability of locally produced food encouraged in the plan?</td>
</tr>
<tr>
<td>28</td>
<td>[D] Sound forest and agricultural management practices should be encouraged.</td>
<td>Does the plan discuss methods of agriculture/silviculture and their potential impact on the environment?</td>
</tr>
<tr>
<td>29</td>
<td>[E] Public investment should be planned so as to minimize development pressure on agriculture and forest land</td>
<td>Does the plan direct public investments such as roads and sewer systems and other infrastructure away from agricultural and forest land?</td>
</tr>
<tr>
<td>30</td>
<td>10. To provide for the wise and efficient use of Vermont’s natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.</td>
<td>Does the plan adequately discuss the extraction of earth resources?</td>
</tr>
<tr>
<td>31</td>
<td>11. To ensure the availability of safe and affordable housing for all Vermonters.</td>
<td>Does the plan inventory the types and costs of housing in the community?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Do the proposed land use patterns or public investments in the plan support the resident’s ability to have safe and affordable housing?</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the plan adequately discuss housing and housing density throughout the community?</td>
</tr>
<tr>
<td>32</td>
<td>[A] Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.</td>
<td>Does the plan have a housing section that encourages low income housing and housing for the elderly?</td>
</tr>
<tr>
<td>33</td>
<td>[B] New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.</td>
<td></td>
</tr>
</tbody>
</table>

Appendix A of CCRPC Guidelines Standards for Confirmation of Municipal Planning Processes Approval of Municipal Plans - Page 7 of 13
<p>| | | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>34</td>
<td>(C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings.</td>
<td>Land Use Section</td>
</tr>
<tr>
<td>35</td>
<td>(D) Accessory apartments within or attached to single family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives or disabled or elderly persons should be allowed.</td>
<td>Land Use Section, Economic Plan, Housing General and Housing for the Elderly Sections</td>
</tr>
<tr>
<td>36</td>
<td><strong>12. To plan for, finance and provide an efficient system of public facilities and services to meet future needs.</strong></td>
<td>Facilities, Services, &amp; Utilities and Economic Plan</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss accessory apartments?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss the availability of health care and elderly services?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss future public facility investments, or at least acknowledge that none are needed?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>If so, does the plan discuss how these projects will be financed and how they will meet the needs of the public?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss how it provides services to the community and whether or not they are meeting the community’s needs?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Does the town have a Capital Improvement Plan and Budget outlining timing and funding for necessary public investments to ensure efficiency and coordination in their provision?</td>
<td>Yes</td>
</tr>
<tr>
<td>37</td>
<td><strong>[A] Public facilities and services should include fire and police protection, emergency medical services, schools, water supply and sewage and solid waste disposal.</strong></td>
<td>Schools, Facilities, Services, &amp; Utilities and Economic Plan, Land Use, Housing General, and Housing for the Elderly Sections</td>
</tr>
<tr>
<td></td>
<td>Are fire, police, emergency medical services, schools, water supply, sewage and solid waste disposal discussed adequately in the plan? Recommendation: Identify how stormwater is being managed in the municipality as well, use of low impact development practices, etc.</td>
<td>Yes</td>
</tr>
<tr>
<td>38</td>
<td><strong>[B] The rate of growth should not exceed the ability of the community and the area to provide facilities and services.</strong></td>
<td>Facilities, Services, &amp; Utilities, Land Use, Housing, Economic Plan</td>
</tr>
<tr>
<td></td>
<td>Does the plan ensure that high density development occurs only where urban public facilities and services exist or can be reasonably made available?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>Does the plan discuss growth in relation to the provision of services and facilities adequately?</td>
<td>Yes, see above</td>
</tr>
<tr>
<td></td>
<td>Does the plan speak clearly about how growth might impact these services and facilities?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

Appendix A of CCRPC Guidelines Standards for Confirmation of Municipal Planning Processes Approval of Municipal Plans - Page 8 of 13
### Requirement Guideline Questions  
**Yes/No** | **Location** | **Comments**
--- | --- | ---
**Contains 11 Required Elements in Sec. 4382(a)** |  |  
**44**  
1. **A statement of objectives, policies and programs of the municipality, to guide the future growth and development of land, public services and facilities, and to protect the environment.**  
*Does the plan include future and prospective land uses - both descriptions and locations on a map?*  
Yes | Intro, Land Use and throughout. |  
**45**  
2. **A LAND USE PLAN, consisting of a MAP and statement present and prospective land use, indicating those areas proposed for forests, recreation, agriculture, (using 6 VSA Section 8), residence, commerce, industry, public and semi-public uses and open spaces reserved for flood plain, wetland protection, or other conservation purposes; and setting forth the present and prospective location, amount, intensity and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and services.**  
*Does the plan collectively indicate appropriate timing or sequence of land development in relation to facilities and services?*  
Yes | Land Use, Objective 1, & Implementation 1 & 2 |  
--- | --- | ---

| 39 | Does the plan discuss how they will control growth in a manner that allows them to phase upgrades in facilities and the expansion of services at a rate that is sustainable? | Yes | Housing | Only briefly discussed |

**13. To ensure the availability of safe and affordable child care and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.**  
*Within the child care element of the plan, is there a discussion about the availability of child care related to the needs of the community? Note: Child Care Resource can be a good source of data.*  
Yes | Child care section |  
*Does the plan discuss how the town can make childcare more available?*  
Yes | Child care section |  

**14. To encourage flood resilient communities. Note: this will take effect on July 1, 2014.**

- **(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.**  
*Is new development discouraged in these areas?*  
Yes | Land Use, Transportation, Facilities, Services, & Utilities, Natural Resources Sections. |  

- **(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.**  
*Is protection and restoration of these areas encouraged?*  
Yes | Land Use and Natural Resource Sections. |  

- **(C) Flood emergency preparedness and response planning should be encouraged.**  
*Is flood emergency preparedness and response planning encouraged?*  
Yes | Transportation, Facilities, Services, & Utilities, and Natural Resources |  

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<table>
<thead>
<tr>
<th>Question</th>
<th>Yes/No</th>
<th>Section</th>
</tr>
</thead>
<tbody>
<tr>
<td>Does the plan include an inventory of existing roads and other transportation facilities?</td>
<td>Yes</td>
<td>Transportation Section</td>
</tr>
<tr>
<td>If relevant, does the plan indicate the transportation problems in the community and the relative seriousness of those problems?</td>
<td>Yes</td>
<td>Transportation Section</td>
</tr>
<tr>
<td>If relevant, does the plan include possible solutions that the community can work toward, as specified by this element?</td>
<td>Yes</td>
<td>Transportation Section</td>
</tr>
<tr>
<td>Is the plan consistent with the currently adopted Metropolitan Transportation Plan?</td>
<td>Yes</td>
<td>Transportation Section</td>
</tr>
<tr>
<td>Does the plan indicate the location, character, and capacity of existing community facilities and public utilities as referenced in this element?</td>
<td>Yes</td>
<td>Facilities, Services &amp; Utilities Element and Map 4</td>
</tr>
<tr>
<td>Does the plan describe how changes in population will affect the need for services and facilities, indicating the priority of need?</td>
<td>Yes</td>
<td>Throughout - water &amp; wastewater is needed for growth.</td>
</tr>
<tr>
<td>Does the plan indicate the recommended prospective facilities to meet future needs, indicating their estimated costs and methods of financing?</td>
<td>Yes</td>
<td>Facilities, Services &amp; Utilities Section. Costs are not included, but references are made to the Capital budget.</td>
</tr>
<tr>
<td>Does the plan include one or more policy statements that document the community's commitment to take steps to ensure the preservation of the rare and irreplaceable features and resources in keeping with the goals of 24 VSA 4302? Recommendation: Include features from surrounding municipalities on your natural resource maps (and other maps if it makes sense to)?</td>
<td>Yes</td>
<td>Natural resources section.</td>
</tr>
<tr>
<td>Does the plan include statements and maps that collectively indicate the location, character and capacity of existing and prospective educational facilities?</td>
<td>Yes</td>
<td>Schools section</td>
</tr>
<tr>
<td>Does the plan describe the ability of the local public school systems to meet the needs of children and adults, with specific reference to attendance trends, school facilities, and future needs?</td>
<td>Yes</td>
<td>Schools section</td>
</tr>
<tr>
<td>No.</td>
<td>Requirement</td>
<td>Yes/No</td>
</tr>
<tr>
<td>-----</td>
<td>-----------------------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>50</td>
<td>While not required, it is encouraged that this element be written in conjunction with local school boards.</td>
<td>Yes</td>
</tr>
<tr>
<td>51</td>
<td>Does the plan include statements that identify programs the municipality expects to use to address the objectives in the plan?</td>
<td>Yes</td>
</tr>
<tr>
<td></td>
<td>When known funding, timeframe and responsible party can be helpful within the implementation element.</td>
<td>Yes</td>
</tr>
<tr>
<td>52</td>
<td>Does the plan include statements that collectively indicate that the municipality examined and considered development trends for the municipality, adjacent municipalities and the region?</td>
<td>Yes</td>
</tr>
<tr>
<td>52</td>
<td>Does the plan include an analysis of energy resources, needs, scarcities, costs and problems within the municipality?</td>
<td>Yes</td>
</tr>
<tr>
<td>52</td>
<td>Does the plan include an energy conservation policy and programs to implement that policy?</td>
<td>Yes</td>
</tr>
<tr>
<td>52</td>
<td>Does the plan include a policy on the development and use of renewable energy resources?</td>
<td>Yes</td>
</tr>
<tr>
<td>52</td>
<td>Does the plan include a policy on how future development in the municipality can support energy conservation — both in terms of individual buildings and general land use patterns?</td>
<td>Yes</td>
</tr>
<tr>
<td>53</td>
<td>Does the plan include an inventory of the existing housing stock that identifies the number of housing units in each major type of housing in the community based on recent data?</td>
<td>Yes</td>
</tr>
<tr>
<td>53</td>
<td>Does the plan compare the existing housing stock with recent population trends (such as changes in total population, households, and household size?</td>
<td>Yes</td>
</tr>
<tr>
<td>53</td>
<td>Does the plan assess the ability of municipal residents to reasonably afford safe, well-constructed, and efficient housing?</td>
<td>No</td>
</tr>
<tr>
<td>Requirement</td>
<td>Guideline Questions</td>
<td>Yes/No</td>
</tr>
<tr>
<td>-------------</td>
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</tr>
<tr>
<td>54 11. An ECONOMIC DEVELOPMENT ELEMENT that describes present economic conditions and the location, type and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.</td>
<td>Does the plan identify progress and/or implementation steps toward Regional Plan strategies and actions regarding housing? (NOTE: this will not come into effect until the new Regional Plan (aka ECOS Plan) is adopted)</td>
<td>Yes</td>
</tr>
<tr>
<td>55 (12)(A) A flood resilience plan that: Note: this will take effect on July 1, 2014.</td>
<td>Does the plan identify present economic conditions and the location, type and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth?</td>
<td>Yes</td>
</tr>
<tr>
<td>56</td>
<td>Does the plan identify flood hazard and fluvial erosion hazard areas, and designate these areas to be protected (including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests) for the purposes of reducing the risk of flood damage to infrastructure and improved property?</td>
<td>Yes</td>
</tr>
<tr>
<td>57</td>
<td>Does the plan recommend policies to protect these areas and mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments?</td>
<td>Yes</td>
</tr>
<tr>
<td>58</td>
<td>Does the municipality have an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6, and if so is it referenced in the Plan?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**Appendix A of CCRPC Guidelines Standards for Confirmation of Municipal Planning Processes Approval of Municipal Plans - Page 12 of 13**
<p>| | | |</p>
<table>
<thead>
<tr>
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</thead>
<tbody>
<tr>
<td>63</td>
<td>1. Continuing planning process resulting in approved plan</td>
<td></td>
</tr>
<tr>
<td>64</td>
<td>2. Maintaining efforts to provide local funds for municipal &amp; regional planning</td>
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<td>3</td>
<td>ALTER CURRENT PLAN</td>
<td>RURAL DENSITY</td>
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<td>3</td>
<td>ALTER CURRENT PLAN - TAX IMPLICATION</td>
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<td>0 Thru out Gen or Housing Alter Tax Imp 3</td>
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<td></td>
<td>Removed incentive where it meant raising taxes.</td>
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<td>3</td>
<td>3 Land Use Intro Alter Tax Imp 3</td>
<td></td>
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<td>3</td>
<td></td>
<td>This is just a simple change; add it into the document - added as 4 implementation.</td>
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<tr>
<td>3</td>
<td>5 Transp Culverts Alter Tax Imp 3</td>
<td></td>
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<td>3</td>
<td></td>
<td>agreed, implementation item 7 in town facilities changed to... enhance town facilities</td>
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<td>4</td>
<td>10 Facilities Impl Alter Tax Imp 4</td>
<td></td>
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<td>3</td>
<td></td>
<td>What is the goal of encouraging application for grants and other monies for the Town Green in the Lower Village? This seems to come out of no where...</td>
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<td>3</td>
<td>10 Transp Present &amp; Future Alter Tax Imp 3</td>
<td></td>
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<tr>
<td>3</td>
<td></td>
<td>See new objective 12 and implementation item 5</td>
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<tr>
<td>3</td>
<td>11 Transportatio n Obj Alter Tax Imp 3</td>
<td></td>
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<td>3</td>
<td></td>
<td>DEFER - do not change for this Town Plan revision, but keep on list for next TP to address - ok no change and add to list!</td>
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<tr>
<td>3</td>
<td>12 Transp Ped Alter Tax Imp 3</td>
<td></td>
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<td>3</td>
<td></td>
<td>added the words... 'and funding' and 'and their maintenance'</td>
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<td>3</td>
<td>19 Facilities Utility Alter Tax Imp 4</td>
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<td>3</td>
<td></td>
<td>Where appropriate ... Replaces encourages efforts</td>
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<tr>
<td>3</td>
<td>36 Recreate Alter Tax Imp 3</td>
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<td>3</td>
<td>ALTER CURRENT PLAN - VIEW SHEDS</td>
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<td>3</td>
<td>3 Land Use Goal 1 Alter View sheds 4</td>
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<tr>
<td>3</td>
<td></td>
<td>Delete view shed for this plan - goal 1 and objective 7</td>
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<td>6</td>
<td>Land Use</td>
<td>Goal 1</td>
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<td>Energy</td>
<td>Alter</td>
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<td>ALTER CURRENT PLAN</td>
<td>VILLAGE DENSITY</td>
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<td>Land Use</td>
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<td>Historic Features</td>
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<td>ALTER CURRENT PLAN</td>
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<tr>
<td>6</td>
<td>Land Use</td>
<td>Village Cntr</td>
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<tr>
<td>51</td>
<td>Energy</td>
<td></td>
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</tbody>
</table>

**EDIT - HIRE AN ‘EDITOR’ TO FIX**

| 0  | Thru out       |                | Edit            | Hire ‘editor’ to fix | 4 Review for grammatical issues; fixed town capitalization; no bullets in goals, objectives & implementation strategies | I will feed typos, missing words, grammar problems etc directly to Heidi. Note: All goals, objectives & implementation strategies should be numbered rather than bulleted for ease of reference. The use of commas is inconsistent; capitalization of Town is not consistent when specifically referring to Huntington, there are grammatical issues such as incomplete sentences... This should be cleaned up through some stringent editing | | | This document needs to be in a readily accessible format. |
| 0  | Macro Level    | Gaps           | Edit            | Hire ‘editor’ to fix | 3 Higher resolution photos and charts are available and will be added in the final document | Most photographs and some charts are in too low a resolution and therefore are unclear; color photos and charts and do not reproduce well in b/w | | | |
| 4  | Land Use       | Fluvial        | Edit            | Hire ‘editor’ to fix | 3 Done! | "Fluvial Erosion Hazard (remove “New!”)" | | | 119-132 are minor and should be easy fixes. |
| 4  | Land Use       | Fluvial        | Edit            | Hire ‘editor’ to fix | 3 It’s on map 6, 3, and 2 | "Fluvial Erosion Hazard - I believe that it is on more than map 6" | | | |
| 4  | Land Use       | Ground H2O     | Edit            | Hire ‘editor’ to fix | 3 Will add to 7a - HR will request from CCRPC - PB | Groundwater Protection overlay – existing source protection areas should be on map 7a (not 6) | | | |
| 4  | Land Use       | Village Cntr   | Edit            | Hire ‘editor’ to fix | 3 Done! | "Village Center District (remove NEW...)" | | | |
| 6  | Land Use       | Impl           | Edit            | Hire ‘editor’ to fix | 3 Already changed from original | Implementation 3: bullet 2 must be complete, consider deletion unless projected population indicates there is a need prior to the expiration of plan. | | | |
| 13 | Transp          | Road Cond      | Edit            | Hire ‘editor’ to fix | 3 Done! | Bullet 2 is missing something and is combined with what was probably bullet 3? | | | |
| 13 | Transp          | Road Cond      | Edit            | Hire ‘editor’ to fix | 3 Done! | Missing a word in second bullet - or perhaps 2 bullets are combined? | | | |
| 21 | Housing         | Impl           | Edit            | Hire ‘editor’ to fix | 3 Done? | DELETE last sentence in () | | | |
| 44 | Historic Features | Obj / Impl | Edit          | Hire ‘editor’ to fix | 3 Revised | Objective 1, Sentence = Implementation bullet 1. This is a direct repeat. Delete from objective | | | |

**EDIT - MOVE TO A DIFFERENT SECTION**

**EDIT - CHANGE LANGUAGE TO RECOMMEND, NOT A MANDATE**

<p>| 21 | Housing - General | Obj 1 | Edit            | recommend don’t mandate | 3 Done | Town SHOULD develop &amp; pursue. Not Town WILL develop &amp; pursue. | | | |
| 21 | Housing - General | Obj 2 | Edit            | recommend don’t mandate | 3 Done | Town SHOULD develop and pursue. Not Town WILL develop &amp; pursue. Perpetual affordability COULD be assured. Not perpetual affordability SHALL be assured. | | | |</p>
<table>
<thead>
<tr>
<th>Pg</th>
<th>Section Heading</th>
<th>Section SubHead</th>
<th>Top Level Action</th>
<th>Modify Category</th>
<th>COUNT of Y to Chng Plan</th>
<th>ACTION NEEDED</th>
<th>Public Comment</th>
<th>Other SB Comments</th>
<th>Follow up Comment at Public Hearing</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>23 Housing -</td>
<td>Elderly Serv</td>
<td>Edit</td>
<td>recommen d don’t mandate</td>
<td>3</td>
<td>done</td>
<td>It now says should</td>
<td>Is it appropriate for the Town Plan to 'dictate' that a non-municipal committee - Huntington Green - WILL work collaboratively;...</td>
<td>perhaps change to “all local organizations”, as new ones may form and old ones go away.</td>
</tr>
<tr>
<td>4</td>
<td>6 Land Use</td>
<td>Goal 1</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>The language regarding 'reasonable use' is paternalistic; would like to have this language changed.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>7 Transp Intro</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>Paragraph 4: there are 21 bridges over 20' span and 9 culverts -- in total there are over 800 culverts when you include driveway and small culverts. These smaller culverts have a huge impact on our road maintenance/costs.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>11 Transp Obj 3</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>The 1/23/2013 road &amp; bridge standards were adopted back in Feb 2013, so this is outdated.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>14 Facilities Mtg Space</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>While it is not a municipal owned building, the Community Church Annex provides important and frequently utilized meeting space in addition to being the home our of Emergency Shelter.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>14 Facilities &amp; Serv Bldgs</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>Community meeting sites 2nd sentence --= ~ add Church Annex to end of sentence</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>30 Natural Rsrcs Goal 2</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>Insert &quot;rare species&quot; into the goal so it reads: Protect important natural areas, critical wildlife habitat, rare species and overall biodiversity, with the help of landowners.</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>36 Natural Rsrcs Goal 2</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>Add rare, threatened and endangered species - not just 'rare species'. (Marshall concurred.)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>37 Recreate Gen</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>If we are putting in one website (CHNSA) then we should put in the other website addresses such as Audubon.</td>
<td>Should be no web sites in the document</td>
<td></td>
<td></td>
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<tr>
<td>4</td>
<td>37 Recreate Gen</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>If calling out Big Sigh Ranch - which I believe is for-profit - have we confirmed there are not other for-profit recreational businesses?</td>
<td>Should not call out specific businesses</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>37 Recreate Intro</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>&quot;these are examples&quot; - generally – there should be no specific names mentioned or all of the business should be listed –</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>42 Historic Features</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>Selectboard did not throw up all roads - in fact this will not happen until 2014.</td>
<td>This should be double checked and left to die a quiet death.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>45 Schools</td>
<td>Edit</td>
<td>simple reword needed</td>
<td>3</td>
<td>done</td>
<td>see - community involvement under implementation</td>
<td>Urge BPMS to continue to be used for a wide range of community activities - it is unsure this will be an option if the merger goes through.</td>
<td></td>
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</tr>
</tbody>
</table>
—Acknowledgments—

The Huntington Planning Commission would like to thank the many people who contributed to the content of this document and to especially recognize former Planning Commission members Julia Austin, Dana Cummings, Gordon Miller, Ginger Lubkowitz & Heather Pembrook for their work on this Plan.

—Mark Smith (Chair), Knox Cummin Everett Marshall, Beverly Little Thunder—

Heidi Racht (Clerk)

—2014—

Revision History—Huntington Town Plan

- September 8, 2014           Selectboard adopted this new Huntington VT Town Plan
- May 05, 2014                Selectboard’s Public Hearing on the draft Town Plan
- December 05, 2013           Planning Commission’s Public Hearing on the draft of a new Town Plan
- June 18, 2012               Selectboard Re-adopted the June 18, 2007 Town Plan without revisions

Cover Photo: Owen Rachampbell
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Use of the Town Plan

This Town Plan (Plan) has been prepared for the Huntington Selectboard, Huntington Planning Commission, Development Review Board, Huntington Conservation Commission, Brewster-Pierce School Board, employers and employees of the Town of Huntington (Town), and most of all, the residents of Huntington. In its most basic form, it is a tool and guide for decision-making: a point of reference.

The intent of the Town Plan is to:

• invite people and organizations to think about and set priorities for the future of the Town
• bring people together to discuss and take action on issues of common concern
• be a basis for the development and revision of the Town’s Land Use Regulations
• inform the Town’s capital budget process
• be a guide and a resource for the development of community programs and other critical community decisions so that they reflect the Town’s priorities
• be Huntington’s standard for review by the State of Vermont (State) and regional organizations under the provisions of the Regional Plan, the provisions of Act 200 and Act 250, and other legislative considerations
• be a resource for decision making and cooperative projects with neighboring and regional municipalities and the State
• provide a comprehensive and reliable source of information about the Town of Huntington

A Vision for Huntington’s Future

The Huntington Town Plan provides a vision and a framework for our residents to use to debate, discuss, and reach consensus about our Town’s future. This Plan addresses some of the issues related to continuing our Town’s identity as a rural, residential Vermont town with agricultural, historic, and natural resources.

The Town Plan strives to find the best approach to support and safeguard our two invaluable resources: the hardworking residents and the distinctive and beautiful landscape of the Huntington Valley. It also considers the Town’s history, physical characteristics, and the current social and economic conditions that impact our lives.
Guiding Principles

The following are the guiding principles of the Huntington Town Plan. All Town policies and regulations should resonate with these guiding principles and further the goals of this plan.

1. Promote the growth of a diverse, viable, and creative local economy that allows residents the opportunity to live and thrive in Huntington.

2. Retain and steward Huntington’s historic, scenic, and natural characteristics while ensuring the preservation of its working landscapes for future generations.

3. Encourage historic settlement patterns with new growth focused in Huntington's designated Village Centers.

4. Ensure a sustainable, affordable, and stable tax rate by evaluating all short and long term growth and development strategies in conjunction with the capital plan and operations budget.

5. Restrain rapid, large-scale, or otherwise inappropriate growth that would negatively affect Huntington’s fiscal condition, environmental quality, and/or rural character.

6. Promote energy conservation and encourage renewable energy use and development that is consistent with the scale and environmental characteristics of Huntington.

7. Support a safe, well maintained range of transportation options including alternatives to the automobile.

8. Ensure high quality educational opportunities for all Huntington residents.

9. Provide for long-range planning consistent with regional and State guidelines.
1. Land Use

The major challenge facing our Town’s land use policy is how best to focus growth potential so that we preserve our rural and village character while balancing growth, the provision of services, and the demand that property taxes place on residents.

Huntington, Vermont, is a narrow river valley town at 44.3 N Latitude, 73.0 W Longitude. The elevation ranges from about 600 feet above sea level in the lower river valley to 4,083 feet at the peak of Camel’s Hump.

The woodlands of the Hinesburg and Starksboro hills, the foothills of Camel’s Hump, the mountains, and the Huntington River provide most of the Town’s natural and topographic identity. The Town’s character and identity are formed by the historic village and farm buildings and activities in the river valley, which provide a sharp delineation between developed and natural landscapes.

Planning surveys conducted in 1999 and 2012 have documented the Townspeople’s desire to conserve open space. Regulations were enacted to conserve farm and forest lands by encouraging density in the village centers and mandating less density in rural areas. However, in those rural areas, the development pattern has added to roadside sprawl by widely distributing house sites resulting in both physical and visual fragmentation of the rural landscape. Clustering houses in villages and small, hamlet-like areas could help to retain the rural character, agriculture, forestry, environmentally sensitive areas, and scenic views in the Rural Residential Zone.

Many residents of Huntington treasure the views and recreational opportunities that open fields and forestlands provide, but much of this land is privately owned. A delicate balance between development rights and keeping fields and forests open is essential. If our Town can address both needs, the future of our natural and roadside beauty will be more assured. Preserving this balance in our village and rural identity will maintain and increase the value of our lands and resources.

Future zoning changes will be necessary to conserve open land during residential development in both rural and village settings, and to protect groundwater sources and environmentally fragile lands. Minimization of hazards to life and property due to flooding and erosion of the Town’s brooks and river is also a priority.

Our task is to develop a template for residential and compatible non-residential growth in keeping with the Town’s character as expressed by its open space, historic village centers, usable agricultural land, and environmentally fragile natural resources.

Town of Huntington Zoning Districts & Overlays

Groundwater Protection Overlay

The purpose of the Ground Protection Overlay is to protect public health and safety by
minimizing contamination of vulnerable aquifers and by preserving/protecting existing and potential sources of drinking water. There are four public water supplies in Huntington: Fire District #1 (serving Roberts Park and Huntington Woods), Brewster-Pierce School, Sleepy Hollow Inn, and the Huntington part of Lazy Brook Park; and three Source Protection Areas. The Source Protection Areas are referenced on Maps 2 and 6.

Flood Hazard District
The purpose of the Flood Hazard (overlay) District is to protect public health, safety, and welfare by discouraging building or other incompatible development within flood areas and to ensure that private property owners are eligible for flood insurance under the National Flood Insurance Program. The District is located on Maps 2 and 6.

Fluvial Erosion Hazard
The purpose of the Fluvial Erosion Hazard (overlay) District is to protect public health, safety, and welfare by discouraging building or other incompatible development within erosion prone areas of our brooks and streams. Property owners in this District need to consider the risk that the river may move and damage their property. The District is located on Maps 2, 3, and 6.

Conservation District
The purpose of the Conservation District is to protect the Town’s forests, watersheds, wildlife habitat, and environmentally sensitive upland areas and to maintain the scenic beauty of the mountain ridge and skyline. Forestry, agriculture, and related uses are permitted, but there are no conditional uses allowed in the District. The District is located on Map 6: Land Use Districts Map and covers approximately 4,924 acres.

Woodland District
The purpose of the Woodland District is to protect environmentally fragile high elevation areas, unfragmented forestland, and wildlife habitat from incompatible use. Most of the land is forested with generally steep slopes and shallow soils or bedrock. The Town’s goal is to limit road maintenance, school busing, and other services in outlying areas. Permitted uses are forestry, agriculture, and accessory structures. Conditional uses include recreational and cultural activities and seasonal dwellings. The District, which includes all land from 1,500 to 2,000 feet above sea level in the eastern portion of Huntington, is delineated on Map 6: Land Use Districts Map and covers approximately 3,892 acres.

Rural Residential District
The purpose of the Rural Residential District is to allow rural development while limiting its impact on the rural character of the District, usable agricultural land, unfragmented forests,
environmentally significant areas, aquifer protection areas, wetlands, and scenic views. Protection of rural resources by efficient and limited development of land and PUDs is a high priority in this District. The District is mostly made up of the land by the Huntington River and its tributaries, up to 1,500 feet elevation.

The maximum permitted density in the District is one unit per five acres. Property owners and developers will be required to plan for (and demonstrate in the review process) the management of the rural resources of the entire parcel of land on which a subdivision is proposed. Permitted uses in the District include agriculture, forestry, single family dwellings, accessory structures, and home occupations. Conditional uses are recreational and cultural uses, RPUDs, multi-family dwellings, light commercial and industrial uses, power generation, utilities, and health care facilities.

This District includes all land in Huntington up to 1,500 feet elevation, but not including the Village Districts or Neighborhood Districts, is delineated on Map 6: Land Use Districts Map and covers approximately 14,371 acres.

**Neighborhood District**

The purpose of the Neighborhood District is to protect agricultural and open space areas that define village boundaries by allowing dense residential, commercial, and civic development compatible with traditional patterns. The District is comprised of three areas: one in Hanksville and one immediately surrounding each of the Designated Village Centers: Huntington Center and Lower Village.

The Town’s goals in this District are to provide residential opportunities and community services efficiently, protect open space and prime agricultural soils, promote safe and efficient pedestrian and other transportation capability, and encourage the social and cultural aspects of neighborhood community life. Pedestrian and bicycle uses are prioritized without sacrificing automobile accessibility. Allowed density is one unit per acre. Permitted uses include forestry, agriculture, single-family residential, two-family residential, accessory dwellings, child care, senior housing, and home occupations. Conditional uses include PUDs, multi-family homes, group homes, commercial uses, recreational facilities, utilities, and government uses.

The District is delineated on Map 6: Land Use Districts Map and is approximately 1,286 acres.

**Village Center District**

The purpose of the Village Center District is to have the greatest density development in the villages—thereby enriching village life and relieving development pressure on the rural areas of the Town. The District is comprised of two areas: the Designated Village Centers of Huntington Lower Village and Huntington Center.

The Town’s goal in this District is to allow higher density residential and commercial development, in a traditional village settlement pattern, which will provide efficient community services, promote agricultural usage where appropriate, and encourage the social, cultural, and
Pedestrian and bicycle uses are prioritized without sacrificing automobile accessibility. Permitted uses include forestry, agriculture, single-family residential, two-family residential, accessory dwellings, senior housing, child care, and home occupations.

Conditional uses include PUDs, multi-family or group homes, commercial uses, recreational facilities, utilities, and government uses. Presently, the allowed usage is one unit per acre, although increasing that density would be congruent with Town goals for the District. The District is delineated on Map 6: Future Land Use Map and is approximately 42 acres.

**Goals**

1. Allow rural property owners to use their land within a framework that identifies and protects significant natural resources, including agricultural lands to be left as open space.

2. Allow traditional village settlement patterns to expand from village centers.

**Objectives**

1. Review regulations with an eye toward allowing an increase in village center development and promote solutions for septic leachfield and water well sharing.

2. Outside of the villages, consider density bonus as an alternative to five-acre lot development in the Rural Residential Zoning District. Evaluate and implement, as appropriate, mechanisms for encouraging unobtrusive clustered development such as open space planning, conservation development, density bonuses, and/or transfer of development rights.

3. Allow flexibility of use through changes to the Zoning Regulations with performance standards that protect fragile natural resources and maintain the character of neighborhoods.

4. Encourage cluster development to preserve open space.

5. Update zoning regulations, as needed, to be in compliance with Vermont State Statutes.

6. Discourage development within flood hazard area and along river corridors by educating citizens and establishing zoning regulations that follow guidelines in the FEMA All-Hazard Mitigation Plan. If new development is to be built in such areas, it must not worsen flooding, fluvial erosion, or
wildlife access to water.

Implementation

1. Amend regulations to reduce the number of nonconforming lots in the Village Zoning Districts and to allow traditional village settlement.

2. The Planning Commission should research and propose solutions to the water and wastewater issues in the Village Zoning Districts and for family systems outside the villages.

3. Identify the most appropriate locations for shared water and wastewater systems and explore ways to acquire options to buy and/or lease the land by the Town or by an interested party.

4. In consultation with planning professionals, develop performance standards which allow property owners uses of their land while protecting natural resources and the historic, livable, and working character of their neighborhoods.

5. Pursue grants to enable the Town to develop a relationship with a rural planning professional to help guide the Town through rural and village development planning.

6. Write planning grants in consultation with the Conservation Commission and appropriate planning professionals to create a specific prioritized ranking for open and space which would lead to mapping overlays. These overlays will define appropriate locations for development, thereby guiding developers, property owners, and the Planning Commission and/or Development Review Board in the location and design of PUDs which can be economically viable, environmentally sustainable, and visually unobtrusive.

7. Propose changes in zoning and subdivision regulations to adequately protect private property, public safety, and Town infrastructure in Fluvial Erosion Hazard Zones.

2. Transportation

Maintaining and replacing bridges, culverts, and roads, creating safe traffic speeds, reducing single-driver trips, and providing safe non-motorized road use (walking and bicycling) are the major transportation issues for Huntington.

Most of Huntington’s transportation infrastructure is adjacent to rivers and streams and often descends parallel down steep slopes. In the last five years several storms have resulted in major damage to our roads including the Main Road slide south of the Lower Village, the May and August (Irene) 2011 storms that destroyed parts of Economou and Camel’s Hump Roads, and the July 3, 2013 storm which damaged numerous roads in Town. In addition to the major impacts of these storms on our roadways, culverts, and bridges, we are faced with the pressing problem of the financial costs of repair and maintenance.

The topography, geography, and geology of Huntington provide unique opportunities and challenges for transporting our residents and visitors. We have roads that climb up mountains and roll down to the river valley; we have roads of pavement, dirt, stone, and sometimes, mud. We have roads that service farms, sugaring operations, hiking and recreation trails, woodshops, a grocery store, and conservation lands. We have roads that go to new developments and others that were carved out of the forests before the Civil War. Our roads and trails bring us to work, school, and allow us to play.

The existing transportation infrastructure in Huntington is comprised of 43.96 miles of roads and 21 bridges over 20' span and 9 larger culverts, which act as bridges. There are over 300 culverts when you include driveway and small culverts, which have a huge impact on our road maintenance/costs.

These are shown on the Transportation Map 3. The Main Road (running from Richmond to Buels Gore) and the Hinesburg Hollow Road (linking Huntington to Route 116 in Hinesburg) are located in the river valleys and are major routes through Huntington. They make up nearly all of Huntington’s 11.18 miles of Class 2 roads. There are 32.78 miles of Class 3 roads of varying non-paved surfaces—with stretches of steep slopes, sharp turns, and narrow roadbeds. Extensive maintenance is necessary to keep these Class 3 roads passable throughout the year. Class 4 roads are not maintained by the Town.

The Chittenden County Regional Planning Commission’s Metropolitan Transportation Plan, found in section 4.3.5 of the 2013 ECOS (Environment Community Opportunity Sustainability) planning document) is in agreement with many of Huntington’s transportation priorities.

Progress

Huntington’s roadways have been maintained in good condition due to an aggressive and consistent road policy. The paved Class 2 roads have been well-maintained, although the Town now faces the extensive expense of repairing the Main Road. Most of Huntington’s Class 3 roads have improved through replacement of appropriate sized ditches and culverts, though some
locations remain in poor condition. Road bed reconstruction using fabric has been implemented on East Street, Texas Hill Circle, Gillett Pond Road, and Taft Road. Reflecting the Town’s interest in attracting tourism and providing adequate facilities, the Camel’s Hump Road bridges, along with Bridge 8 on the Main Road (near the Moody Road intersection), are the top priorities for replacement or repair.

Progress toward addressing these major transportation issues includes the physical rehabilitation or replacement of bridges, culverts, and roads and the research and planning steps taken to prioritize future transportation efforts.

Improvements to transportation infrastructure that have been accomplished include:

- Replacement of the Carse Road and Moody Road bridges; repair of the Main Road slide, Economou Road, Texas Hill Road and Camel’s Hump Road; repair work on Bridge 10 on Main Road (at the Beane Road intersection); rebuilding Happy Hollow Road; and the re-decking of Bridge 32 on Camel’s Hump Road
- Development of a public park-and-ride lot in the Lower Village
- Construction of a salt and sand shed for Town Highway Department
- Lowered speed limits on the Main Road in two areas: from Texas Hill Road to Maplewood Cemetery, and from Ridge Road to Spence Road

Addressing the major issues related to transportation requires planning and information. The following data has been gathered to inform our future efforts:

- The Town hired the firm of McFarland and Johnson to produce the 2002 Huntington Bridge Improvement Plan. This plan provides recommendations for the maintenance and replacement of the Town’s bridges. These recommendations have helped the Town pursue an aggressive bridge maintenance and replacement action plan, such as the current planning for Bridge 30 on Camel’s Hump Road.
- December 2009: Main Road Speed Limit Study ~ Huntington, Vermont—a study that evaluated existing and potential speed transition zones buffering the Town’s village areas along Main Road.
- November 2011: An Inventory of Road Drainage Problems on Class 3 Roads and a Capital Improvement Plan. The Selectboard and Highway Department use this study as a basis for developing highway work plans.
- February 2012: Huntington Main Road Pavement Evaluation Study which assessed the costs for Town maintenance in the short (5 year) and long term (20 year) time frames.
**Maintenance Costs**

Designing our transportation infrastructure to be more resilient from storm damage will reduce costs from future storms and protect our waterways.

The Vermont Agency of Transportation (VTrans) has been our partner in maintaining the Town’s central artery, the Main Road. VTrans and the Chittenden Country Regional Planning Commission (CCRPC) are our partners in maintaining our highway infrastructure’s eligibility for Federal funding for bridge repair, maintenance, and/or replacement. The Town continues to be an active participant in CCRPC and regularly communicates with legislators and VTrans in an effort to maintain and improve our roadways. Bridge replacement/rehabilitation is primarily the responsibility of the Town. The Town works hard to take advantage of grant opportunities that provide matching funds from state and federal agencies for road, bridge, and culvert projects. While there are times it is necessary to address immediate repairs before knowing if disaster relief assistance will be made available, the Town addresses highway maintenance and long-range capital planning, including working with CCRPC and VTrans, in order to identify opportunities for transportation infrastructure financial assistance.

**Culverts**

Huntington’s culverts have been mapped, and that information was integrated into a November 2011 Roads Capital Plan (An Inventory of Road Drainage Problems on Class 3 Roads and a Capital Improvement Plan). Improperly constructed road accesses, including culverts, cause the second highest source of damage to roads. Approving and limiting culverts and property access points to ensure that they are properly installed will reduce long term costs for the Town. The Town currently accepts responsibility for new culverts that are built adjacent to a Town road after the property owner/developer has maintained the culvert for one year.

This one-year delay in acceptance of responsibility decreases the Town’s cost of maintenance required as a result of damage caused by improper driveway culvert installation. There is a continued need for property owners to maintain the drainage of their access beyond the Town right-of-way and the culverts in the right-of-way.

**Present & Future**

Many residents of Huntington commute to work, spending 20-60 minutes alone in a car and
paying more each year in vehicular operating costs. In a 2005 report looking at the impact of driving on global warming, Huntington was listed among Vermont’s top five communities in terms of pounds of pollution per year. The Town must continue to explore ways to decrease the number of single occupancy commuting vehicles through Transportation Demand Management strategies. Strategies may include increasing the use of car and vanpools, increasing use of the existing public transit system, creating links from Huntington to transit hubs, and promoting working in Huntington.

Residents of Huntington now have more options for linking to public transportation in neighboring communities than ever before. A park-and-ride lot was built behind the Library in the summer of 2007 and since then it has seen regular use. With rising gas prices, Vermonters are increasingly using public transportation. The new CCTA (Chittenden County Transportation Authority) Route 116 commuter bus was added in 2012, in addition to the buses running north and south along I-89 from the Exit 11 Richmond Park-and-Ride. The transportation improvement project for the Richmond Park-and-Ride expansion is crucial in order to link commuters and recreational traffic to and from Huntington. In a 2012 Town survey, 79% of respondents thought the Town should promote public transit access, such as bus and van service, to link Huntington residents to the mass transit arteries in Richmond and Hinesburg.

In addition to the increase of vehicular traffic, there has been an increase in recreational use of our roads. Our rural countryside attracts bicyclists of all ages, interests, and abilities. There have been, however, inevitable safety concerns that flow from having both more cars and more bikes sharing the road, as well as overall traffic speed concerns. Efforts to establish a bike/pedestrian pathway need to be renewed to allow everyone to enjoy the Town safely.

The development of a bike/pedestrian path has been recommended for many years. Willing landowners in each of the village areas should be contacted to develop sections of the trail. This may not initially connect the villages, but would provide a safer route for in-town bicycling and walking. Next steps could be to connect the two village areas and Hanksville, and then connect to the Audubon Center at the northern border of the Town. In coordination with surrounding communities, connections could be provided to Richmond, Hinesburg, and Starksboro.

Designing our transportation infrastructure to be more resilient from storm damage will reduce costs from future storms and protect our waterways. Comments submitted by respondents of
the 2012 Planning Commission survey supported bringing more public or shared transportation options to Town which could reduce residents’ automotive costs. Seeking solutions for increased safety of non-motorized traffic will reduce the chance of serious or fatal incidents for residents and visitors alike and increase the potential of health-supporting exercise for residents.

Goals

1. Preserve and continue to improve the physical condition, resiliency, and operational performance of the existing transportation system.
2. Provide adequate funding for transportation infrastructure.
3. Evaluate and accommodate the transportation needs of all system users, including pedestrians and bicyclists.
4. Provide a safe transportation system.
5. Incorporate environmental stewardship into the maintenance, rehabilitation, and construction of Town highways.

Objectives

1. Continue to update and enhance inventories and condition assessments of all Town bridges, culverts, and roadways.
2. Identify bridges, culverts, and road segments that are vulnerable to floods. Implement strategies, including repair or replacement at high risk locations, in order to mitigate the consequences of failure.
3. Protect municipal investments in transportation equipment (trucks, graders, mowers, etc.).
4. Continue to maximize the use of state and federal funding for bridge, culvert, and roadway rehabilitation and replacement projects through collaboration with the Chittenden Country Regional Planning Commission (CCRPC) and the Vermont Agency of Transportation (VTrans).
5. Explore the use of financing mechanisms such as bonds to mitigate the impact of higher cost projects on a single year’s budget, and limit the use of financing mechanisms to projects that
have life cycles that are equal to or greater than the period of the loan.

6. Consider the safety and accommodation of all transportation system users including motorists, bicyclists, public transportation users, and pedestrians of all ages and abilities in the implementation of maintenance and construction activities. (This is required by Vermont’s 2011 Complete Streets legislation, which all Towns are required to follow. It does not apply to gravel roads.)

7. Establish and enforce roadway speed limits, with consideration given to adjacent land use types and roadway engineering and design characteristics.

8. Create and maintain safe roadway conditions.

9. Preserve water quality by adopting and implementing the January 23, 2013 VT Agency of Transportation and Agency of Natural Resources Town Road and Bridge Standards to reduce pollution and erosion through proper management of stormwater runoff from roadways.

10. Integrate invasive species management practices into road maintenance projects.

11. Protect the scenic quality and rural character of the Town’s gravel roads.

12. Work towards the development of bike/pedestrian paths including the potential use of existing Town road rights-of-way.

Implementation

Bridges & Culverts

1. Implement an annual bridge maintenance program (bridge washing, painting, patching, maintaining drainage, protecting decks, etc.) to extend the useful life of new and existing infrastructure.

2. Review, revise and/or adopt a Town culvert policy for private roads that provides for Town oversight and control, and that keeps the cost burden with property owners who own access roads.

3. Provide ongoing training for Town highway personnel, municipal staff, and the Selectboard on best practices.

4. Maintain the various inventories and assessments so that the data remains up-to-date. This should be incorporated into highway work plans and reporting.

5. Work with landowners to develop recreation paths between villages and connect key roads with bike and walking trails.

Roads

1. Following the existing gravel road plan, utilize best management techniques on gravel roads
(Vermont Better Backroads Program standards) in order to provide adequate drainage, structural stability, consistent riding surface, dust control, and right-of-way maintenance.

2. Review the Highway Access Policy to ensure it provides the Town with adequate oversight and control. Limit property access to one point and prevent accesses that cause damage to Town roads.


4. Continue to seek free consultation from VTrans, Vermont Local Roads, the Better Backroads program and other resources for road rebuilding projects.

**Resiliency**

1. Ensure all roadway, bridge, and culvert repair and replacement projects are upgraded as appropriate and are designed to increase resiliency to floods and major storm events.

**Management**

1. Provide year round cover for highway equipment through the capital investment plan.

2. Adopt a schedule for the implementation of recommendations from the November 2011 study titled, *An Inventory of Road Drainage Problems on Class 3 Roads and a Capital Improvement Plan, Town of Huntington, VT*.

3. Improve the prioritization rating system for road maintenance projects to include the importance of the road to the community at large and available budget dollars. Consider less expensive options for lower priority roads that serve a small segment of the population.

4. Consult Vermont Forest, Parks, and Recreation and the Green Mountain Club regarding current and predicted traffic to Camel’s Hump trails in order to address State funding for maintenance of trail access roads.

**Funding**

1. Prepare and annually update a capital improvement plan to ensure adequate funding for the timely implementation of transportation infrastructure projects (bridges, culverts, roadways, guardrails, signs, etc.).

2. Continue to provide funding for road and bridge reserve funds to minimize the impact on a single year’s budget for higher cost roadway and bridge projects.

3. Continue to strengthen relationships with partners at CCRPC and VTrans to advocate for inclusion of small town issues in transportation prioritization.

4. Continue to apply for grants.
**Pedestrian & Bicycle Usage**

1. Evaluate installing sidewalks in the Lower Village and other areas that have a mix of higher levels of pedestrian activity and vehicular traffic. As appropriate, develop and implement a funding plan for creating and maintaining sidewalks.

2. Develop a plan to increase bicyclist and pedestrian safety and awareness.

3. Provide adequate paved shoulders for on-road bicycle and pedestrian use where appropriate and physically feasible.

4. Review results of the 2008 Huntington Traffic Calming Plan and determine the feasibility of the options presented.

5. Identify and evaluate options for a multiuse pathway within and between Huntington Center and the Lower Village (e.g. bike and pedestrian path), including the potential use of the existing Town right-of-way.

6. Evaluate the adequacy and safety of pedestrian access to Brewster-Pierce Memorial Elementary School (BPMS) and between BPMS and the grounds located at the Town Office Complex, including the recreation field and the alternate emergency site located at the Community Church of Huntington.

**Shared Transportation**

1. Evaluate the need for and feasibility of providing public transportation to Huntington including hours, routes, volume of demand, financing, and allowing public transport on school buses. If the need and feasibility are adequate, pursue the options available to make it so.

2. Encourage car-pooling through continued maintenance of the municipal park-and-ride lot and making residents aware of State and regional rideshare programs.

3. Support H.E.R.O. (Huntington Everybody Resource Organization) programs such as volunteer drivers, and continue funding to enhance the Special Services Transportation Agency (SSTA) to help service the needs of isolated residents.

4. Encourage the grouping SSTA trips to encourage efficiency with more riders per trip.

**Speed Limits**

1. Determine the minimum road-width necessary for safe transportation and, where possible, limit widths in order to reduce speeding.

2. Increase compliance with the speed limits in all parts of Town especially the village and school zone areas through enforcement, education, and roadway design that reinforces slower speeds.

3. Review the Traffic Calming Committee’s report and determine the feasibility of the various options presented.
4. Maintain the Town’s relationship with the Vermont State Police (or other contractor) for traffic enforcement.

5. Periodically re-evaluate speed limits throughout Town.

Road Conditions

1. Update the Huntington All-Hazards Mitigation Plan Huntington adopted in April 2011.

2. Where appropriate, install culverts that are designed to accommodate fish and aquatic organism passage.

3. Reduce road salt applications in the vicinity of waterways, when possible.

4. Develop and implement a road vegetation management plan (including the timing and frequency of mowing) in order to address invasive species such as wild parsnip, working with the Selectboard, Highway Department, Conservation Commission, the Nature Conservancy’s ‘Wise on Weeds’ program, and VTrans.

5. Revise, if necessary, the gravel road management plan which addresses the scenic quality and rural character of the roads in addition to safety, maintenance, and how to best protect the adjacent natural resources.
3. Facilities, Services, & Utilities

Community buildings and services are an integral part of the fabric of a small town. Huntington’s buildings provide community space for Town government, art, cultural opportunities, educational opportunities, recreation, and theater. It is our buildings, parks, forests, and cemeteries that make us unique. The maintenance of these resources is our legacy to those who will follow us.

Buildings

Public buildings owned by the Town include the Brewster-Pierce Memorial School—BPMS—(kindergarten through grade 4), the Town Office, the Town Garage, the Old Fire Station, a new Fire Station, the Huntington Town Hall, and the Union Meeting House (which serves as the Town library and community center). The historic Old Fire Station is used for storage of equipment for the Town’s popular youth soccer program. The new Fire Station was built in 1992-1993. The latest expansion to the school occurred in 1993, with major renovations completed in 2005. The Town Office, originally converted from a one-room schoolhouse in 1982, was renovated in 1993 and a lower level office was added. A new front porch and handicap accessible ramp were added in 2012.

Library/Union Meeting House

Huntington moved its library to the Union Meeting House in the Lower Village in September 2005. The Library is a full-service, automated, public library and community center. The Library has two staff members who oversee the operation of the services, and the purchase and loan of books and other materials. With the help of volunteers, the Library has continued to extend regular operating hours and provide a larger book collection. Library usage has steadily increased, and the Library continues to strive to find more ways to serve townspeople. The Chittenden County Home Card program, which allows residents of participating towns to use their library card to check out books in other participating town libraries, is administered through the Huntington Public Library.
Community Meeting Sites

Regularly scheduled municipal meetings are usually held in the Town Office building. The Union Meeting House fills a need for space for larger group gatherings, in addition to serving as the Town Library. Meetings for larger groups are also held in the training room of the Fire Station and the Annex of the Community Church of Huntington. The annual Town Meeting and Special Town Meetings are held at Brewster-Pierce Memorial School (BPMS).

Town Hall

Following a water leak in 1999 that caused the Library to move out of the Huntington Town Hall, the Town Hall Committee has worked to make the building usable for meetings, classes, workshops, and community events during the warm months. The Town Hall Committee is actively seeking grants for building renovations and repair. Currently the priority is to make the entire building fully handicapped-accessible as the Town Hall is now American Disabilities Act (ADA) accessible only on the first floor. In a 2010 survey of Town residents, the top suggested uses for the Town Hall included community classes and events, Town public hearings and meetings, performance events, art/gallery space, and senior activities and services. It has also been suggested that in the future the Town Hall could provide additional Town administration space if additional space is needed. Parking at the current site is limited. Participants can use the existing parking space at the Town Office and Recreation Field.

Re-Packaging Shed

South of the Fire Station, at the rear of the firehouse parking lot, a small shed is available for residents to exchange and reuse packaging materials.

Grounds

Other town facilities include a playground at the school and a large soccer field, baseball field, horseshoe pits, and picnic shelter located at the Town’s Recreation Field. The volunteer Recreation Committee worked with Town officials to develop this well-used recreation area in Huntington Center.

A small Town Green is located in the Lower Village. Recent improvements include a gazebo built as an Eagle Scout project with Troop 645 and some planted trees.

Huntington has a 100-acre Town Forest off Stagecoach Road that has limited public access. There are plans under consideration to construct a cross-country ski trail through the Town Forest connecting to Camel’s Hump Nordic Ski Area trails.
Cemeteries

The Town owns 3 public cemeteries. Two of the cemeteries, located in Huntington Center and Hanksville, have long since reached capacity. Until 1997, the Maplewood Cemetery in the Lower Village was maintained and assumed to be owned by an association. When the association looked to purchase property to enlarge the cemetery, it was discovered that the cemetery, in fact, was owned by the Town. The Town, in 1998, voted to purchase 7.51 acres from the estate of Bertha Hanson for cemetery expansion. Maplewood Cemetery was expanded in 2000 and another expansion is planned for 2014, which would provide burial lots on the hill overlooking the original cemetery. The Town’s Cemetery Trustees developed rules of operation. They continue to work on the expansion and details involved with roads and plot layout for the new area, developing rules and maintenance plans for the grounds, assigning space, and collecting fees.

Public Safety & Crime Investigation

Fire protection and emergency rescue services are provided by volunteers. Huntington addresses issues of public safety in a number of ways—from General Fund support of the Huntington Volunteer Fire Department, First Response Team, emergency rescue services from Richmond Rescue, contracted services for traffic enforcement, and providing funding for Chittenden Unit for Special Investigations (CUSI), to the maintenance of an up-to-date E911 (Enhanced 911) numbering system for all public and private roads in Town so that emergency response personnel can expeditiously respond to emergency calls.

The Town’s fire equipment and first response vehicles are housed in a building constructed in 1992. Equipment upgrades are made on a regular basis at the recommendation of the Fire Chief and as voted on at Town Meeting. The Town contributes to the cost of maintaining emergency rescue services for its residents through an assessment in the Town budget for Richmond Rescue, Inc. as well as through fundraising, insurance payments, and contributions from residents.
Dialing 911 in an emergency (to report life threatening situations, fires, accidents, crimes, etc.) will connect the caller with an emergency dispatcher who will verify the address and contact emergency responders. Since the Town’s Fire Department and First Response Team are staffed by volunteers, dispatchers may also contact the Vermont State Police, Richmond Rescue, Inc. or other emergency providers.

The Town currently purchases traffic enforcement services through the Vermont State Police. The cost is partially offset by a reimbursement to the Town through traffic fines. An increased police presence in the Town, especially for speed control in the villages, has been favorably received by a majority of the residents. The Town has a part-time Animal Control Officer.

The Town has a documented Basic Emergency Operations Plan and collaboratively sponsors the local Emergency Shelter in conjunction with the Community Church of Huntington. Huntington Center serves as the Town’s ‘hub’ of emergency response with the Fire Department, Highway Department and Town Office Administration connected through a network of radios, beepers and cell phones. The Fire Department, Town Office, and Community Church of Huntington buildings are connected to an emergency generator, and Town staff, officials, and volunteers serve on a community Emergency Management Committee.

Huntington’s All-Hazard Mitigation Plan is part of the Chittenden County Plan, put together by CCRPC, and is available online at http://www.ccrpcvt.org/em/hazard-mitigation.

**Miscellaneous Contributions**

Contributions from the Town also go to a number of private and non-profit organizations to support early education programs, home nursing and services for senior citizens, assistance for handicapped or abused persons, and other services. Contribution requests for support from the Town’s General Fund budget are made annually by these groups.

**Public Water & Wastewater Systems**

Huntington does not have a municipal water system. However, several publicly regulated water systems exist in Huntington serving Huntington Woods/Roberts Park and Brewster-Pierce Memorial School. No public sewage disposal systems, flood control facilities, solid waste disposal units, or other public utilities are located within the Town. In 2011, the Town received a planning advance grant from the Vermont Department of Environmental Conservation to assess water and wastewater capacity. The study was conducted due to concerns about the limited options available for residents and businesses for onsite wastewater treatment, about the listing of the Huntington River as impaired due to E. coli bacteria in the Lower Village, and as a result of drinking water shortages during droughts. Approximately 15% to 30% of homes in Huntington’s village and neighborhood areas have
low-yield wells or water quality issues.

The final 2012 report prepared by Stone Environmental, Water and Wastewater Capacity Evaluation for Huntington’s Villages, presents the advantages and disadvantages of maintaining the status quo or moving toward public water and wastewater systems in the Lower Village and Huntington Center. Approximately one-third to one-half of the residences and businesses are limited in their ability to replace an existing system or for expanding capacity (for example, for adding a bedroom). The study presented 3 options: do nothing, minimally fix problems, and act in order to promote village vitality. Doing nothing means that future development will likely occur on the edges of our villages or in rural areas instead of being concentrated in the village centers. Fixing individual problems will cost individual landowners. To support village vitality, wastewater treatment sites could be needed in order to accommodate development in the village centers. In order to attain the Land Use goals of focusing development in village centers, protecting water quality, and supporting business development, water and wastewater issues will need to be addressed. The full water and wastewater report is available on the Town Website.

Three recent severe droughts in Huntington (1995, 1999, and 2003) required the placement of a “water buffalo” from the Vermont National Guard for residents’ use and highlighted water source issues—making it prudent for Town Officials to have a plan in place for meeting the possibility of a long-term water crisis.

Solid Waste Management

In 1987, Huntington joined with nine other towns to form the Chittenden Solid Waste District (CSWD), which now includes all communities in the county except Underhill and Buels Gore. CSWD operates several facilities which serve Huntington residents. In April 1993, CSWD established a mandatory recycling program. Curbside trash and recycling collection is offered by private haulers. Residents can also utilize any of the Drop-Off Centers which accept recyclable materials, compost, scrap metal, and yard waste at no charge. Fees for non-recyclable waste are paid by the individual. The closest drop-off centers are located in Richmond and Hinesburg. Household hazardous wastes can be disposed of at the CSWD facility in South Burlington which operates year-round or at a mobile facility (the “Rover”) which makes an annual visit to Huntington.

Utilities

At present Huntington has two local electric companies serving the Town: Green Mountain Power and Vermont Electric Cooperative. No transmission lines are located in Huntington. Champlain Valley Telecom and Comcast provide telephone services in Huntington. Cable TV lines were installed in some parts of the Town in the summer of 1994. High speed internet is
available in Huntington.

Cellular phone towers, if they come to Huntington, will be addressed in the Town’s Zoning Regulations and/or by the State. Efforts to improve cellular phone service through installation of small cell sites and other technology are ongoing through the efforts of the Vermont Telecommunications Authority.

Wind and solar power continue to gain momentum in Huntington, with two wind turbines installed on different properties in the southern end of the Town and a growing number of rooftop and ground-based photovoltaic systems.

**Goals**

1. Develop a common vision for the long-term use of Town facilities:
   a) Manage the repair and maintenance of the Town’s municipal buildings and real estate.
   b) Ensure access to schools, adult educational opportunities, library services, parks, fire protection, rescue services, solid waste disposal, animal control, and crime prevention for Huntington residents.
   c) Support recruitment and training programs for Town commissions, boards, committees, and organizations.
Implementation

Town Facilities

1. Develop a Facilities Management Plan for Town Buildings. This should include investigation into the solar thermal and photovoltaic potential for Town buildings in addition to maintenance schedules, evaluation of what buildings to keep, what to sell, etc.

2. Utilize the capital budget planning process for oversight of the purchase, management, and repair of Town facilities.

3. Encourage the Huntington Selectboard to manage the repair and maintenance of the Town’s buildings. Facilitate communication between various committees regarding long-term use of and a fiscal plan for Town facilities.

4. Encourage the Cemetery Trustees to continue to develop adequate cemetery space in the Maplewood Cemetery in order to meet the desired needs of the Town’s residents and those with ancestral ties to Huntington.

5. Support public recreation facilities, including adequate parking.

6. Continue renovations to the Town Hall and explore options for the building’s future use.

7. Where appropriate, apply for grants and other monies to enhance Town facilities.

Services

1. Continue to support Town funding for crime prevention, animal control, and services for the elderly.

2. Promote the Union Meeting House/Library as a community meeting and educational facility.

3. In keeping with the goals of the Huntington Library Board of Trustees, the Library should continue to strive to meet the standards in existence for compliance with the Vermont Department of Libraries, and continue to participate in the county’s Home Card Program.

4. Continue participation in the Chittenden Solid Waste District (CSWD).

Water & Waste Water

1. Discuss the options for, and implications of, potential community water supply sources and wastewater treatment sites for parcels identified in the Water and Wastewater Capacity Evaluation for Huntington’s Villages report.

2. If a decision is made to move forward with one or more options for municipal or group water or wastewater systems, negotiate with property owners to complete preliminary field testing on preferred sites.
3. Explore Town and user cost scenarios for water and wastewater infrastructure.
4. Consult landowners of potential sites regarding their opinions, interests, concerns, etc.

Utilities
1. Apply, where appropriate, for available grants to address more consistent cellular coverage in Huntington. Continue liaison efforts between the Vermont Telecommunications Authority and the Selectboard.
2. Continue to require buried utilities for any new development or redevelopment projects
3. Improve cellular coverage, increase usage of renewable energy, improve cable and high speed internet coverage, and chart potential paths to achieve them.
4. Housing – General

Historically the Town of Huntington has contained a fairly diverse range of housing types and sizes to meet the needs of the residents. Nonetheless, as noted in the report of the Chittenden County Housing Target Task Force (2006), there is a substantial regional need for additional housing in general, and affordable housing in particular. The Town’s efforts to encourage more modestly priced housing have been: to explore increasing village density through modifications to the Zoning Ordinance; to study the possibility of a distributed water and wastewater system in the Town’s villages; to provide a density bonus to developers of planned unit housing projects; to support the creation of accessory housing units; and to consider partnership with non-profit organizations to create affordable housing for the elderly and families. Continuing these efforts should enable Huntington to support efforts to meet the local and regional housing challenge.

Two neighboring residences show the diversity of housing types that are located throughout the town.

Photos: Knox Cummin
Goal

1. Provide an adequate supply of housing to accommodate the diverse array of the community’s residents, while preserving the Town’s scenic and natural resources and the Town’s ability to provide public services or facilities.

Objectives

1. Consistent with regional guidelines as stated in the ECOS Plan, the Town should develop and pursue policies that should result in new housing units that are constructed being affordable to households, and where the financial burden should not be more than 30% of annual income. Where appropriate, perpetual affordability should be assured through binding legal mechanisms.

2. Consistent with regional guidelines, the Town should develop and pursue policies that are projected to result in, on average, ten percent of new housing units constructed being affordable to households with incomes no more than 80% of the county median income for the appropriate household size. Where appropriate, perpetual affordability should be assured through binding legal mechanisms.

3. The rate of new housing construction should be consistent with the rate of population growth and with the planned rate of expansion of community facilities and services. The Town should consider a rate of growth that is manageable and of reasonable cost to the Town, while preserving the character and natural resources of the Town.

4. The construction of housing and associated infrastructure, utility corridors, out-buildings, etc. should not have adverse impacts on the Town’s scenic and natural features and resources. The rate of construction of new housing shall not exceed the ability of the Town to provide the needed public facilities and services.

5. Affordable housing, in particular, should be located close to public services and facilities so residents can benefit from these and other public resources.

6. Encourage the development of a variety of appropriately scaled housing options for elderly residents including congregate housing, continuing care, assisted living, home care, nursing care, etc., and for families including rental apartments, small condominiums or townhouses, and attached or detached accessory dwellings.

7. The rehabilitation, adaptive reuse, or restoration of existing housing and structures shall be encouraged. Federal and state funding, loans, and grants, if available, shall be used to augment private funding for the rehabilitation of substandard housing and to improve energy efficiency.

8. Promote use of innovative, creative development layouts and construction techniques, and encourage the use of renewable energy sources, so that new residential buildings fit their landscape and settings and minimize energy consumption in accordance with the Land Use and Energy provisions of this Town Plan.
Implementation

1. Amend the Town’s Zoning Ordinance to encourage, within areas designated for higher levels of density and growth, the development of a variety of affordable housing options: duplexes, small condominiums or Town houses, rental apartments, and accessory dwelling units.

2. Consider density bonuses and/or inclusionary zoning provisions to stimulate construction of new affordable and workforce housing in the Town’s village districts and designated growth areas. An inclusionary zoning provision may contain provision for payment of a fee in lieu of actually constructing affordable dwellings, which would be designated for the development of housing for elderly. Legal mechanisms shall be used to ensure that housing constructed under this provision shall be perpetually affordable.

3. Encourage and support the continued work of local groups to facilitate the provision of creating more housing opportunities for elderly and for family households of modest means by working with non-profit housing groups.

4. Consider increasing the size limits on accessory apartments, on a district by district basis, as a method of providing additional housing opportunities and as a source of revenue for existing home owners.

5. Continue to participate in regional housing discussions with particular emphasis on creating affordable housing opportunities with consideration for energy efficient designs to meet the Town’s needs and its commitment to the goals of the region.
5. Housing for the Elderly

Based on information provided from the 2010 census, Huntington has seen a steady increase in the number of seniors. These data are supported by the Huntington Housing Needs Assessment of 2012, which shows that there has been an increase in Huntington residents age 55 and over between 2000 and 2010 (129 to 258). This figure also includes an increase in Huntington residents age 65 and over between 2000 and 2010, from 67 residents to 82 residents.

A survey to determine the need for elder housing was conducted in 2012; 72 of 76 respondents stated that there is a need for senior housing in Huntington. Of the 72 respondents who stated there is a need, 51 indicated they or their relative would be interested in living in senior housing if it is available in the future.

It is apparent that as the population ages, the need for appropriate housing will become more urgent.

Background: Over the past 20 years, there have been recurrent efforts to address the issue of elder housing in Huntington. A committee formed in 2000 sought available land to purchase for the purpose of building senior housing. The committee was dissolved after exhausting all available options of land parcels suitable for such a project at that time.

In 2011, a group of Huntington volunteers convened a new committee (called Huntington Green) to pursue the feasibility of developing independent senior housing apartments in three existing houses in Huntington’s Lower Village. The three houses, close to basic services, became available for sale in the Lower Village. This effort was in line with the Town Plan, which stated that the Huntington community must make a commitment for more services, including housing, for Huntington’s elder population.

Huntington Green, working under the umbrella of an existing non-profit, Huntington Historical and Community Trust, was awarded a grant from Vermont Housing and Conservation Trust in early 2012. The purpose of this grant was to assess the cost and feasibility of converting these homes to senior housing, to solicit citizen input through a survey, and to further examine the housing need for seniors in Huntington.

The feasibility of renovating and purchasing the three identified properties was determined to be unaffordable at this time due to the estimated cost of retrofitting older buildings.

A Huntington Senior Housing survey was completed in 2011-2012. The results were used in a marketing-planning brochure as well as the Housing Needs Assessment report.

In May 2012, Huntington Green hired consultant Meg Pond of Stepping Stones Associates to develop and write a report that addressed the housing needs in Huntington. The report, entitled Housing Needs Assessment, brought together information from multiple sources on needs, finances, and future projections. Huntington Green completed this aspect of the feasibility study in September 2012.
Huntington Green compiled the key elements of this feasibility work and the survey results into a brochure to communicate to the public and Town officials the need for senior housing and a timeline to accomplish that goal. This marketing plan/brochure was used at the 2013 Town Meeting, along with an information board, to inform the public about the history and goals of Huntington Green. The brochure is available at the Town Office and on the Town Website.

Huntington Green has also held numerous meetings with key organizations within the senior and housing community in Vermont including Cathedral Square and Champlain Housing Trust. Several Huntington Green committee members attended the 2012 Vermont Housing Conference.

Other Services

Huntington’s residents have access to a variety of services including Meals on Wheels, Lifeline telephone, medical and transportation services including the VNA (Visiting Nurse Association) and SSTA (Special Services Transportation Agency), and recreational opportunities such as the monthly Huntington Senior Lunch at the Community Church of Huntington.

Huntington senior residents will have access to the Richmond Area Senior Center which is being planned to serve the Richmond, Huntington, and Bolton communities. A well-organized and easily-accessible volunteer transportation and social support network is necessary to increase access to all categories of services for seniors.
Goals

1. Seek and develop a suitable site for affordable elder housing in one of Huntington’s Village Districts.
2. Engage elderly residents in discussions about the details of services and housing that should be available in Huntington.
3. Pursue financing for elder housing and related services through communication with appropriate agencies.
4. Provide opportunities for seniors to remain active, productive members of the community by developing access to recreational, social, cultural, and other human services.
5. Develop a partnership between Huntington Green and the Town in order to develop opportunities to access public funds.

Objectives

1. Refine a vision for elder housing as needed.
2. Develop a framework for operating, including whether Huntington Green should be a Town-sponsored committee.
3. Increase awareness of housing projects in order to determine potential sources of funding (public or private).
4. Develop walking paths for access to village services.
5. Engage residents over the age of 55 in the discussion about elder services and housing.
6. Work with the Town, County, and others to provide public transportation to neighboring towns and into the Greater Burlington Area.
7. Huntington Green should collaborate with HERO and other Town organizations and community groups to formulate plans to increase access to existing social, cultural, health, and human services and events; meal programs; and other needed services to decrease isolation and increase access to available resources for Huntington’s elders.

Implementation

1. The Selectboard and Planning Commission should meet with Huntington Green to discuss how to best advance senior housing and related services in Huntington.
2. Huntington Green should work with the HERO organization to align activities toward common goals.
3. Implement Huntington Green’s plan to create a senior housing project:
   a) Develop elder housing donor list, key supporters, people and organizations
   b) Begin fundraising efforts in order to demonstrate local commitment to potential funding sources
   c) Phase I—Land acquisition by January 2015
   d) Phase II—Site development, including initial design, by January 2017
   e) Phase III—Construction completed by January 2020
   f) Phase IV—Occupancy by Spring/Summer 2020

4. Schedule presentations with community groups and individuals.

5. Hold gatherings with people aged 55 years and over regarding their specific housing, social, and health services needs and desires.

6. Apply for planning/development grants.

7. Meet with landowners to discuss access for walking paths in villages.

8. Introduce opportunities, such as HomeShare Vermont, that allow residents to remain in their homes.

9. Explore regulatory changes that encourage accessory housing.

10. Work with the Selectboard to secure regular public transportation in the community for seniors by having a Huntington representative on transportation initiatives similar to the Hinesburg commuter bus.
6. Population Data

Huntington’s population was 1,938 individuals in 2010. The data included in this section are based on US Census Bureau, Census 2010, and Vermont Housing Data Site, Vermont Department of Labor, Economic & Labor Market Information, and the Center for Rural Studies at the University of Vermont. As Table 6.1 indicates, the Town’s population increased by less than 4 percent from the previous census in 2000. This is a sharp reduction in the rate of increase in population from the previous four decades.

Since the last census, Huntington’s population growth rate nearly mirrored the state’s growth of 3 percent, while Chittenden County increased at a higher rate of 9 percent. While increasing rapidly in population from 1970 to 2000, it appears that Huntington’s rate of increase may be stabilizing due to geographic constraints of the river valley with wide flood areas and steep slopes in upland sites that limit the availability of new housing sites and a lack of infrastructure (water and sewer) to support development in the villages.

<table>
<thead>
<tr>
<th>Year</th>
<th>Huntington</th>
<th>% Change from Last Census</th>
<th>County</th>
<th>% Change from Last Census</th>
<th>Huntington % of County</th>
<th>Vermont</th>
<th>% Change from Last Census</th>
</tr>
</thead>
<tbody>
<tr>
<td>1950</td>
<td>601</td>
<td></td>
<td>62,570</td>
<td></td>
<td>1.0</td>
<td>377,231</td>
<td></td>
</tr>
<tr>
<td>1960</td>
<td>581</td>
<td>-3</td>
<td>74,425</td>
<td>18</td>
<td>0.7</td>
<td>389,811</td>
<td>3</td>
</tr>
<tr>
<td>1970</td>
<td>748</td>
<td>13</td>
<td>99,131</td>
<td>33</td>
<td>0.8</td>
<td>444,732</td>
<td>14</td>
</tr>
<tr>
<td>1980</td>
<td>1,161</td>
<td>55</td>
<td>115,534</td>
<td>17</td>
<td>1.0</td>
<td>511,456</td>
<td>15</td>
</tr>
<tr>
<td>1990</td>
<td>1,609</td>
<td>39</td>
<td>131,761</td>
<td>14</td>
<td>1.2</td>
<td>562,758</td>
<td>10</td>
</tr>
<tr>
<td>2000</td>
<td>1,861</td>
<td>16</td>
<td>144,001</td>
<td>9</td>
<td>1.3</td>
<td>608,827</td>
<td>8</td>
</tr>
<tr>
<td>2010</td>
<td>1,938</td>
<td>4</td>
<td>156,545</td>
<td>9</td>
<td>1.2</td>
<td>625,741</td>
<td>3</td>
</tr>
</tbody>
</table>

Table 6.1 Huntington’s Population Compared with Chittenden County and Vermont

Demographic Characteristics

Demographic characteristics of Huntington residents include the following comparison between the 2010 and 2000 censuses. One can see the overall age has increased substantially for the period.

- The median age was 41.1 years old in 2010; this increased from a median age of 36.6 years old in 2000.
- School age children (ages 5-19) made up 19.9% of the population in 2010, which decreased from 23% in 2000.
- The number of residents 21 years and older was 72.9% in 2010, which increased from 69.5% in 2000.
• The number of residents over the age of 62 was 10.1% in 2010, which increased from 6.3% in 2000.

• The 45-54 year old age group had the largest number of residents in 2010 with 21.2%, up from 18.6% in 2000. However, in 2000 the 35-44 year old age group was the largest at 23.1%, which decreased to 17.2% in 2010.

• The population was comprised of 973 females (49.8%) and 965 males (50.2%) in 2010. The ratio of males to females was nearly the same as in 2000.

• 96.7% of the individuals residing in Huntington were white in 2010, with the remaining reporting their race as Black; American Indian or Alaska Native; Asian; “some other race”; or multiracial. The percentage of whites was just about the same in 2000 at 97.5%.

• Approximately 93% of residents had at least a high school education in 2010, with 45% of those having a bachelor’s degree or higher. This was an increase from 2000, when approximately 89% of residents had at least a high school education, with 40% of those having a bachelor’s degree or higher.

• There are 1,169 workers over the age of 16 in Huntington and of those, most commuted to work by themselves in 2010. The percentage of those workers who drove by themselves increased from 2000. Hopefully the percent of people that drive alone will decrease substantially by next census.

<table>
<thead>
<tr>
<th>Household Size</th>
<th>Huntingdon</th>
<th>Chittenden County</th>
<th>Vermont</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
<td>1990</td>
<td>2000</td>
<td>2010</td>
</tr>
<tr>
<td></td>
<td>3.17</td>
<td>3.09</td>
<td>2.90</td>
</tr>
<tr>
<td></td>
<td>2.90</td>
<td>3.02</td>
<td>2.92</td>
</tr>
</tbody>
</table>

Table 6.2: Household Size—from the Vermont Housing Data Site

<table>
<thead>
<tr>
<th>Means of Getting to Work</th>
<th>2010</th>
<th>2000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workers over 16</td>
<td>1,169</td>
<td>1,057</td>
</tr>
<tr>
<td>Car, truck, or van—drove alone</td>
<td>918</td>
<td>830</td>
</tr>
<tr>
<td>Car, truck, or van—carpoled</td>
<td>122</td>
<td>130</td>
</tr>
<tr>
<td>Public transportation</td>
<td>17</td>
<td>1</td>
</tr>
<tr>
<td>Other means</td>
<td>2</td>
<td>7</td>
</tr>
<tr>
<td>Worked at home</td>
<td>96</td>
<td>72</td>
</tr>
<tr>
<td>Mean travel time in minutes</td>
<td>31.6</td>
<td>32.1</td>
</tr>
</tbody>
</table>

Table 6.3: Means of getting to work for Huntington’s workers over 16
Labor Force Participation

In 2010, 77% of Huntington’s residents were in the labor force and 4.5% were unemployed. The unemployment rate has been dropping steadily as we continue to recover from the recession of 2009 when the unemployment rate was 6.1%, compared to the rate of 3.8% in 2012. See Table 6.4 for comparison of the Town’s and Chittenden County’s unemployment percentages from 2006 to 2012.

The most frequently reported occupations are: management, business, science, and arts occupations (48.1%); service occupations (13.5%); natural resource, construction, and maintenance (11.4%); and production, transportation occupations, and material moving occupations (10.2%). The median household income was $68,710 in 2010, which was an increase from $49,559 in 2000. There were 4.7% of families and 7.1% of individuals in Huntington in 2010 with annual incomes below the poverty level.

Housing

Huntington has a high percentage of homes that are occupied by owners versus renters compared to the rest of the county and Vermont.

About 90% of the homes are owner-occupied in Huntington compared with 70% in Chittenden County (see Table 6.5). This can be explained in part by the large number of rental units in our cities and larger villages.

<table>
<thead>
<tr>
<th>Total Population in Owner vs Renter Occupied Units</th>
<th>Huntington</th>
<th>Chittenden County</th>
<th>Vermont</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total</td>
<td>1,938</td>
<td>146,750</td>
<td>600,412</td>
</tr>
<tr>
<td>Owner Occupied</td>
<td>1,748</td>
<td>101,732</td>
<td>444,608</td>
</tr>
<tr>
<td>Renter occupied</td>
<td>190</td>
<td>45,018</td>
<td>155,804</td>
</tr>
</tbody>
</table>

Table 6.5: Total Population in Owner versus Renter Occupied Units 2010 – the Vermont Housing Data Site
The increase in the total number of housing units in Huntington has grown about the same percentage rate as both Chittenden County and the State in the last decade (see Table 6.6). However, Huntington accounts for only a small amount of the total units in the county.

Huntington’s fuel usage has a different profile from the State and the County (see Table 6.7). Huntington heats with a much higher percentage of wood and fuel oil compared with the rest of the county.

<table>
<thead>
<tr>
<th>Number of Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Year</td>
</tr>
<tr>
<td>------</td>
</tr>
<tr>
<td>1950</td>
</tr>
<tr>
<td>1950</td>
</tr>
<tr>
<td>1960</td>
</tr>
<tr>
<td>1970</td>
</tr>
<tr>
<td>1980</td>
</tr>
<tr>
<td>1990</td>
</tr>
<tr>
<td>2000</td>
</tr>
<tr>
<td>2010</td>
</tr>
</tbody>
</table>

Table 6.6: Housing Units—The Vermont Housing Data Site

<table>
<thead>
<tr>
<th>Fuel Usage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Home heating fuel, 2007-2011</td>
</tr>
<tr>
<td>All occupied housing units</td>
</tr>
<tr>
<td>Gas</td>
</tr>
<tr>
<td>Electric</td>
</tr>
<tr>
<td>Fuel oil, kerosene</td>
</tr>
<tr>
<td>Wood</td>
</tr>
<tr>
<td>All other fuels</td>
</tr>
<tr>
<td>No Fuel used</td>
</tr>
</tbody>
</table>

Table 6.7: Fuel Usages – the Vermont Housing Data Site
7. Childcare

Despite the importance of quality childcare for working parents, availability is limited and it is not uncommon for parents to add their child to waiting lists before birth. Child Care Resource (CCR), a non-profit organization providing services to parents and child care providers, estimates that 6,800 Chittenden County children age 0-12 are in regulated child care each week.

In July 2013, CCR’s census of child care programs and availability listed vacancy rates ranging from less than one percent to eight percent. Child care for the youngest children is most difficult to find. Sixty-two percent of CCR’s referral services are for children under three years of age, even though they make up only twenty-two percent of children under the age of twelve in Chittenden County.

According to CCR, average tuition for full time childcare ranges from $164-$230 per week depending on the type of program and the age of the child. Average aftercare tuitions for school age children range from $74-$92 per week\(^1\). Many families struggle to balance their desire for the best care they can find with their ability to pay.

A number of studies identify the benefits of high quality childcare. The Carolina Abecedarian Project found children in early intervention programs performed better on cognitive tests, had higher levels of math and reading achievement, completed more years of education, and delayed parenthood. Mothers of children in intervention programs also reached higher levels of education and employment.\(^2\) The HighScope Perry Preschool Study found children in early childhood programs had lower arrest rates, higher graduation rates, higher achievement rates, higher IQs, and higher earning potential.\(^3\) In March 2003, The Federal Reserve Bank of Minneapolis published an article advocating for public investment in early childhood education and estimated a 12% rate of return for “society in general.”\(^4\)

In September 2013, CCR listed as the child care options in Huntington three registered family child care homes, the Brewster-Pierce Preschool Program, and the Y School Age Program (after school at BPMS). In Vermont, people providing childcare to more than two families must be registered with the Department of Children and Families.

To ensure the optimal development of the Town’s children, the Town must support quality childcare and offer parents resources in locating care for their children.

\(^1\) https://www.childcareresource.org/community-statistics#Average
\(^2\) http://abc.fpg.unc.edu/major-findings
\(^3\) http://www.highscope.org/Content.asp?ContentId=219
\(^4\) http://www.minneapolisisfed.org/publications_papers/pub_display.cfm?id=3832
Goals

1. The Town should not adopt regulations that create unreasonable obstacles to the creation of home-based or center-based child care that meets registration and licensing criteria set by the State of Vermont.

2. Promote safe, high-quality, and affordable child care and after-school care.

3. Promote access to local and regional resources for families and child care providers.

Objectives

1. Identify State, regional and community resources and/or organizations that are available to coordinate and/or provide playgroups, child care referrals and reviews, financial assistance, etc. (Chittenden East Partnership, Building Bright Futures, Vermont Bright Futures Child Care System, Child Care Resource, etc.).

2. Determine the demand for providing additional information for parents and child care providers in Huntington.

3. Determine whether zoning regulations adequately describe safe pick up and drop off areas at family-based and center-based child care providers.

4. Determine whether zoning and subdivision regulations should be amended to facilitate child care in multi-use areas and/or large Planned Unit Developments or Planned Residential Developments.

Implementation

1. The Planning Commission will consult with local, regional, and safety officials to determine whether a need exists to develop safety plans and/or references for Fire Department and First Responder personnel, the Emergency Management Coordinator/Town Administrator, the Town Health Officer, the Town Clerk, and/or others and for the Emergency Management Plan regarding child care centers in Town.

2. The Planning Commission will consult with the Library, the School, child care providers, play group organizers, the Town Website Committee, and others to determine how information about resources can be most effectively communicated to parents, providers, and others. Resource examples include book bins, playgroups, summer pizza, story circles, referral services, community passes (ECHO, Audubon, etc.), the Toy Van, State requirements, and
Change of Use applications. Implementation examples include:

a. Include child care referral information, agency links, and training opportunities on the Town Website
b. Coordinate between child care providers and BPMS
c. Investigate the use of “Average Daily Membership” State Education Funds in order to help pay for preschool child care in qualified home-based and center-based facilities

3. The Planning Commission will consult with the Zoning Administrative Officer, local child care providers, regional organizations, and others to determine whether the Town’s Land Use Regulations pose barriers to center-based and home-based child care facilities.

4. The Planning Commission will consult with the schools, the Library, parents, the Town Recreation Committee, and others to determine whether there is adequate access to quality afterschool programs.

5. The Planning Commission will recommend the Selectboard create an Ad Hoc Committee or volunteer childcare coordinator position if they deem it necessary in order to achieve the Goals and Objectives of the Childcare section of this Town Plan
8. Natural Resources

Huntington’s Natural Resources predate human occupation and are an invaluable asset to the Town; they are the reason that many residents live here. Preserving and protecting these resources while land is developed is the challenge facing the Town.

In 2013, ongoing work and mapping of natural resources was underway as part of the ECOS project, a Chittenden County Regional Sustainability Project. Huntington, Richmond, Bolton and Jericho participated in the project as part of a multi-community Municipal Planning Grant.

Riparian & Surface Water

Riparian areas and surface waters form a complex and interdependent hydrological system. Riparian areas are ecosystems located on the banks of streams, rivers, lakes, wetlands, and floodplains. They provide food and habitat to the species that inhabit them and perform essential functions for the adjacent surface waters.

Riparian vegetation slows and filters runoff, stabilizes stream banks, contributes food and structure to the aquatic habitats, slows flood waters, and stabilizes water temperature—thus protecting water quality. Stabilizing stream banks minimizes erosion and sediment buildup in aquatic communities.

Surface waters occupy close to 90 acres in Huntington and are an important resource for the Town. The rivers, streams, and ponds are used for fishing, swimming, canoeing, and scenic enjoyment. Most notable is the Huntington River, which flows through the middle of the Huntington Valley and links the Lower Village, Huntington Center and Hanksville areas of Town. Designated by the State as Class B waters, the Huntington River should be swimmable and boat-able. Class B waters are also considered drinkable if filtered and disinfected.

Flowing 18 miles from its headwaters north to its mouth where it enters the Winooski River at Jonesville, the Huntington River drains 67 square miles of land. It is fed by many tributaries including Jones Brook in Hanksville; Cobb Brook by Charlie Smith Road; Brush Brook in Huntington Center; Carpenter Brook south of Shaker Mountain Road; Hollow Brook by the Hinesburg Hollow Road; Fargo Brook by East Street; Texas Hill Brook by Huntington Acres; Sherman Hollow Brook by the Audubon lands; and Johns Brook, which is the most northerly tributary in Huntington.

The Huntington River Conservation Partnership is a collaboration of the Richmond and
Huntington Conservation Commissions and has overseen monitoring of coliform levels in the Huntington River and its tributaries. Monitoring began in Huntington in 2002. In 2006, sites in Richmond were added. In 2006, the Huntington River below Bridge Street in the Lower Village was identified as bacteria impaired based on the ongoing sampling. While not all coliform bacteria are pathogenic, their presence can indicate fecal contamination by other pathogenic organisms.

Sources of fecal coliform can include failing septic systems, pet waste, farm runoff, and contamination by wild animals. In 2009, a Microbial Source Tracking study (on three dates under high flow conditions) found evidence of contamination from canids and ruminants. The study recommended ongoing coliform monitoring, inspection and mitigation of potentially failing septic systems, groundwater monitoring, improved agricultural nutrient management planning, and enhancing riparian buffers.\(^5\)

A river corridor management plan was published in 2008 and updated in 2009. It is available on the Town Website and at the Huntington Public Library. Recommendations in the management plan include additional geomorphological assessment, analysis of wetland restoration potential, inventory of stormwater runoff related to roads and ditches, investigation of the presence of berms blocking flood plain access, and five-year updates to the corridor management plan.\(^6\)

Development setbacks in Huntington’s Zoning Regulation establish a 100 foot buffer along the Huntington River and a 50 foot buffer along a number of its named tributaries.

Gillett Pond, a surface water popular with Huntingtonians, is actually located in the Town of Richmond. It provides fishing opportunities and habitat for many large and small mammals. An important wetland adjacent to the pond is found in Huntington.

**Ground Water**

Ground water is an important resource because it is the primary source of drinking water in Huntington and because of its interconnection with surface waters. Ground waters discharge into surface waters; and surface waters replenish ground waters. The quality of ground water can be impacted by land use practices such as septic systems, underground fuel tanks, solid waste, unused vehicles, road salt, fertilizers, storm water runoff, and hazardous waste.

\(^5\) http://www.vtwaterquality.org/mapp/docs/mp_13huntingtonriver.pdf

Ground water provides water for home, business, and agricultural needs. Most residences are served by individual wells. The public water systems and source water protection areas are described in the Facilities section of this Town Plan.

Wetlands

Wetlands have three basic characteristics: (1) they are inundated by or saturated with water for some period during the growing season; (2) they contain wet or hydric soils; and (3) they are dominated by plants that are adapted to saturated soils. Wetlands are found in the upland areas and the river valley throughout Huntington and they serve many important functions. They act as filters to purify water and as “sponges” and storage areas to minimize flooding. They stabilize shorelines from erosion, recharge groundwater, and provide critical habitat for fish and wildlife.

Swamps are wetlands dominated by woody plants, while marshes are wetlands dominated by herbaceous plants. Vernal pools are small seasonal isolated wetlands. Seeps are sloping wetlands and can be open or covered with woody vegetation.

Wetlands provide habitat for most species of wildlife at some point in their life cycle. Huntington’s wetlands support a variety of birds, mammals, reptiles, amphibians, invertebrates, and plant life. Some species are largely dependent on the wetlands while other species use wetlands occasionally. Vernal pools, while small in size, provide important breeding habitat for pool-breeding amphibians and invertebrates. A number of wetlands in Town have beaver activity and are dynamic with respect to size, vegetation, and amount of open water.

The National Wetland Inventory (NWI) identifies 159 acres of wetlands in the Town of Huntington. The wetlands shown on the natural resources map are derived from this inventory. While not complete or thoroughly field checked, this is the best source of wetlands information the Town currently has available. Wetlands shown on the NWI maps are considered to be Class II wetlands under the Vermont Wetland Rules and require a 50-foot buffer zone in most instances.

The Town of Huntington contains many scattered river valley (floodplain) wetlands associated
with the Huntington River and its larger tributaries. An important river valley wetland is also located along Hinesburg Hollow Road. It is a large, connected complex of shrub and emergent wetlands that provides habitat for a variety of birds and other wildlife.

Many of the larger floodplains along the Huntington River have been converted to agricultural land because of their alluvial soils, which are well suited for crop or pasture land. Even these converted floodplains are important for protection of the river’s functions and values, particularly if vegetated buffers are intact. Restoration to naturally forested floodplain may be a consideration for some of the land. Floodplains in Town are shown on the Natural Resources Map 1. The boundaries are subject to field verification.

**Natural Areas & Sites of Biological Significance**

Huntington has several areas identified by the Vermont Natural Heritage Inventory that are considered to have statewide biological significance.

The largest area of biological significance identified is part of the Camel’s Hump State Forest in the northeast part of Town. The following natural communities are considered to be significant examples: montane spruce-fir forest, montane yellow birch-red spruce forest, and alpine meadow. Huntington’s alpine meadow is the second largest example in the state and harbors a number of rare arctic-alpine plants. The montane spruce-fir forest is one of the larger examples identified in the state during a statewide assessment of this natural community type. Currently the State is completing a natural community base map for the entire Camel’s Hump State Forest and it is likely that other significant sites will be identified.

One area outside of Camel’s Hump State land that has been identified as significant by the State is the dry oak-hickory-hop hornbeam forest of Mayo Mountain. This forest type is also found on the ridge tops of the western side of Town, but needs further investigation.

Future Town-wide inventories should identify sites of local significance for natural community types, including wetlands and rare species. Identification of these sites provides a starting point for prioritizing protection of natural resources in Town through purchase, transfer of development rights, covenants and other mechanisms. Protecting these and other natural resources will be considered in the Town’s Land Use Regulations subdivision process.

**Forestland**

Huntington is largely forested with contiguous forest on the eastern side of Town, and large interconnected forest blocks on the western side of Town. Development along the Huntington river valley fragments the forestland from the east to the west side of Town. To a lesser
extent, development along the lower portion of the tributaries also fragments the forestland. However, the forests of the Town are largely intact. These forestlands provide ample habitat for animals, including wide ranging species such as bear. Well planned development is necessary to minimize future impact to these large unfragmented blocks.

Huntington forests are a mixture of hardwood and softwood. Much of the lower elevation forest can be characterized as hardwood including: red and sugar maple, beech, yellow birch, and white ash. Ravines and north facing slopes occasionally have a strong hemlock component. The tops of the low hills facing south and west also have a strong red oak component, and white pine is commonly scattered here too. White pine also can be the dominant species in forests that were abandoned from agriculture. The higher elevation woodlands are a mixture of softwood including: red spruce, balsam fir, and yellow and heart leaved paper birch. The forests of Huntington are characteristic of the northern Appalachian Mountains. Nearly 5,000 acres of forest is within the Camel’s Hump State Forest. The forests contribute both directly and indirectly to the economy of Huntington. The lower elevation woodlands provide wood for timber harvest, maple sugaring, and valuable wildlife habitat. Huntington’s woodlands also provide a place for hunting, fishing, snowmobiling, cross-country skiing, hiking, mountain biking, snowshoeing, wildlife observation, and simply for enjoyment.

Soils

Huntington has approximately 2,500 acres (10%) of soils with a prime or statewide agricultural designation. Most of these soils are found along the Huntington’s river valley. According to the US Natural Resource Conservation Service (NRCS), prime agricultural soils have the highest potential for crop production, with few limitations. Statewide soils have more limitations for crop production such as steep slopes, stoniness, or flooding problems. The presence of prime and statewide soils is also considered important in the ACT 250 process; and their presence along the river valley may affect the potential for development that is subject to ACT 250 review.

The Natural Resources Conservation Service also rates forest soils according to their potential to grow timber for commercial purposes and for maple syrup production. Forestland soil values are assigned according to slope, wetness, rooting depth, and harvest costs. A total of approximately 2,000 acres (8%) of the soils in Huntington have a high forestry rating, and 1,500 acres (6%) have a median forestry rating. This is not a high percentage of forestland with good soil potential relative to other towns in Vermont that have forests at lower elevations. These soils are also subject to the Act 250 review process.

Quality of Natural Resources

The Huntington River and its tributaries provide recreational opportunities; the waters are of acceptable quality for swimming and fishing. There has been a loss of fish habitat in certain sections of the river and concerns about stream bank stability exist. The quality of deep
ground water appears to be acceptable in Huntington for drinking. However, there has been degradation of shallow ground waters in the Lower Village and Huntington Center areas which has impacted the water quality of the Huntington River for swimming. The Town’s extensive woodlands support both economic opportunities and habitat for large animals, and are in relatively good shape. Air quality is generally good, except for certain times in winter when woodstove emissions combine with local weather conditions to cause the build-up of airborne particulate matter.

**Wildlife Habitat**

The forests, streams, wetlands, and open fields provide habitat for a variety of fish and wildlife species. Necessary wildlife habitat is defined by the State as habitat that is critical to a life stage of a species and must be identifiable. The State has mapped deer wintering habitat in Huntington. Deer winter areas are considered necessary for the survival of deer in winter. They are typically dominated by conifers such as pine, hemlock, and spruce that provide important shelter from winter snows and allow deer to move freely. The deer wintering area maps, in reality, indicate areas that are likely to be utilized by deer but most have not been field checked in recent years. The value of deer wintering areas can be degraded by the close proximity of human disturbance that results from development.

A few locations are mapped by the State as bear mast and wetland feeding areas although additional unmapped areas exist. In Vermont, mast stands are typically composed of a group of mature beech trees but may also include oak. The bears will forage on the beechnuts and acorns in the fall. These nuts are highly nutritious and are one of the primary ways bears gain the necessary weight for the inactive wintering months. Wetlands are also important to bears, especially in the early spring when they will feed on the tubers of perennial wetland plants.

Wetlands provide habitat not only for bear, but for a variety of species such as waterfowl for nesting. Vernal areas provide critical habitat for pool breeding amphibians.

Wildlife corridors are areas that allow a variety of animals to move between or along habitats. Stream and river corridors provide important wildlife corridors especially when naturally vegetated buffers are present to serve as both habitat and screening for wildlife.

The Huntington River’s vegetated buffer often only includes the bank and a narrow strip at the top of the bank, with a quick transition to agricultural land. Other corridors can include uninhabited forested land and hedge rows that are in between settled areas and allow wildlife...
to move freely without disturbance. These areas are especially important where wildlife is crossing our river valleys.

Grasslands provide habitat for grassland nesting birds. This habitat has been declining across the state and region wide. Mechanized agriculture has had a major impact on nesting birds. Allowing some land to not be mowed or having delayed mowing can increase the nesting success of grassland birds.

Huntington and our neighboring towns support some of the highest diversity of breeding bird species in the United States. The Partners in Flight Land Bird Conservation Plan calls the northern forest region a “Neo-tropical Migratory Bird Factory.” The large intact forest block around Camel’s Hump is nursery for the next generation of migrant birds from as far away as South America. A recent National Audubon Society analysis looking at forest habitat, bird abundance, and species diversity ranks Huntington’s forests in the top 15% of forests in the Atlantic Flyway. As such, Huntington’s forests are a globally important resource for bird populations.

Huntington fisheries are considered cold water habitat supporting such species as brown and brook trout. The main stem of the Huntington River supports a natural reproducing population of brown trout. The tributaries of the Huntington River and the main stem upstream of Huntington Center support brook trout. The tributaries, with their greater forest cover, create the cooler temperatures that are required by book trout. The fishery in Huntington is limited and is supported by stocking. The habitat has been degraded from natural conditions because of the removal of streamside vegetation for agriculture and by stream channelization.

Salmon fry have been successfully stocked in the Huntington River, maturing to smolt and migrate downstream. They tolerate higher temperatures than both trout species. The Huntington River has been identified as having excellent potential for meeting salmon restoration goals with stocking fry.

In conclusion, the type and diversity of wildlife habitat in Huntington needs to be better documented so the Town can make informed decisions in land use planning. The ECOS Grant, ending in 2013, began the process of documenting wildlife inventory in Huntington. Work will need to continue to support this effort.

Goals

1. Ensure adequate protection and preservation of rare, sensitive, or important natural resources and prime agricultural soils.

2. Protect important natural areas, critical wildlife habitat, rare, threatened and endangered species and overall biodiversity with the help of landowners.

3. Provide connectivity among natural areas and critical wildlife habitat.
4. Protect surface and groundwater in the Huntington River watershed.

5. Promote private, commercial, and recreational access, use, and development of private and public natural resources that balances environmental impact, public safety, economic benefits, infrastructure demands, and quality of life concerns.

6. Maintain and improve the air quality in Huntington.

Objectives

1. Determine the location of critical wildlife habitat, contiguous forest blocks, wildlife corridors, surface waters and wetlands, important natural communities, conserved and protected areas, and other natural resources in order to establish land use, conservation, and outreach priorities.

2. Improve the water quality and riparian zones of the Huntington River and its tributaries to provide “Full Support” of all “Designated Uses” (Overall, Aquatic/Biota Habitat, Contact Recreation, Secondary Contact Recreation, Aesthetics, and Fish Consumption) and maintain Class B status of rivers and streams.

3. Protect and improve the quality of groundwater and drinking water sources by limiting point and nonpoint source pollution.

Implementation

1. The Town should not adopt regulations which allow the degradation of surface water and groundwater.

2. The Town should adopt regulations which encourage development away from surface waters, fluvial erosion zones, riparian habitats, and other sensitive natural resources and create opportunities for land-owners and developers to protect them.

3. The Planning Commission will consult with the Conservation Commission, site engineers, contractors, and water quality personnel to determine whether the zoning and subdivision regulations provide clear guidance and adequate protections to prevent erosion during and after construction.

4. The Planning Commission will consult with the Conservation Commission, the Huntington River Conservation Partnership, and others to determine whether the Huntington River can be included in the work of other advocacy organizations (TU Mad Dog or Central Vermont
chapters, New Haven River Anglers Association, Vermont River Conservancy, etc.).

5. The Planning Commission and Conservation Commission will review the implementation of the Uplands Mapping Grants and the Huntington River Corridor Plan to determine future priorities and needs, including grant funding, and make recommendations as necessary to conserve natural resources.

6. The Planning Commission will consult with the Conservation Commission and others to determine the feasibility of and necessity to:

   a. Provide public access points to the Huntington River where landowners are willing and where wildlife will be minimally impacted or disturbed by human activity.

   b. Identify and map wetlands that are not shown on the National Wetland Inventory maps and verify the mapped wetland boundaries and types, including vernal pools. This should be done using residents, including local natural resources experts, in conjunction with other outside experts.

   c. Continue developing long-term plans for conservation of the Town’s natural resources for economic, recreational, and ecological benefits.

   d. Review the corridor management plan for the Huntington River to identify ways to protect the Town and landowners from flood and erosion damage.

   e. Identify large forest blocks and encourage conservation of these forests.

   f. Identify opportunities to utilize Conservation Fund money for projects such as mitigation of invasive species, riparian buffer restoration projects, etc.
9. Recreation & Open Space

Huntington is fortunate to have public, private, and State owned land that offers outstanding natural beauty and recreational opportunities for Huntington residents and visitors. In addition to the recreation they provide, these resources help support Huntington’s economy.

A number of recreational opportunities currently exist in Huntington including: multiple access points to the Vermont Association of Snow Travelers’ (VAST) system of snowmobile trails; the Catamount Trail; the Long Trail; Camel’s Hump State Park; numerous hiking, backcountry skiing, and snowboarding areas; and cross-country skiing trails. Fishing, swimming, canoeing, and kayaking opportunities abound with access to the Huntington River and its many tributaries. Abundant open land in the state forest, Camel’s Hump State Park, proximity to the Hinesburg Town Forest with Economou Road access, Huntington Gap Wildlife Management Area, and several other private undeveloped areas allow residents and visitors to enjoy hunting, fishing, and trapping many species including but not limited to upland birds, deer, moose, bear, and brook trout.

Camel’s Hump Nordic Ski Area offers cross-country skiing and snowshoeing and is run as a non-profit cooperative. Sleepy Hollow Inn offers Nordic skiing, snowshoeing, and mountain biking. The Audubon Center has numerous hiking trails, day camps, and other recreational and educational activities. The Birds of Vermont Museum also offers hiking trails and educational opportunities for residents of all ages.
Through the efforts of Fellowship of the Wheel and private landowners, an ever-expanding network of mountain bike trails attracts riders of all abilities from within and outside of Huntington. Three major trail networks originate in Huntington. Numerous Class 3, Class 4, and abandoned logging roads provide opportunities for walking, horseback riding, and mountain biking.

Many trails on private land can only be accessed with permission of the landowner. Connectivity between these various trail networks is limited. A major transportation and recreation challenge facing Huntington is to connect the existing sidewalks, unpaved roads, public trails, and private trails into a safe, well thought out system.

Huntington also has public facilities that host a variety of activities from youth soccer leagues to horseshoes and volleyball.

The Town owns 100.5 acres of undeveloped land designated as the Town Forest. This parcel of land has limited access and is adjacent to Camel’s Hump State Park.
Other recreational activities are emerging. An active and growing arts community founded Huntington Valley Arts, a not-for-profit corporation that provides educational and cultural opportunities for the community. The Hanksville Mud Bog, a twice-yearly community motorsports event, draws participants and spectators and is growing in popularity.

The future of recreation in Huntington will depend on the efforts of public groups such as the Huntington Conservation Commission and the Recreation Committee, non-profit organizations such as the Audubon Center, private entities, and individual citizens. The Town is becoming a destination spot for recreational and educational opportunities in nature. Ecotourism is steadily increasing and will likely continue to help support our local economy.

The Huntington Planning Commission’s Town Plan Survey of 1999 showed that Huntington residents have a continued interest in maintaining and developing additional recreational opportunities. Although Gillett Pond itself is located in Richmond, a survey conducted in early 2014, after community discussion of the possibility of removal of the dam, showed interest in maintaining the recreational aspects of the pond by many residents of Huntington. The following goal provides for improved recreational opportunities and preservation of existing resources.

**Goal**

1. Provide a diversity of quality recreational activities for Huntington’s residents and visitors.

**Objectives**

1. Support and optimize usage of recreational resources including the following:
   
   a. Bicycle lanes
   
   b. Mountain biking trails
   
   c. Trails and trail-related facilities
   
   d. Walking and running paths/trails
e. Nordic skiing  
f. Backcountry skiing/snowboarding  
g. Swimming, fishing, and other uses of the Huntington River  
h. The Huntington Recreation Field  
i. Snowmobiling, horseback riding, and designated ATV trails  
j. Hunting and fishing  

2. Plan for anticipated increased demand on recreational resources and the impact on these resources.  

3. The Huntington Planning Commission, Conservation Commission, and Recreation Committee should prepare management plans to maintain and improve recreation resources.  

4. Where appropriate, encourage ownership retention of Class 4 roads and allow recreational access to Town properties and Town roads.  

5. Recreation facilities including trails, paths, playgrounds, conservation areas, and water access should be included as features of new development projects and remain open to the public.  

6. Increase awareness and proper stewardship of the recreational resources within the community including developing partnerships with the relevant advocacy organizations and individuals.  

7. Collaborate with neighboring Towns to develop recreational resources for residents.  

8. Incorporate recreational access for the handicapped and people with disabilities/limitations.  

**Implementation**  

**Mapping**  

1. Develop a comprehensive map and brochure of the recreational resources within the Town.  

2. Explore access opportunities to the Huntington Town Forest land with the adjacent landowners.  

3. Conduct an analysis of Town highways for possible designation as local scenic byways and opportunities for bike lanes.  

4. Explore the possibility of reclassifying the Town’s Class 4 roads as Town trails where appropriate.
Development

1. Work with VAST and local snowmobile enthusiasts to identify the potential for expansion of trail networks.

2. Support Fellowship of the Wheel and Camel’s Hump Nordic Ski Area in their efforts to build and maintain trails and promote respectful and responsible usage of trails and parking areas.

3. Work with willing landowners to improve access to the Huntington River through enhanced walking paths and signage.

4. Identify potential locations for a network of recreational paths on both public and private lands and explore options with willing landowners to provide access for hunters, naturalists and people with disabilities/limitations.

Management

5. Evaluate the potential for creating management plans with the Conservation Commission and the Recreation Committee.

6. Explore whether there is regulatory support for the development of recreational resources in conjunction with new development projects.

7. Explore the possibility of having information kiosks in the Lower Village and Huntington Center to direct visitors to recreation opportunities and that provide guidelines for usage of Huntington’s recreational resources.
10. Historic Features

Some of the questions involved in understanding our society as it is now can be answered by looking at the context of the past. Huntington’s historic features provide a physical touchstone for that context; the challenge is to preserve them against deterioration.

Huntington’s long and rich history is expressed in both its built and its natural environment. The preservation of its historic sites, its vibrant villages, and its rural heritage is an important part of keeping Huntington a desirable place to live as our county, state, and world evolve. The Town’s historic features are also a critical component of attracting tourists, who generally value conservation, recreation, and rural Vermont living. Such tourists contribute to the Town’s economic vitality with a relatively low impact on the Town’s infrastructure and rich cultural attributes.

In 1979, the State Division for Historic Preservation identified forty-six buildings in Huntington as being worthy of the State Historic Site and Structures significance. (A copy of this document is available at the Town Clerk’s Office and on the Town Website.) Eleven of these buildings are included in the Huntington Center Historic District, which includes all structures on either side of the Main Road from thirty yards south of Camel’s Hump Road to a boundary south of the Town Office and represents three historical periods of growth: early, middle, and late 19th century (see Map 4).

The structures in this historic district are also included in a larger area that received “Village Center” designation from the Vermont Downtown Program in 2012. This designation applies to the village cores in both the Lower Village and Huntington Center. See Map 6 for Village Center boundaries. The designation encourages (without mandating) development that is compatible with the existing structures and the traditional compact, coherent form of the villages. A benefit of the designation is that it allows the community and residents in the district to qualify for certain tax credits and priority consideration for State grants. This designation will help preserve the Town’s historic features.

Huntington has two buildings that are on the National Register of Historic Places:

- The Union Meeting House (a white, Greek Revival, gable front structure capped with a three-staged steeple and simple restrained classical details) is owned by the Town and is actively used as a Town Library and Community Center.
• The Jubilee Farm Barn, formerly known as the Randall Barn, is owned by Huntington resident Sarah Jane Williamson. In addition to serving as a barn and farm stand for Williamson and other local farmers whose products are sold in the stand, it is used as a community gathering place for artistic, social, and cultural events. Shortly after it was restored in 1998 it received the Chittenden County Historic Society’s annual award for Historic and Architectural Excellence.

Adaptive Reuse of Barns & Residences

Many historic buildings throughout Huntington are in need of repairs and investment.

The adaptive reuse of certain historic structures for commercial, industrial, and residential uses would allow owners to use existing buildings that provide a sense of place and context of the Town’s history. In the past 15 years, adaptive reuse has allowed at least four large buildings in Town to be restored and used: the white barn and the tractor shed at Jubilee Farm in Huntington Center, used for a variety of events; the Fuller House in the Lower Village, now the Huntington Post Office and other offices; and the Union Meeting House in the Lower Village, now the Huntington Public Library. In the early 1980s, the school house in Huntington Center was renovated into the Town Clerk’s Office and a later expansion was made in the late 1980s to accommodate expanded Town services.

Two barns were adapted for reuse in the 1980s. Liberty Head Post and Beam is located south of the Lower Village. The building and the large addition on the back are used for the manufacture of post and beam barns, houses, and other buildings. In Huntington Center, the milking parlor at the south end of a large dairy barn on the Main Road was converted into housing by owner Ken Pillsbury. The remaining
free stall is used for storage. Previous to this, in the 1970s, the Green Mountain Audubon Nature Center on Sherman Hollow Road renovated its large barn for nature study and summer camp use.

Huntington was chosen to participate in the Vermont Barn Census in 2009. The preliminary barn and farm building research in thirteen Vermont towns is offered as a public service to assist with efforts to learn more about the agricultural heritage of these communities. The historical research and preliminary field documentation was conducted during the fall 2009 semester by the Researching Historic Structures and Sites course at University of Vermont Historic Preservation Program with the assistance of local volunteers as part of the statewide project of Historic Windsor’s Preservation Education Institute, Save Vermont Barns, Vermont Housing and Conservation Board, and the Preservation Trust of Vermont. Funding support was provided in part by a Preserve America grant through the National Park Service to the State of Vermont Division for Historic Preservation. More information on this survey can be seen at http://www.uvm.edu/~hp206/2009/Huntington/history.html.

Town Hall

A current effort to preserve Huntington’s historic character is the work that is underway by the Town Hall Committee. Many Huntington residents remember March Town Meetings upstairs in the Town Hall.

The south and west sides of the Town Hall were painted in 2013 and plans are underway to replace all, or part, of the roof. Grants are pending to make the entire building accessible and in compliance with American Disabilities Act (ADA) standards. This includes an approved bathroom, front ramp and handicap parking, and access to the upstairs with a compliant fire escape. In previous years, there was discussion about moving the building to a site with more land. After reviewing this option extensively, the Committee determined that in order to access grant funds the building should be renovated at its current location.

Historical & Community Trust

A partner in protecting Huntington’s historic character is the Huntington Historic and Community Trust (HHCT), a nonprofit organization established in 2000 as an outgrowth of the Huntington Historical Society. HHCT’s mission is “to protect and enhance the historical and rural aspects of Huntington’s character through: the conservation of agricultural and forested lands; the preservation of sites and structures of historic value; and the cultivation of a quality environment and cohesive community.” It has helped landowners purchase land of merit for conservation, recreation, or open space so that it is protected in perpetuity, and it has been active in the work of the Town Hall Committee and the restoration of the historic Henry Curtains that now hang in the Library, among other activities.
Ancient Roads

Due to the 2006 Ancient Road Legislation, Act 178, all towns in Vermont were required to decide whether to retain Ancient Roads as public rights of way or discontinue them. In 2014, the Huntington Selectboard will inform the Agency of Transportation which Ancient Roads will be discontinued. A synopsis of the process may be found on the Huntington Town Website.

Archaeological

In addition to recognizing the significance of the built environment and Huntington’s heritage, we are aware of the potential for archaeological resources. The Town’s potential archaeological sites include: 18th century and 19th century Euro-American stone walls, homesteads, farms, mills, and lumber camps. Native American sites that predate the chartering of the Town in 1763 may range from small camps to large villages spanning at least 13,000 years of pre-European settlement history. The archaeological site locations can be expected at different elevations in the Huntington river valley, along smaller streams, at headwaters, and near natural springs, wetlands and ponds. Over time, the Town should work with the Division for Historic Preservation to identify archaeologically-sensitive areas and sites and protect these valuable resources.

Another recent effort that has enhanced community awareness of our history is the 2010 work by author Elise Guyette related to Lincoln Hill. Her book, Discovering Black Vermont, is written about the black families who farmed and thrived on Lincoln Hill for 70 years, primarily in Hinesburg, mainly from 1790 to 1870. The book shows this history is tied closely to Huntington, as some residents of “the Hill” attended school and church in Huntington and also owned property in the Town.

Goal

1. Promote awareness and appreciation of Huntington’s historic buildings, spaces, and districts and of the economic and cultural benefits of protecting them, recognizing their role in shaping Huntington’s character, and making Huntington a desirable place to live and visit.

Objectives

7. Prioritize appropriate zoning regulations and the exploration of improved water and wastewater capacity to encourage thoughtful development in our historic village centers.
8. Encourage the adaptive reuse of appropriate historic structures throughout Town. The “character of the neighborhood” must be respected when considering such conversions in area neighborhoods.

9. Explore the possibility of a Historic District Overlay District in the Land Use Regulations in order to protect the historic and architectural heritage throughout Huntington.

10. Support efforts to further repair and utilize the Town Hall as a community center and the continued use of the Union Meeting House as a library and community center.

**Implementation**

1. Revise Zoning Regulations to reflect thoughtful development of historic village centers and reinforce traditional village building patterns.

2. Explore and promote the benefits that the Village Center and Historic District designations offer the Town and individual landowners.

3. Whenever possible, encourage new structures that are compatible with the existing structures and forms in our village centers.

4. Include language in the Zoning Regulations that encourages the adaptive reuse of barns and outbuildings and other historic structures.

5. Work with Community Trust of Vermont to educate property owners to apply for low-interest loans and grants for restoration and renovation of historic buildings.


7. Propose regulation revisions that support uses of historic Town buildings.

8. Identify structures that might qualify for listing on the National Register of Historic Places and encourage residents to seek such designation if appropriate.

9. Encourage Vermont Historic Preservation to put a sign at the bottom of Lincoln Hill in Huntington to recognize early black settlers.

10. Consider requiring that new structures proposed within the Historic District be subject to a public hearing process in order to ensure their compatibility with the character of the neighborhood, as described by the State Historic survey or by expanded criteria created by the Planning Commission.

11. Produce a public document and/or pamphlet listing the historic structures included in the Vermont Division of Historic Preservation’s inventory of historic places, other historic landmarks, and our historic district.
12. The Planning Commission will consult with the Huntington Historic & Community Trust to identify collaborative opportunities to protect Huntington’s historic character, such as working to update the Vermont Division of Historic Preservation’s list of historic structures.
11. Schools

Huntington’s residents value education and the role the school plays in building community. This is evidenced by the annual support of school budgets at Town Meeting, as well as the level of volunteerism at the three schools where Huntington students receive their education: Brewster-Pierce Memorial School (BPMS) in Huntington, Camel’s Hump Middle School (CHMS) in Richmond, and Mt. Mansfield Union High School (MMU) in Jericho.

BPMS serves pre-kindergarten through grade 4, CHMS serves grades 5-8, and students complete grades 9-12 at MMU. The three schools operate within the Chittenden East Supervisory Union #12 (CESU), with a single regional school board serving all the middle and high schools.

Our supervisory union, CESU, has six local elementary schools, two middle schools, and one high school serving children from the Towns of Richmond, Jericho, Underhill, Bolton and Huntington. Each elementary school has its own locally elected school board. Huntington’s BPMS school board consists of 5 members. The monthly meetings are open to the public. The CESU website (www.cesu.k12.vt.us) provides information about many school functions, including the time and place for committee meetings, athletics, programs, and much more.

Elementary School

Brewster-Pierce Memorial School (BPMS) in Huntington Center is the public school serving Huntington’s pre-kindergarten through grade 4 students. Its stated mission is two-fold: “to create an educational environment that promotes rigorous academic achievement, responsible social behavior, and active civic involvement” and “to create a foundation that fosters healthy decision-making, creative expression, and environmental awareness.”
Brief History

The Huntington school property was donated in 1965 to the Town by the estate of Georgia Brewster Pierce, a descendant of one of the Town’s original families. At the time, Huntington students were served by three village schoolhouses, and students from Huntington whose education went past the eighth grade attended local high schools in Richmond, Bristol, Hinesburg, and elsewhere. Brewster-Pierce Memorial School has been built and maintained through the efforts of volunteerism and Town support for the school and its programs, as is evident at Town Meeting and by the continued volunteerism of many community members.

Enrollment

Enrollment, which includes preschool through grade 4, was 157 in 2012-2013 and is expected to remain under 200 students for the foreseeable future. The building has been expanded over the years and currently has capacity for 200 students—so the capacity is adequate for the foreseeable future.

Facility

The school building serves as a valuable community resource even outside the school day. The gym/auditorium/cafeteria facility is the largest indoor public room in Town and is the site of many Town-wide community activities from fitness classes to community dinners and public meetings—including the annual Town Meeting. A free-standing pair of solar panels, installed in 2007, sits on the northwest side of the property. Acquired through the efforts of parents and the assistance of grant money, the panels were installed with the goal of teaching students and the community about the benefits of sustainable renewable energy sources. The panels produce approximately 1700 kWh of energy annually.

The school’s facilities plan outlines maintenance which will be needed in the next five years, including new windows, new flooring for the gym/cafeteria, kitchen equipment, duct work and other air circulations tasks, upgraded lighting, communications and security infrastructure, parking lot and playground improvements, and technology to optimize efficient use of energy.
Community Involvement

Parents and other community members are active in volunteering in the classrooms, the library, and throughout the school, and many Huntington residents are employed at the school, contributing to a strong sense of community.

The school’s parent group, Partners in Education (PIE), holds events and fundraisers to support numerous activities for the school. The organization is the conduit for much of the school’s interaction with the community at large. PIE raised approximately $12,000 through its fundraising activities during the 2012-2013 school year. These funds go toward activities and events that take place during the school year, including (among many other programs):

- the Four Winds Science program for K-4 students (PIE funds paid for half of this program)
- two Flynn Theatre field trips (grades K-2 and grades 3-4), coordinated by BPMS staff
- the biennial Boston trip for 3rd and 4th grade students, coordinated by BPMS staff

PIE hosts annual events at the school for all community families, including the Halloween party, Winter Festival with free activities, Wicked Fun Day, and the Community Pancake Breakfast held in conjunction with the School Lunch Program. Parents were also responsible for building several raised garden beds on the school grounds where students participate in growing vegetables and composting.

Program

The school follows the curriculum of the Chittenden East Supervisory Union and offers all-day kindergarten, preschool, foreign language, music, art, and nutrition education. The staff participates in collaborative teaching, and in-service days are provided for staff development. The school works with three-year action plans and is currently studying and incorporating the Common Core of Standards & Practice into teaching methodologies. Academic goals are developed and reviewed on an on-going basis. Technology is incorporated into the classroom in an ever-widening array of uses including many types of student learning, recordkeeping, research, and communication.

Greater School District

The majority of the education that Huntington students receive through the public school system takes place in other Towns.

Middle School

Huntington students join students from Bolton and Richmond for grades 5-8 at Camel’s Hump
Middle School (CHMS) in Richmond. CHMS offers a multitude of in-school and extracurricular activities to enrich students’ experiences and education. Students may participate in band, chorus, and orchestra as well as intramural and interscholastic sports. They can join after-school activities in the computer labs and compete in statewide programs such as the Vermont Geography Bee and Math Counts. Other enrichment activities such as drama and Odyssey of the Mind (OM) add still more variety and appeal to many individual interests and talents. All these extra-curricular activities provide ample opportunities for healthy exercise, group participation, collaboration, and team spirit to complement class work in math, science, social studies, language arts, and other basic educational concentrations.

High School

For grades 9 through 12, students from Huntington, Richmond, Bolton, Jericho, and Underhill attend Mt. Mansfield Union High School (MMU) in Jericho. In addition to a full curriculum of academic subjects at all levels, students are also offered summer programs, enrichment/leadership opportunities, Advance Placements courses, and a chance to study abroad. Vocational training opportunities are offered at the Center for Technology-Essex and at the Burlington Technical Center. Training in culinary arts, aeronautics, recording, and other technical skills are offered. The programs are part of MMU Student Services. Older residents may also enroll in vocational education programs. MMU offers Community Based Training courses for students who will be seeking employment right after high school: Real Life English, Real Life Math, and Real Life Exploration with an emphasis on occupational and vocational skills.

MMU values the arts. Painting, sculpture, photography, and other visual arts enrich the corridors. Talent is also on display through many theatre and music programs. Sports teams and clubs keep the facility busy in all seasons. Competitions, like the Scholars Bowl, the Math League, and Debate foster skills beyond those offered in the classroom setting.

MMU’s social mission is broad and includes many outreach activities: Student Council’s Blood Drive; the Leo Club (building leadership through social service); the SHAPE Club (“engaging and empowering students through philanthropic activities, leadership opportunities, civic engagement, and career development... to help them achieve personal and professional success”); and the MMU Gay Straight Transgender Alliance (“to create environment where students feel more included and equal”). MMU strives to “allow an opportunity for every student to take part in an extracurricular activity.”
Transportation

Most students endure a long commute to attend school, especially at the high school level. Transportation by bus is available for all students although many parents, for a variety of reasons, choose to transport their children themselves. Long bus rides, early pick-up times, shared time together, and convenience are all mentioned as reasons for not taking the bus. The parking lots at the schools are usually filled to overflowing, not only during the school day, but whenever there are school programs. Many high school students transport themselves to MMU and the Tech Centers. Huntington students travel at least seven miles to Camel’s Hump Middle School and as many as 26 miles to get to Mt. Mansfield Union High School.

These distances may explain why Huntington student participation in extracurricular activities is proportionately low, particularly at the high school level. The school and the community must continue to work together to support student participation in extracurricular activities, including transportation for after-school and evening activities. Students in activities before the school day begins (band, tutoring, National Honor Society, etc.) rely on parents and personal vehicles to participate. Public school districts in Chittenden County are exploring ways to share transportation services to reduce expenses, use fewer resources, and better serve students and families throughout the region.

Assessments

Student assessments are conducted annually and results are posted in the Town Report. Comparisons with other schools—locally, regionally, and nationally—are provided for all CESU schools. These assessments are reviewed by school leaders, teachers, and the board of directors to celebrate accomplishments, identify shortcomings, and to inform the annual goals of the school. Results are also shared and discussed annually at the Annual School Meeting.

Enrollment & Capacity

The middle school in Richmond and the high school in Jericho appear to have adequate capacity for the projected enrollment needs of the next five years. All buildings are maintained to a high standard.

Safety & Security

With the increase in school violence nationally, the administration and staff continue to focus on procedures that create a safe environment for students and staff. Emergency procedures are continually reviewed, updated, and shared with local and statewide authorities.
Adult Education

Multiple opportunities exist for Huntington residents to pursue higher and continuing education in the region. Vocational training opportunities are available at Essex Junction High School and the Burlington Technical Center. Courses are available at the University of Vermont (UVM), Johnson State College (JSC), Community College of Vermont (CCV), St. Michael’s College, Burlington College, Champlain College, CVU Access program (Champlain Valley Union High School, Hinesburg), and MMU After Dark Program. The State of Vermont offers adult education and literacy programs through ten Learning Works centers throughout Vermont.

Efforts to Form a Unified School District

In 2010, the CESU Executive Committee, with the support of the seven additional CESU school boards, formed a Volunteer Merger Committee to explore the benefits of forming a unified school district. After approximately one year of committee work and informational sessions within each district, residents of CESU towns voted to determine whether all six towns would form one unified district. Huntington and Richmond voted against this.

In 2013, a revision was initiated in the Vermont State Legislature in an attempt to address some reasons why the initial plan was rejected. This resulted in modifications to the original law, and a renewed effort is underway to study the formation of modified unified union school districts.

The Brewster-Pierce Board of Directors recognizes the importance of this issue and will work to study the respective advantages and disadvantages and help citizens understand the choices so that voters can make a well-informed decision.

Goals

1. Provide access to high-quality education locally and in collaboration with surrounding towns through a variety of academic, athletic, social, cultural, and community activities.
2. Promote highly-motivated academic learners and critical thinkers, who then become lifelong learners.
3. Encourage parents, teachers, and administrators to recognize the inherent ability of all students.
4. Create and pursue sustainable and reasonable funding strategies that address facility and capital expenses, transportation, the increasing costs of healthcare, and regular increases in compensation for employees.
5. Maintain the Brewster-Pierce School building in a safe, educationally friendly, and fiscally responsible way.
6. Reduce the carbon footprint for school participation on all levels.

Objectives

1. Encourage the continued use of BPMS as a focal point for a wide range of community activities.
2. Review the impact of proposed development on BPMS school enrollment, transportation, and property taxes; and continue incorporating phasing requirements into zoning regulations.
3. Encourage collaboration between the BPMS school board and the CESU administration to maintain a ten-year maintenance plan with annual updates provided to the voters.
4. Encourage Huntington students’ participation in extracurricular school activities and community activities.
5. Make maintenance decisions that are environmentally responsible.
6. Develop a broad view of transportation options for Huntington students at all grade levels that includes accommodation for participation in extracurricular activities.
7. Encourage community use of CESU transportation for large school events outside the boundaries of Huntington.
8. Increase awareness of adult education opportunities in the greater community.

Implementation

1. The Planning Commission and School Board will work to establish regular communication, such as an annual joint meeting and/or the identification of a liaison between the boards.
2. Monitor activity around efforts to create a consolidated educational district.

Student Enrollment

1. Advocate and plan for keeping class sizes in the schools at, or below, State recommendations.
2. Annually obtain and review current and projected pre-kindergarten through 12th grade
enrollment data, monitoring enrollments in relation to facility and program capacities.

Community Involvement

1. Promote school, community, and parent partnerships and engagement as well as fundraising efforts to benefit BPMS and other schools in the CESU.

2. Increase awareness of adult education opportunities in the surrounding areas through local media.

3. Encourage and maintain the use of the Huntington Brewster-Pierce school facility for adult classes, workshops, and other community uses.

Transportation

1. Advocate for transportation “hubs” for students participating in extracurricular activities to avoid unnecessary travel to the high school and to facilitate student participation.

2. Encourage a broader geographical range for sports practices that creates more equity in travel distances and enables Huntington participants to travel to areas closer to their homes.

3. Investigate the feasibility of a community school bus to transport residents to school activities outside the Town.
12. Energy

The Vermont Comprehensive Energy Plan (CEP) for 2050 lays out the necessary goal of converting our energy system from one based on fossil fuels to one based on renewable energy supplied electricity (Vermont Comprehensive Energy Plan, http://publicservice.vermont.gov/publications/energy_plan/2011_plan). To achieve the goals of the CEP, we also must reduce energy use by at least half. That means a 50% reduction by conservation, electrification, and efficiency. It also means moving towards a mass transit system of walking, biking, buses, and trains. People in Huntington will need to work in town occupations (farming, forestry, services), telecommute, or commute efficiently to jobs in surrounding Towns.

Our energy system is becoming reliant on electricity, so for the sake of clarity in envisioning Huntington’s energy future, all forms of energy described in this section will refer to common electrical units. Total estimated energy per capita is 153 million BTU or a 44,842 kWh/year electrical equivalent (Vermont Comprehensive Energy Plan, http://publicservice.vermont.gov/publications/energy_plan/2011_plan).

The total Town-wide energy consumption is an equivalent of an approximate 87 million kWh/year—for heating, transportation, and electricity combined. If all types of energy used are converted to kWh and assuming $0.15/kWh, Huntington residents would spend over $12 million per year for energy. Present cost is around $7 million per year as lower cost fossil fuels are used for most of the heating and transportation needs of Huntington residents. (See this Plan’s Transportation section.)

The Town’s 800+ homes consume around 6 million kWh/year residential electricity (7,552 kWh/year per household), and commercial activities consume another 0.642 million kWh/year of commercial electricity (Renewable Energy Atlas of Vermont, www.vtenergyatlas.com).

Fossil fuels supply over 90% of our energy needs. Huntington has varying amounts of renewable energy potential. It has a small amount of residential and ridgeline wind potential and some micro-hydro potential. Biomass in the form of firewood and wood chips is available along with solar electric and solar hot water. Assuming 87 million kWh/year of present energy usage and a projected 50% reduction in energy usage, in order to meet its own energy needs the Town would need to produce about 39 million kWh/year (87 x 0.50 x 0.90) (Vermont Comprehensive Energy Plan, http://publicservice.vermont.gov/publications/energy_plan/2011_plan.).

Table 12.1: Renewable sources needed to meet Huntington’s requirements
What would meeting Huntington’s energy needs look like? (See Table 12.1.) If all the available home roofs had a 5 kW solar PV system installed (25% of 811 homes due to limitations based on shading, orientation, size, etc.), total electrical production would equal 1.3 million kWh/year or 3.3% of the Town’s need.

Ground mounted solar installations on about 200 acres could provide an additional 20 million kWh/year of electricity production. Note that a large solar farm may have impacts on viewsheds.

No potential large hydroelectric sites are found within Huntington. However, there is some low-impact run-of-river micro-hydro potential. If 100 1 kW micro-hydro sites were developed an additional 0.26 million kWh/year (0.7%) of electricity would be produced.

If a small wind farm of 5 MW (2 – 3 large turbines) was sited on one of the few available ridges in Town, 11 million kWh/year or 28% of the Town’s energy would be met. Some additional residential-scale wind energy potential can be found in the Town.

Woody biomass is one of the bigger renewable energy sources the Town has for space heating with cordwood, chips, or pellets. Wood is limited to sustainable harvesting amounts.
Currently Huntington imports almost all of its energy needs in the form of electricity, gasoline, diesel, heating oil, and propane. Even assuming widespread adoption of renewables and efficiency measures, Huntington is not an island and will need to be part of regional and state planning to cover its energy needs, if only for grid-tied storage.

However, it should be noted that Huntington does not support renewable solutions that are out of scale with maintaining and protecting our natural resources.

**Goal**

1. Use energy efficiency and renewable energy to reduce usage of fossil fuels throughout Huntington in accordance with the State of Vermont’s Comprehensive Energy Plan (CEP).

**Objectives**

1. The Town will evaluate opportunities for efficiency measures and use of renewable energy in all construction or refurbishment of Town buildings.

2. An integrated approach will be used for development of future municipal facilities to maximize their potential benefits in efficiency and energy production.

3. The Town will support weatherization and other efficiency programs by making information readily available as part of the building permit application process and through the Energy Committee.

4. As part of the development review process, district or shared thermal energy and photovoltaic systems will be encouraged.

5. The Town will promote awareness of energy and climate change issues through education and participation in Town-wide challenges.

6. The Town will support development of local renewable energy resources.
Implementation

Municipal

1. Facilitate an active Energy Committee which has stated goals, objectives, and implementation strategies—and reports back to the Selectboard on a periodic basis.

2. Perform energy audits of Town buildings.

3. Review opportunities for deploying renewable heating technologies (biomass, solar, geothermal), photovoltaics, and/or solar hot water during any new construction or refurbishment of Town buildings.

4. Investigate availability of Clean Energy Development Funds (grants and loans) to support the ability of Town buildings to convert to biomass heating or combined heat and power systems.

5. Reduce total fossil fuel consumption across all Town buildings by an additional one-half percent each year, leading to a total reduction of six percent annually by 2017 and 10 percent annually by 2025.

6. Explore opportunities for evaluation of school building efficiency and improvement recommendations through the Vermont School Energy Management Program.

7. Conduct a comprehensive Town energy inventory with assistance from available state, regional, and local resources.
8. Identify opportunities for anaerobic digestion with methane capture energy production in conjunction with municipal waste treatment facilities.

9. Consider the potential for in-pipe energy capture through use of hydroelectric turbines in conjunction with a municipal water and wastewater system.

**Residential**

1. Develop an information packet on efficiency, weatherization, adaptive re-use, and renewable energy that can be provided to building permit applicants and interested residents.

2. Identify opportunities to provide access to energy savings measures to residents regardless of their financial resources.

3. Identify opportunities for consumer outreach and education on topics such as weatherization, home energy, and heating efficiency such as Do It Yourself, Button Up, and other similar energy efficiency efforts.

4. Set goals for energy efficiency and Vermont energy code compliance for new construction.

5. Provide education regarding energy benefits of community-scaled thermal or photovoltaic projects or district energy projects in the context of PUD applications.

6. Establish a PACE (Property Assessed Clean Energy) district pursuant to State Act 45.

**Efficiency**

1. Engage students and initiate Town-wide challenges to reduce energy consumption (particularly thermal and transportation fuels) with support from Huntington’s Energy Committee and the Vermont Energy Climate Action Network.

2. Identify additional locations for commuter parking areas.

3. Encourage the Energy Committee to promote inexpensive energy audits.

4. Encourage greater innovation in fuel delivery systems such as group purchase of wood chips and wood pellets.

**Renewable Energy**

1. Identify and map Huntington’s potential renewable energy resources.

2. Take an inventory of potential low-impact run-of-river hydro power resources.

3. Investigate opportunities for development of renewable energy projects with Vermont’s
Qualified Energy Conservation Bonds through Vermont’s Clean Energy Development Fund and Vermont Economic Development Authority.

4. Evaluate opportunities for farm energy and connecting farmers with available state resources for agricultural energy implementation.

5. Encourage residents with renewable energy systems to add their sites to the Vermont Energy Atlas.
13. Economic Plan

Huntington’s local economy is intertwined and coexists with nearby communities and urban hubs. Huntington’s small, but vibrant, local economy both generates opportunity and local employment for Town residents and keeps money circulating in Town and our neighboring communities. However, given the proximity to the greater Burlington and Central Vermont areas, a majority of Huntingtonians are employed outside of Town.

A number of businesses, nonprofits, and many resourceful and skilled individuals working in Huntington provide products and services to those within and beyond the Town’s borders. This small-scale economic growth is in keeping with Huntington’s rural character and natural resources that attract visitors to Town and should be supported. Development of village parking, sidewalks, water and waste water systems, and creative use of space are needed to encourage businesses to be expanded and established in our Town centers.

The availability of high-speed Internet in Huntington puts the Town on equal footing with our local metropolitan hubs in terms of communication and marketing and allows for new businesses to be established that were previously not feasible. However, there will continue to be limitations on larger-scale commercial and industrial development due to the Town’s rural character and travel distance to the interstate highway system.

The Town continues to have a growing number of small businesses and home-based occupations. There are several businesses that provide overnight accommodations and host weddings. There are carpentry shops, artist studios, bed and breakfasts, auto body and repair shops, environmental consulting services, wholesale bakeries, computer services, excavation businesses, a blacksmith forge, and child care services. More residents are choosing to work in the Town and telecommute part or all of the week. The results of these activities help bolster business at the Beaudry’s General Store and other local businesses.

There are a number of agriculture and forestry pursuits including dairy and beef farms, a goat dairy and cheese making business, an alpaca farm, sugarhouses, a vineyard, a nano-brewery, a bakery, greenhouses, seasonal farm stands, tree farms, and timber harvesting operations.

Our local businesses are becoming increasingly interconnected with local individuals and organizations including contractors, artisans, food producers, and professional services. The nonprofit sector also brings economic activity and resources to Town.
Huntington’s beautiful natural landscape of mountains, hills, the Huntington river valley, and working farms provide business opportunities for local residents in terms of recreation and tourism. If the Town’s rural character is maintained there will be increasing ecotourism and recreational opportunities in the future. Ecotourism will provide increasing prospects for businesses in the future. Recreational uses such as snowmobiling, snowshoeing, skiing, road and mountain biking, walking, hiking, running, wildlife watching, and other natural history pursuits are popular with our residents as well as visitors from other parts of Vermont and beyond. These recreational uses and an expanding tourist base are a means of bringing additional income into the Town.

Huntington’s economic activity should fit with the rural character of the Town and should be appropriately scaled and environmentally sustainable. These characteristics must be reflected in economic development of our Village Centers.

Greater Burlington Industrial Corporation (GBIC) and the Lake Champlain Regional Chamber of Commerce are the two major organizations providing economic development services in Chittenden County. They have a broad array of services and affiliations that are listed in the Final Chittenden County, VT Competitive Assessment 1/25/2012 An ECOS Analysis Report. Western Slopes Business Association (WSBA) is a local business organization representing the municipalities of Huntington, Richmond, and Bolton. The Association’s purpose is to provide support, structure, and a unified voice for area businesses, with a focus on making a positive contribution to the local community. WSBA provides a business directory and resources for business. There is also interest in establishing a Huntington-specific business organization.

The 2012 annual unemployment rate for Huntington was low and about the same as the County, 3.8% versus 4.0% (Source: Local Area Unemployment Statistics program produced by the VT Department of Labor, Economic and Labor Market Information). While Vermont still has one of the lowest unemployment rates in the country, we are vulnerable to a lack of market diversification as seen by the challenges faced when IBM has layoffs. This further supports the goals of this Plan to support and grow Huntington’s local economy.
Goals

1. Promote Huntington businesses and home occupations and related job creation that are environmentally sustainable, fit with the rural character of the Town, and provide a livable community.

2. Support sustainable forestry and agriculture that provide needed products, protect our natural resources, and promote a vibrant working landscape.


4. Promote Huntington’s businesses and nonprofits within the Town and regionally.

5. Support local business and nonprofit organizations.

Implementation

1. Establish a Huntington Economic Development Commission or Committee (EDC) to work on Town-specific business issues.

2. Promote local businesses and market local resources, services, and products through the Western Slopes Business Association (WSBA), and an Economic Development Committee, or other suitable organization/committee. Increase the number of local businesses and home occupations that are actively involved with these organizations.

3. Inventory and determine the scale of the Town’s economic activity and publish a business directory.

4. Inventory farm and forestry land and form partnerships with landowners, Vermont Land Trust, and the Vermont Housing & Conservation Board for land conservation.

5. Investigate and develop opportunities for small businesses and home occupations that are environmentally sustainable.

6. Amend the Zoning Regulations to allow for the mixed and creative use of buildings that combine residential use with the development of offices, studios, and small-scale shops and stores in the Village Centers, especially in the Village Center Districts. Changes to the regulations should focus on buildings’ form and performance standards.

7. Evaluate the Village Centers’ infrastructure for water and wastewater systems as recommended by Stone Environmental’s final report, Water and Wastewater Evaluation for Huntington’s Villages, 2012, and other creative solutions that will allow for growth in our traditional Village Centers.
8. Educate townspeople about the Vermont Land Link program (and other New Farmer Project resources) that help farm seekers and Vermont farm property holders find each other, thereby keeping farmland in profitable farming enterprises.

9. Amend Zoning Regulations to maintain access and scale of working lands to ensure viability after subdivision in the rural lands and promote agriculture in areas planned for growth. This includes but is not limited to protection of log landings of previously logged forested parcels, zoning techniques to separate lot size from density, conservation zoning and homeowners’ association bylaws that allow for farming on the open space lots, and protection of topsoil during construction so that yards are more suitable for gardening.

10. Amend Zoning Regulations to ensure reasonable farm-related improvements are not impeded by local regulations (such as farm houses, processing facilities, generation of energy for on-farm use and on-farm retail, and related enterprises). While farming is generally exempt from municipal zoning, these uses/accessory structures may be regulated.

11. Encourage businesses to work with the Town’s Energy Committee to promote efficiency and minimize energy expenses.

12. Identify and educate townspeople about funding sources and other resources to support business start-up and expansion.

13. Work with local business associations and CCRP to analyze barriers and opportunity for economic growth in Town.


15. Add Huntington’s agricultural businesses to the Vermont Food System Atlas (http://www.vtfoodatlas.com)—a central portal for connecting farming businesses with a variety of partners working to advance our agricultural economy.
14. Relationship to Surrounding Towns & Region

Huntington is surrounded by a rural, largely forested landscape of privately-owned land in neighboring towns as well as State and Municipal Conservation lands: Camel’s Hump State Park and Forest; Robbins Mountain Wildlife Management Area; Lewis Creek Wildlife Management Area; Fred Johnson Wildlife Management Area; Huntington Gap Wildlife Management Area; and Hinesburg Town Forest. Several private lands with conservation easements exist along Huntington’s borders. Huntington is connected to surrounding towns by forests that are largely unfragmented and that provide basically intact travel corridors for wildlife species. Similar to surrounding towns, Huntington has small village centers that are the Town’s focal point.

The goals and visions expressed in the Town Plans of surrounding towns are similar to Huntington’s Town Plan:

- Focus on preserving the traditional rural village centers.
- Continue to support thoughtful land conservation and development between working landscapes and forested mountains.
- Promote a high quality of life for all residents.
- Encourage a community comprised of diverse populations.

Richmond

The Town of Richmond shares the western three-fifths of Huntington’s northern boundary. Many local services including banks, restaurants, and other professional services not offered in Huntington are available in Richmond.

Richmond’s 2012 Town Plan provides goals for the Town that will preserve Richmond’s character: its vibrant, multi-use village with the surrounding working rural landscapes, forests, water resources, and natural resources. The Plan addresses the need to protect the health and stability of the natural environment; provide efficient transportation and a range of transportation options essential to improve the quality of life in Richmond and the region; direct economic development to areas that are designated as appropriate through the planning process and public review of zoning ordinances; recognize that locally-owned and operated stores, farms, restaurants, and other businesses are important in maintaining a vibrant village, contribute financially by broadening the tax base, and provide employment opportunities for the Town’s residents; encourage business to be located both centrally and in identified outlying areas; encourage Town regulations and actions that support the growth of agriculture and forestry activities; and encourage a mix of housing types in a pattern that is compatible with the Town’s rural character and that allows people of diverse economic backgrounds to reside in Richmond.

The Plan also calls for preservation of Richmond’s identity by managing and promoting
development consistent with its historic structures and settlement patterns; providing opportunities for a high quality education to each of its citizens with educational facilities that are cornerstones for a healthy community and that should be supported by all of its citizens including those without school-aged children; and managing school and municipal budgets so as to keep Richmond affordable to an economically diverse population.

**Bolton**

Bolton shares the eastern third of Huntington’s northern border. Most of the land on either side of that border is within Camel’s Hump State Park, and all of it lies above 1,500 feet. Bolton’s Town Plan, approved June 4, 2007, calls for support of agriculture, forestry, and recreation, as well as commercial development which will offer employment opportunities for local residents—similar to Huntington’s Town Plan.

Bolton envisions its future as continuing to be a rural municipality, focusing on the aspects which make it unique: a tight-knit community; acres of forested land bisected by recreational trails; ridgelines and valley-bottom cropland; and rural village centers tucked in between working landscapes and the “beloved” Green Mountains. The thoughtful placement of housing and commercial opportunities will help preserve the villages and keep the rural areas from being heavily developed. Bolton is continuing to support thoughtful land conservation and development, and public access to recreational trails and the Winooski River corridor. Bolton’s future success depends on maintaining Town facilities, improving local services, and creating and promoting a viable and diverse economic environment in order to continue to be a livable community with a high quality of life for all residents.

**Hinesburg**

The Town of Hinesburg shares Huntington’s western border and has a centrally located village. The goals of the Hinesburg Town Plan, adopted May 16, 2011, are similar to Huntington’s goals, as well as those of surrounding towns. The emphasis is on maintaining a rural small-Town character and environment; planning well-managed growth; providing adequate community facilities and services; and protecting natural resources. Both Hinesburg and Huntington emphasize the importance of the protection of important natural resources and rural character along their common border.

Among many goals, the Hinesburg Town Plan promotes an enhanced Village area, by maintaining its rural character and providing for environmental sustainability with reinforcement of compact settlements surrounded by open lands; promoting the wise use and conservation of natural resources to conserve viable agricultural and forestry lands in the rural regions of the Town and to promote the wise use and conservation of natural resources; promoting the participation of a wide range of Hinesburg citizens in all aspects of community life and maintaining diversity in Hinesburg’s population with safe and affordable housing in a variety of types and price ranges, local services, and job opportunities; recognizing the significance and
importance of private land and seeking to balance the community good with private property rights; providing and planning for efficient and adequate community facilities and services, balanced with the Town’s ability to pay for and efficiently manage Town services and facilities; and providing safe and well-designed transportation systems including an interconnected network of sidewalks, trails, bike paths, and greenways with protection of wildlife habitat, protection of riparian areas, and with ecological connectivity between natural areas.

**Starksboro**

Starksboro is located southwest of Huntington and shares more of its border with Huntington than with any other town. The terrain along this border is mountainous and the village areas of Starksboro are in the southern and western areas of the Town, quite removed from Huntington. Three roads provide direct access to land in Starksboro: Hinesburg Hollow Road, Shaker Mountain Road, and Parker Bean Road. Parker Bean Road, now nominally shortened to Beane Road, is a dead end road that originates in Huntington. In order to reach those areas of Starksboro that are accessed by Parker Bean Road, an alternate route must be taken through Huntington. For this reason, Huntington should stay apprised of the development of land along Parker Bean Road.

Starksboro’s collective vision is similar to Huntington’s as well as surrounding towns: to maintain the Town’s environmental quality, scenic beauty, diverse working landscapes, rural character, sense of community, and quality of life. Further, the writers of the Starksboro Town Plan have a goal that the future Starksboro will remain recognizable to current residents – that the best parts will be conserved.

Other goals include proper management of change to the benefit of individuals as well as the community as a whole; agriculture becoming an increasingly vital and economically viable enterprise; and helping the Town to move towards greater sustainability—producing food and energy locally and providing more jobs in Town in a diversity of small businesses, which are built on natural and human assets. To accomplish this, the goals of the plan include compact neighborhoods with houses and services that meet the needs of residents of all ages; encouraging civic participation and pride; and increasing understanding and appreciation of wildlife populations and their habitat needs.

**Buels Gore**

Located in the extreme southeastern corner of Chittenden County, Buels Gore was formed in 1790 out of land left over after surveys of surrounding towns were completed. It is 3500 acres and is deeply forested. A large portion of Camel’s Hump State Forest lies within its boundaries. A single road, Vermont Route 17, winds its way through the Appalachian Gap in Buels Gore. A population of 12 was recorded in the 2000 census, which increased to 30 by 2010.

The Gore has a supervisor appointed by the Governor. Its land records and vital records are
maintained by the Chittenden County Clerk in Burlington. Buels Gore residents vote in Huntington. Students attend the school of their choice.

A January 2013 draft of the Buels Gore Plan (page 1) states that “It has been farm or forest land for at about 200 years. The residents and landowners would like this land use to continue. However, a small amount of low impact commercial development (e.g., home offices) would be appropriate.” Zoning Regulations were established in 2010 to help guide appropriate land uses within the four districts shown on the Future Land Use Map. Gore residents implemented a Design Review Board “to protect agricultural and silvacultural uses and the preservation of the scenic beauty of the land. Any structure in the [General Land Use] district should be architecturally in keeping with the other houses on Gore Road in Buels Gore and Starksboro. Therefore, any structure over 120 square feet in this district must be approved by the Board of Adjustment. The minimum lot size is 10 acres.”

The Buels Gore Plan encourages coordination with Huntington’s Planning Commission in this endeavor in order to ensure that the goals articulated in Huntington’s Town Plan are considered.

**Duxbury & Fayston**

Huntington’s eastern boundary is formed by the steep, rocky spine of the Green Mountains and is shared with the Towns of Duxbury and Fayston. The Duxbury and Fayston Town Plans are compatible with this Plan, and both state that the areas along the Huntington border are sensitive and that development will be discouraged there.

Duxbury’s Plan states similar concerns to that of other surrounding s: to be able to retain its identity as a small rural community while providing sufficient Town services. In fact, the Plan states that large-scale land developments are inappropriate in Duxbury and should be discouraged.

Fayston’s focus is in the Mad River Valley and its recreational, educational, and economic opportunities. In the 2008 Town Plan, Fayston worker commute patterns show that relatively few Fayston workers commute from outside of the Mad River Valley and the number of home-based businesses are increasing. Its Town Plan addresses the relationship to those towns, while indirectly discussing the high terrain border it shares with Huntington. It is noteworthy that, with two major ski areas operating in Fayston, the town has nearly 1,200 full-time residents and approximately 1,000 part-time residents (many of which are second homes). Huntington has seen a huge increase in traffic along the Main Road as skiers travel through the Town to reach these ski areas.
The Chittenden County ECOS Plan (ECOS plan), adopted June 19, 2013, combines the Regional Plan, Metropolitan Transportation Plan and the Comprehensive Economic Development Strategy into one document. By statute, the Chittenden County Regional Planning Commission (CCRPC) is charged with preparing a regional plan every eight years and a metropolitan transportation plan every five years. The Greater Burlington Industrial Corporation (GBIC) is charged with establishing a Comprehensive Economic Development Strategy every five years.

According to page two of the ECOS plan, the document represents “an unprecedented effort to acknowledge and act upon the interconnectedness of our County’s institutions and Towns”—a big picture perspective that shares a common vision for the future. The document was funded through a three-year grant from the Environmental Protection Agency, the Department of Transportation, and Housing and Urban Development. The Sustainable Communities Regional Planning Grant Program administers the grant.

**Broad Goals**

1. **Natural Systems** – Design and maintain a strategically planned and managed green infrastructure network composed of natural lands, working landscapes, and open spaces that conserve ecosystem values and functions, and provide associated benefits to our community.

2. **Social Community** – Promote the skills, resources, and assurances needed for all community members to participate in the workforce and in their family, civic, and cultural lives, within and among their neighborhoods, and in the larger community.

3. **Economic Infrastructure** – Build the region’s capacity for shared and sustainable improvements in the economic wellbeing of the community through support of both local and globally competitive initiatives.

4. **Built Environment** – Make public and private investments in the built environment to minimize environmental impact, maximize financial efficiency, optimize social equity and benefits, and improve public health.

**Principles**

Principles outlined in Section 1.4 describe the underlying values and guide the selection of strategies and actions for local governments in sustainable communities to achieve the goals. These 10 principles will guide the selection of strategies and actions to achieve goals (adapted from Sustainability Goals & Guiding Principles, ICLEI, October 2010).

1. Think — and act — systemically. Recognize that people, nature, and the economy are all affected by their actions. Broader implications and multiple goals should be considered before embarking on specific projects, rather than default to short-term, piecemeal efforts.
2. Instill resiliency. Possess a strong capacity to respond to and bounce back from adversity. Local governments in these communities prepare for and help residents and institutions prepare for disruptions and respond to them swiftly, creatively, and effectively.

3. Foster innovation. Capture opportunities and respond to challenges by cultivating a spirit of problem solving and to enabling the risk-taking inherent in innovation.

4. Redefine progress. Measure progress by improvements in the health and wellbeing of their people, environment and economy by using a broad set of indicators rather than just a GDP (economic indicator).

5. Live within means. Maintain natural resources for future generations to have as many opportunities available to them as today’s residents have by recognizing that resources exist for the benefit of life forms other than humans. Assess resources, track impacts, and take corrective action when needed.

6. Cultivate collaboration. Create a culture of collaboration by government representatives, community members, and organizations that encourages innovation, sharing of resources, and jointly shared accountability.

7. Ensure equity. Allocate resources and opportunities so that all people, who do the full range of jobs that a community needs, can thrive in it. Actively eliminate barriers to full participation in community life and work to correct past injustices.

8. Embrace diversity. Celebrate and foster a broad spectrum of peoples, cultures, and economies underpinned by a richly functioning natural environment by celebrating and fostering ethnic, cultural, economic, and biological diversity and encourage multiple approaches to accomplish a goal.

9. Inspire leadership. Provide leadership through action and results by recognizing the opportunity to effect change by backing visionary policies with practices that serve as an example for citizens and businesses to emulate.

10. Engage in continuous discovery, rediscovery, and invention about the impacts of actions, by tracking both performance and outcomes, and by modifying strategies based on observed results.

**Working Lands**

The ECOS Plan addresses working lands, also a priority for Huntington. In section 2.4.3, the plan encourages future growth in areas, including Village Planning Areas, to maintain Vermont’s historic settlement pattern and respect working and natural landscapes.

Working lands and resource extraction industries are critical components of a self-reliant and diverse economy, making a region less vulnerable to market crises. Local food and fuel production is preferred since the transportation to import these products consumes
tremendous amounts of energy and generates pollution. In addition, when food is imported from faraway places, nutrient value is reduced during the transport time.

Working lands and resource extraction industries are economically viable within the constraints of our natural landscape. Sustainably managed farmland and forest land means less developed land, fewer impervious surfaces, and thus a greater presence of the natural ecosystem’s features and functions. Conversely, high quality food and productive forests are dependent upon clean water and clean, nutrient-rich soils. It is imperative that we maintain high quality water and soils for healthy and viable food and forest product industries.

Housing

The Housing Goal (Section 2.5.2) calls for the increase of opportunities for safe, decent, energy efficient, affordable, accessible, and fair housing for all types of households in all neighborhoods. Adequate and affordable housing is central to a sustainable community. The financial burden of owning a home is “unaffordable” when these costs consume more than 30% of the household’s income. Observations conclude that households paying 50% or more of their income for their housing costs—both owners and renters—are at a higher risk for foreclosure, eviction, homelessness, and frequent moving.

Transportation

Section 2.5.3 of the ECOS Plan has a goal to provide accessible, safe, efficient, interconnected, secure, equitable, and sustainable mobility choices for our region’s businesses, residents, and visitors. Although Public Transportation is identified as priority in both the Huntington Town Plan and the ECOS Plan, Huntington does not appear on the Prioritized Metropolitan Transportation Project List by Project Type and Corridor (pages 199-203), where projects listed include transit, rail, roadway safety, and traffic operations including sidewalks and bike lanes.

Planning Area Designation

The ECOS Plan Priorities & Implementation (Chapter 3) presents strategies for a planning effort that acts to achieve the concentration of development and infrastructure needed for an improved economy. On Land Use Districts Map 6, Huntington’s Planning Area Designation shows three villages with the remainder of the Town—and adjacent areas in surrounding towns—as rural. Section 3.2.2 has a goal to strive for 80% of new development in areas planned for growth, which amounts to 15% of the land in the defined areas, including rural villages. A change from previous regional plans is that there is no longer a housing quota by municipality. Instead, CCRPC will monitor trends in each community through annual updates. Recent public sentiment seems to lead in the direction of developing and implementing policies that support investing in denser, mixed use growth areas, thus increasing the supply of affordable housing, reducing energy consumption, and using existing infrastructure efficiently. Included in the plan are four
points for establishment of wastewater, water and public transit infrastructure; reuse, rehabilitation, redevelopment, infill, and brownfield investments; retrofitting existing buildings to reduce energy use and greenhouse gas emissions; and improvement of design quality for high density areas and flexible creative solutions.

In most respects, the Huntington Town Plan is consistent with goals of the ECOS Plan; although currently we do not have plans for infrastructure that would support the density of development in the villages that the Regional Plan proposes. The geography of the Huntington river valley may also preclude the densities in the villages that are proposed by the Regional Plan.

Huntington’s Town Plan is also consistent with other goals in the ECOS Plan: educational, environmental, optimal health and personal safety goals; efficient use of tax dollars; inclusive municipal policies; and regional and local economic development. The authority to prepare and implement the Town Plan is granted through Vermont Statutes Annotated (VSA) Title 24, Chapter 117, Municipal and Regional Planning and Development, Section 4302.
15. Managing, Amending, & Updating

The Huntington Planning Commission is our elected body for developing, maintaining, reviewing, and revising the Town Plan. Commission meetings, which are open to the public, are held twice each month.

The Town Plan before you has undergone public discussion in many forums for over a year. In addition to the work done by the Planning Commission members at their regular meetings many committees, boards, and individuals have reviewed and revised sections of the proposed 2014 Town Plan.

Townspeople were invited and encouraged to participate through surveys, open meetings, and hearings. Following the successful August 1999 survey asking residents for their opinions and comments regarding issues to be addressed in the 2001 Plan, a new survey was sent out in October 2011 offering broad questions to give the participants the chance to express opinions as well as answer questions. Results reinforced the directions of the 1999 survey. During the process of updating this Plan, Townspeople have also had opportunity to give comments to the Huntington Planning Commission in a public hearing held on December 5, 2013, and later in a public hearing held by the Selectboard.

All Town Plans must be consistent with the statewide planning goals in 24 V.S.A.§117 (Vermont Statutes Annotated). Our Plan must be coordinated with the plans of neighboring municipalities and needs to be compatible with the Chittenden County Regional Plan. To this end, the Huntington Planning Commission has consulted with the Chittenden County Regional Planning Commission staff to help determine the Town’s compliance with the requirements of the Vermont Municipal and Regional Planning and Development Act.

The Town Plan is a living document, constantly responding to the changing needs of the Town. This is achieved through the five-year cycle of updates and through the interim hearing process which this 2014 revision is following. Under these circumstances, the Huntington Planning Commission advises the Huntington Selectboard, the Huntington Conservation Commission, and the Brewster-Pierce School Board of needed changes.

Proposed changes will be warned and separate hearings will be held by the Huntington Planning Commission and the Huntington Selectboard. When considering an amendment to the Huntington Town Plan, the Huntington Planning Commission is required to prepare a written report of the proposal. The contents of the report are specified in 24 V.S.A.§4384 (c).

The Huntington Town Plan will undergo another mandatory update in 2019, as required by Vermont’s State Statutes. In preparation the Planning Commission will conduct a comprehensive evaluation of the 2014 plan; statistical data, public opinion, and changes that have occurred in the Town will be reviewed and the status and success of implementation strategies will continue.
to be reviewed and reassessed.

With this information the Town’s policies and goals will be amended and new strategies will be developed as necessary. This is the same method by which recent Town Plans were developed.

The Planning Commission will annually review this Plan to access progress toward implementation, working together with other Town boards, committees and commissions to determine if amendments are needed.
16. Maps

1. Natural Resources
2. Hydrologic features
3. Transportation and Recreation
4. Facilities and Historic Structures
5. Agricultural Soils and Conserved Lands
6. 6 Land Use Districts
7a Existing Buildings and Parcels
7b Existing Land Use: Primary Activities

17. Location of Huntington Town Plan maps:

1. Town Website: huntingtonvt.org
2. Two paper copies to be viewed in Town Clerk’s Office during business hours
3. Large copies to be viewed in Huntington Public Library during open hours

—The End—
Map 7b
Existing Land Use
HUNTINGTON, VERMONT

2011 Tax Parcel Boundary
Primary Land Use Activity*
- Residential activities
- Shopping, business or trade activities
- Industrial, manufacturing, and waste-related activities
- Social, institutional, or infrastructure-related activities
- Travel or movement activities
- Mass assembly of people
- Leisure activities
- Natural resource-related activities
- No human activity or unclassifiable activity

*APA Land-Based Classification System - Activity Dimension
Activity refers to the actual use of the land based on its observable characteristics. It describes what actually takes place in physical or observable terms (e.g., farming, shopping, manufacturing, vehicular movement, etc.) And office activity, for example, refers only to the physical activity on the premises, which could apply equally to a law firm, a nonprofit institution, a court house, a corporate office, or any other office use. Similarly, residential uses in single-family dwellings, multi-family structures, manufactured houses, or any other type of building, would all be classified as residential activity.

LOCATOR MAP

Source:
Existing Land Use - CCRPC, 2008
Road Centerline - e911, 7/2013
Surface Water - VHD, 2008 (VCGI)
Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

Disclaimer:
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Sources: Esri, DeLorme, NAVTEQ, TomTom, & finances; iPC; udr
HUNTINGTON, VERMONT

1:45,600
0 0.5 1 Mile

1/17/2014
Map 7a
Existing Buildings and Parcels
HUNTINGTON, VERMONT

Legend

Existing Land Use
▲ Commercial
● Public
● Residential

Road Centerline
State Highway
Town Highway Class 2
Town Highway Class 3
Town Highway Class 4
2011 Tax Parcel Boundary
Private/Unknown
Private/Unknown
Stream Centerline
Water Body

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Sources:
Existing Structures - e911, 7/2013
Road Centerline - e911, 7/2014
Surface Water - VHD, 2008 (VCGI)

Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

LOCATOR MAP

WINDHAM COUNTY
BENNINGTON COUNTY
CHITTENDEN COUNTY
LAMOILLE COUNTY
ADDISON COUNTY
WASHINGTON COUNTY
RUTLAND COUNTY

LEGEND

Existing Land Use
▲ Commercial
● Public
● Residential

Road Centerline
State Highway
Town Highway Class 2
Town Highway Class 3
Town Highway Class 4
2011 Tax Parcel Boundary
Private/Unknown
Stream Centerline
Water Body

1:45,600

0 0.5 1 Mile

0 0.5 1 Mile

9/4/2014

Map 7a
Existing Buildings and Parcels
HUNTINGTON, VERMONT

Legend

Existing Land Use
▲ Commercial
● Public
● Residential

Road Centerline
State Highway
Town Highway Class 2
Town Highway Class 3
Town Highway Class 4
2011 Tax Parcel Boundary
Private/Unknown
Stream Centerline
Water Body

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

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Sources:
Existing Structures - e911, 7/2013
Road Centerline - e911, 7/2014
Surface Water - VHD, 2008 (VCGI)

Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

LOCATOR MAP

WINDHAM COUNTY
BENNINGTON COUNTY
CHITTENDEN COUNTY
LAMOILLE COUNTY
ADDISON COUNTY
WASHINGTON COUNTY
RUTLAND COUNTY

LEGEND

Existing Land Use
▲ Commercial
● Public
● Residential

Road Centerline
State Highway
Town Highway Class 2
Town Highway Class 3
Town Highway Class 4
2011 Tax Parcel Boundary
Private/Unknown
Stream Centerline
Water Body

1:45,600

0 0.5 1 Mile

0 0.5 1 Mile

9/4/2014

Map 7a
Existing Buildings and Parcels
HUNTINGTON, VERMONT

Legend

Existing Land Use
▲ Commercial
● Public
● Residential

Road Centerline
State Highway
Town Highway Class 2
Town Highway Class 3
Town Highway Class 4
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Private/Unknown
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Water Body

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Sources:
Existing Structures - e911, 7/2013
Road Centerline - e911, 7/2014
Surface Water - VHD, 2008 (VCGI)

Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.
Map 6
Land Use Districts
HUNTINGTON, VERMONT

Legend

<table>
<thead>
<tr>
<th>Land Use District</th>
<th>Color</th>
<th>Symbol</th>
</tr>
</thead>
<tbody>
<tr>
<td>Village Center (42 Acres)</td>
<td>Red</td>
<td>○</td>
</tr>
<tr>
<td>Neighborhood (1,286 Acres)</td>
<td>Orange</td>
<td>◼</td>
</tr>
<tr>
<td>Rural Residential (14,371 Acres)</td>
<td>Green</td>
<td>▲</td>
</tr>
<tr>
<td>Woodland (3,892 Acres)</td>
<td>Blue</td>
<td>•</td>
</tr>
<tr>
<td>Conservation (4,924 Acres)</td>
<td>Brown</td>
<td>★</td>
</tr>
<tr>
<td>Flood Hazard Overlay</td>
<td>Purple</td>
<td>✡</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fluvial Erosion Hazard (FEH) Road Centerline Sensitivity Rating*</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Low</td>
</tr>
<tr>
<td>High</td>
</tr>
<tr>
<td>Very High</td>
</tr>
<tr>
<td>Extreme</td>
</tr>
<tr>
<td>No Phase 2 FEH Zone</td>
</tr>
</tbody>
</table>

2011 Tax Parcel Boundary

Legend

<table>
<thead>
<tr>
<th>Road Centerline</th>
</tr>
</thead>
<tbody>
<tr>
<td>State Highway</td>
</tr>
<tr>
<td>Town Highway Class 2</td>
</tr>
<tr>
<td>Town Highway Class 3</td>
</tr>
<tr>
<td>Town Highway Class 4</td>
</tr>
<tr>
<td>Private/Unknown</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Stream Centerline</th>
</tr>
</thead>
<tbody>
<tr>
<td>Water Body</td>
</tr>
</tbody>
</table>

*FEH NOTE:
Stream sensitivity refers to the likelihood that a stream will respond to a disturbance or stressor, such as a change to the sediment or flow regime. Some streams are more likely to be in a measurable state of change due to their setting within the watershed and impacts from humans. Stream sensitivity ratings are used to determine appropriate river corridor meander belt widths. Stream sensitivity alone is not an indication of an active adjustment process and does not equate to a flood risk level; the appropriate river corridor plan should be consulted for further details on the physical condition of a specific reach of river.

Sources:
Zoning - adopted 2012, Huntington data
Road Centerline - e911, 7/2014
Surface Water - VHD, 2008 (VCGI)
Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

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LOCATOR MAP
Agricultural Soils & Conserved Lands
HUNTINGTON, VERMONT

Legend
- Prime Agricultural Soil
- Statewide Agricultural Soil
- Conserved Land
- Enrolled in Use Value Appraisal Program
  - Agriculture Current Use
  - Forestry Current Use
  - 2011 Tax Parcel Boundary

Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

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Legend
- Prime Agricultural Soil
- Statewide Agricultural Soil
- Conserved Land
- Enrolled in Use Value Appraisal Program
  - Agriculture Current Use
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Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, and the GIS User Community

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Facilities and Historic Structures

HUNTINGTON, VERMONT

Legend

Community Facilities
- Library
- Post Office
- School
- Town Hall
- Childcare Facility
- Historic Structures (State/Federal)

Ground Water Source Protection Area

Soil Ratings for Residential
- Well Suited
- Moderately Suited
- Marginally Suited
- Generally Not Suited or Not Rated

On-site Waste Disposal

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Legend

Locality Map

Source:
- Facilities - CCRPC
- Daycare - ChildCare Resource, VT
- Soils - NRCS
- Road Centerline - e911, 7/2013
- Surface Water - VHD, 2008 (VCGI)

Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

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Map 2
Hydrologic Features
HUNTINGTON, VERMONT

Legend

<table>
<thead>
<tr>
<th>Feature</th>
<th>Symbol</th>
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</thead>
<tbody>
<tr>
<td>Stream Centerline</td>
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</tr>
<tr>
<td>Water Body</td>
<td></td>
</tr>
<tr>
<td>Vermont Significant Wetland</td>
<td></td>
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<tr>
<td>Class A Ecological Watershed</td>
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</tr>
<tr>
<td>Ground Water Protection Overlay</td>
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</tr>
<tr>
<td>Special Flood Hazard Area</td>
<td></td>
</tr>
<tr>
<td>.2% Annual Chance Flood Hazard</td>
<td></td>
</tr>
</tbody>
</table>

Fluvial Erosion Hazard (FEH)
Sensitivity Rating*

*FEH NOTE: Stream sensitivity refers to the likelihood that a stream will respond to a disturbance or stressor, such as a change in the sediment or flow regime. Some streams are more likely to be in a measurable state of change due to their setting within the watershed and impacts from human activities. Stream sensitivity ratings are used to determine appropriate river corridor meander belt widths. Stream sensitivity alone is not an indication of an active adjustment process and does not equate to a flood risk level; the appropriate river corridor plan should be consulted for further details on the physical condition of a specific reach of river.

Hydrologic Features

Source:
DFRM - FEMA, 2011
FEH - ANR
Road Centerline - VCGI, 2008
Road Centerline - ARI, 7/2014
Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

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Legend

1:45,600

Map 2
Hydrologic Features
HUNTINGTON, VERMONT

LOCATOR MAP

Source: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

9/4/2014

Document Path: D:\Projects14\Huntington\Map2HydroFeatures11x17_20140904.mxd
Map 1
Natural Resources
HUNTINGTON, VERMONT
1:45,600

Legend

<table>
<thead>
<tr>
<th>Linkage to Habitat Blocks</th>
<th>Habitat Block (acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 (less important)</td>
<td>20 - 500</td>
</tr>
<tr>
<td>2</td>
<td>501 - 5,000</td>
</tr>
<tr>
<td>3</td>
<td>5,001 - 10,000</td>
</tr>
<tr>
<td>4</td>
<td>10,001 - 50,000</td>
</tr>
<tr>
<td>5 (more important)</td>
<td>50,001 - 154,565</td>
</tr>
</tbody>
</table>

Source: Habitat Blocks & Linkage data - ANR
Deer Wintering Areas - Annonal, 2013, Science to Action, Project
Rare, Threatened or Endangered Species & Natural Areas - ANR
Road Centerline - e911, 7/2013
Surface Water - VHD, 2008 (VCGI)

Map created by P. Brangan using ArcGIS. All data is in State Plane Coordinate System, NAD 1983.

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