

# *Sutton Town Plan*

*Adopted August 23, 2005*

*Prepared by the Sutton Planning Commission with the assistance of the  
Northeastern Vermont Development Association*

# Sutton Town Plan

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# **Sutton Town Plan**

## **I. INTRODUCTION AND OVERVIEW**

The Town of Sutton is located in the northernmost part of Caledonia County. Covering 38.2 square miles, Sutton is bordered on the west by Barton and Sheffield, on the northeast by Newark and Westmore, on the southeast by Burke and on the south by Lyndon.

Sutton is a rural community whose residents are generally satisfied with the way things are and see little need for dramatic change or growth.

### **A. A Sense Of Place**

Sutton's rural environment includes scenic vistas and wooded beauty, wetlands and wildlife, and a compact village center which is home to the Town's municipal services.

Sutton has several scenic vistas worth mentioning. To the west is Hardscrabble Mountain (2,225 ft), to the east is Burke Mountain (3,267 ft) with its ski slopes, and to the north is the dramatic Willoughby Gap. This gap is formed by Mt. Pisgah to the east at 2,751 ft. and Mt. Hor to the west at 2,648 ft. with the southern end of Lake Willoughby lying between these two mountains.

Family farms continue to keep Sutton a vital part of Vermont's working landscape - a landscape in which the wise use of natural resources are integral to the area's economic well-being. Sutton's mix of working forests, wildlife management areas and state forests creates a wide range of economic and recreational opportunities for its residents and visitors.

### **B. A Sense Of The Future**

Sutton's population has more than doubled since 1970, with nearly three-quarters of that growth coming from the migration of people to the Town. The population of Sutton in 1970 was 438 with Census 2000 indicating that the Town's population has grown to 1,001. This represents an increase of 562 persons or 128.3%. In spite of this influx of new residents, there is a common view for the future.

Sutton residents appreciate the balance of the "pretty and the practical" which characterizes the town. Sutton offers living proof that scenic vistas and forested highlands are best maintained by those whose livelihoods depend upon their continued growth and healthy development. Sutton demonstrates that a working landscape is best preserved by the people who earn a living from it.

The following plan is based on Sutton's shared vision of the future - a future in which the Sutton of 2020 will look much like the Sutton of 2002; a future in which any development in Sutton maintains the balance between environmental and economic sustainability; and a future in which Sutton and surrounding towns carefully consider both the local and regional impacts of any new growth and development.

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## **C. Survey Of Residents**

During the summer of 2002, the Sutton Planning Commission conducted a survey to determine the opinion of Sutton's residents regarding a variety of development and planning issues. The Planning Commission received 87 responses to the survey (approximately 32% of the households).

Those who responded to the survey sent a clear message regarding the future of Sutton: No drastic changes are needed, and any changes to the character of Sutton should be gradual and carefully considered.

The full results of which can be found in Appendix A at the end of this plan.

## **D. Summary Of Survey Results**

Sutton residents are generally satisfied with public services. Fire Protection, the Office of the Town Clerk and Road Maintenance received the highest satisfaction ratings of the nine services included in the survey. The elementary and high schools were also highly rated by Sutton's residents.

When asked about future development activity respondents to the survey preferred that most development in Sutton "stay the same." The only kind of development that residents would like to see more of is home-based business development. Increased residential and vacation housing received the least amount of support among the range of possible development activities.

Sutton residents value the natural environment and resources, with surface water, ground water and scenic beauty ranking as the three most important resources to protect. In addition to protecting natural resources survey respondents favor efforts to encourage agriculture (particularly small family farms), development of a recreation trail on existing public lands and preservation and restoration of roadside trees to enhance the scenic beauty of the Town.

Of the 87 respondents to the survey, only 16 have posted their land and 2 of these have done so for safety reasons. The "protest" posting of land, which has happened in other parts of Vermont, has not occurred to any significant extent in Sutton. Instead, landowners seem content to keep their property open to hunting and other recreational pursuits.

When asked about the long-term future of Sutton, residents felt that the current rate of growth is "just right." This view is reinforced by the fact that nearly half of the respondents would like the Sutton of 20 years from now to be much the same as it is now. Sutton residents do not favor paving more roads or encouraging development in general.

In short, Sutton residents seem to be satisfied with the Town, and would generally support efforts to maintain the Town as it is today.

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## II. HISTORY OF SUTTON

The town of Billymead was granted to Jonathan Arnold and associates on February 26, 1782. Named for Arnold's son, William, it probably meant Billy's Meadow. People from Lyndon and other nearby towns as well as from New Hampshire settled Billymead. Twelve years later the town was formally organized on Independence Day, July 4, 1794. Citizens chose James Cahoon to be town clerk and John Anthony, Samuel Cahoon, and Samuel Orcutt as the first three selectmen.

Unfortunately by 1810 William's bullying and drunken behavior had made him into an undesirable neighbor and citizens thought the town should disassociate itself from him and find a new name. A resident who had come from Sutton, Massachusetts, suggested "Sutton" and the name was accepted at town meeting. The state recognized the name change in 1812.

Sutton, situated in northern Caledonia County, is generally level in its southern and central portions with rises called South, North, East, and West Ridges. The highest point is 2,648 foot Mount Hor, rising at the north end of Sutton and dropping to Willoughby Lake in the Town of Westmore. Norris Mountain at 2292 feet in the northwest portion of the town is the second highest elevation. Three branches of the Passumpsic River flow through Sutton: the West Branch, Sutton River, and Calendar Brook.

Bogs in the town provided a clay and calcium carbonate (marl), which was used to make lime, putty, and plaster, and as an ingredient in fertilizer. Other resources included sulphur springs, iron ore, slate, and several ponds, Marl, Vail's, Duck, Blake, Bean, Dolloff, and others. Natural timber was mostly maple, fir, spruce, birch, ash, and white cedar especially along the streams.

Most inhabitants were farmers and some millers because the favorable water sources provided power for several mills, especially along Calendar Brook. Alden R. Rennie had a shingle mill; George Bean, a carriage factory; and George Whipple had a firkin factory, a place where small covered vessels were made to hold butter. Records show that a woolen and carding mill burned in 1852. William Dinsmore rebuilt a mill on the same site and also made potato starch. Later the mill became Alfred Burnham's carding mill and a lumber mill as well. He also produced butter tubs and shingles.

There was also a Bundy's grist mill and sawmill, brought on a hand sled from New Hampshire. Ninety years later it was still in use and owned by Freeman Hyde. Near West Burke, Elmer S. Roundy operated another grist mill originally built by Daniel Beckwith. Roundy also made shingles and sawed lumber there. In later years the U.S. Bobbin Shuttle Mill on Route 5 was a major operation and used a railroad spur that joined the main line.

C. Parker ran a cedar distillery, and Alvin W. Brockway, in the general painting business, had a horse and carriage shop as well. The Orleans and Caledonia Lumber Company operated a steam mill, later owned by Henry F. Pillsbury. Pillsbury's ten Jersey cows on the farm connected with the mill were pronounced the best in the state.

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In the early 1800s, Sutton had the distinction of producing the most maple sugar of any other town in Vermont. In 1840, for example, the output was 85,430 pounds.

Stephen Easton opened a hotel on Road 26. In 1887 the directory listed the Sutton Hotel with a Lucius J. Campbell as the proprietor.

The Sutton Grange Hall, also used for Town Meetings, was built in 1917 and burned around 1937. It was rebuilt on the same location and is now the grange hall and fire department.

Some of the early settlers were Freewill Baptists, and though they worked long hours in their fields and shops, they often met in their homes for fellowship and worship. On one occasion, it is said, so many crowded into a home that the floor gave out and dropped the worshippers into the basement. Some groups met in the log school house near the center of town.

In 1804, a traveling minister, John Quimby, helped organize the Freewill Baptists. John Colby, son of Thomas Colby, a farmer and deacon of the church, had become a preacher and was the first minister. Because of financial difficulties partly due to the War of 1812, people were reluctant to pay for building a church. John Colby sold some of his property and built a church near the village cemetery at his own expense.

After many difficulties other Baptist groups were formed and some confusion resulted. A new church was built in 1832 and Rev. Jonathan Woodman, its first minister, reorganized the church as the General Baptist. Again in 1837, the church was reorganized as the Second Freewill Baptist Church. It flourished and for a time was the largest society of its denomination in the state.

In 1886 there were ten school districts with ten common schools. Of the 192 pupils, five were in private schools. The village school was originally a brick church when there was more than one community congregation. The steeple was removed and now with additions it is the present Sutton School. The building has been used for Town Meetings and also was used for Grange meetings after the Grange Hall burned until it was rebuilt.

The Willoughby State Forest was developed for reforestation by the Civilian Conservation Corps in the 1930s, but being off the beaten path did not get much use. Buildings were ravaged by time and vandalism until all that remained standing was a fireplace or two. Although discontinued as a park, it is maintained by Vermont as a state forest.

Revolutionary War soldiers who came to the area after the war are buried in South Ridge Cemetery. The other cemeteries are North Ridge, East Ridge, and Village.

Portland Pipe Line Company maintains an automatic pumping station in Sutton, but the old brick pumping station and houses for their workers on Vermont Route 5 were sold for private use.

Book publisher Henry O. Houghton, founder of Houghton, Mifflin Co. was born in Sutton, as were E.O. and B.L. Silver, founders of Silver, Burdett & Co., publishers of schoolbooks.

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Sutton's history is one of farmers, millers, and small manufacturers of products from the town's natural resources. They have a history of taking pride in their lives and town—no Billymead for them, rather a respectable town renamed Sutton. Surviving together by sustainably using the water, mineral, forest, and farmland resources, they organized themselves in 1794 and provided for community needs through a local government structure, churches, schools, grange hall and Town Meeting hall. Current residents carry forward that tradition and care deeply about their community. The Freewill Baptist Church has a refurbished white steeple rising above the landscape, the vibrant school, and the revised town plan and bylaws that provide for maintaining the benefits of the community into the future are testimony to that sentiment.

## **III. LAND USE PLAN**

The 1887 Hamilton Child's Gazetteer of Caledonia and Essex County describes the physical landscape of Sutton as "generally level, laying in four ridges which are called the South, Middle, North and East Ridge. These divisions are made by the three branches of the Passumpsic River, which have their sources in the northern and western part of the town, and running south-easterly unite in Lyndon. There are in the northwestern part of the town several ponds which are situated on an elevation where the waters divide, a part running southerly to the Connecticut River, and a part north to the St. Francis River."

The geology of the town is a foundation of old metamorphic rock with intrusions of granite and overlaying pockets of limestone. The soils are generally glacial till with many boulders and fragments that were deposited by the glaciers and have since dissolved and rehardened at a depth of one to three feet in many sites. This hardpan limits drainage through soils and contributed to the large amount of wetland in town.

### **A. Goals**

- ❖ Agriculture and Forestry - Continue sustainable logging practices and monitor development so that flood plains and wetlands are not endangered. Continue to support farms. This is important to maintaining the landscape and has been a central part of Sutton's history. Care should be taken to keep residences and agriculture in balance. The Town should also attempt to control land conversion by actively supporting the Use Value Appraisal Program and the use of zoning and conservation easements to prevent the subdivision of large parcels of land that are economically viable for agricultural and forestry purposes.
- ❖ Residences - encourage orderly development. Respondents to the Planning Survey wished development to stay the same. Perhaps encourage more housing in and around village.
- ❖ Commerce - encourage home-based businesses. King George School also cited as good "commerce" for town. Few demands on town services but generates tax revenue. Most residents seek retail and services in Lyndonville, Barton or West Burke. The adequate provision of child care services also needs to be encouraged and are important to the

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economic well being of those families with two working parents as well as single parent households.

- ❖ Industry - retain level of industry. If any should develop, great care should be taken to safeguard the environment and rural quality of life - including quiet and peaceful night skies.
- ❖ Recreation - preserve natural beauty and scenic areas so recreation can continue.
- ❖ Public buildings - no changes necessary, although water system needs improvement to support further residential growth.

## **B. Existing Land Use**

### *1. Forestry*

The forests of Sutton are classified as a mixed northern hardwood. Although logging is an ongoing activity in Sutton, there has been no large clear cut logging in Sutton. The remaining trees and brush provide habitat for white-tailed deer, black bear, moose, snowshoe hare, bobcat, fisher, coyote, beaver and mink and the ponds and rivers are home to brook trout. As these are remote and sensitive areas, the Sutton Zoning Bylaw currently limits intensive development in woodland areas. The State of Vermont administers 5,226 acres (21.2%) of Sutton's land and there are 6,041 acres (24.5%) of land in current use and all of these lands have a management plan.

The wetlands and state lands maps are located in the town offices.

### *2. Recreation*

Sutton's natural resources provide many opportunities for outdoor recreation. The ponds and streams provide fishing areas. Hunting for deer, moose, rabbit and fowl is still possible in Sutton. According to the Planning Survey, only a small percentage (18%) of landowners post their land to prevent trespassing. Snowmobiling takes place on the Vermont association of Snow Travelers (VAST) trails through Sutton. Residents and visitors also cross-country ski and snowshoe on trails and back roads. Cyclists enjoy the scenic beauty and rolling hills of Sutton's roads. There is a park at the Sutton School with a playground, baseball fields, a basketball court and a volleyball court. A gymnasium in the school provides space for other activities.

Numerous recreational opportunities for Sutton residents also exist outside of Sutton. With both the Green and White Mountains not that far away there are many places to go hiking and skiing, both Nordic and Alpine. Cycling is also possible elsewhere. In addition, not far from Sutton it is possible to go bowling, to the movies, theater and other performing arts productions. The area's high schools also offer sporting events that people can attend. It is also possible to engage in many other recreational pursuits both in and outside of Sutton.

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## *3. Agriculture*

There are presently eight active dairy farms in Sutton. Two of which, Burke View Farm and Don Sim Farm, are in Land Trust and their open fields and spectacular views will be permanently protected. The Planning Survey results indicated that residents valued agriculture and wished to support local, small family farms. Residential development puts some pressure on agricultural practices. Agricultural vehicles driving through the village also cause some concern. Other farms in the Town of Sutton include the Solinsky Farm, the Belanger Farm and Burton Hodge's farm. This last farm may very well be the most scenic in Town.

## *4. Residential*

As of April 1, 2000, when the 2000 Census of Population and Housing was conducted, there were a total of 439 housing units. 366 of these units were occupied with 308 of these units being owner occupied and 58 being renter occupied. The remaining 73 units were vacant with 50 units held for seasonal or recreational use. The remaining 23 vacant units were either for rent, for sale, had been rented or sold but not yet occupied or had been classified as other.

There has been a dramatic increase in primary homes in Sutton in the last 34 years; many young families are moving to the area. This development puts pressure on open agricultural fields and forestlands as well as town services. In the Planning Survey, most respondents felt the rate of development was "just right." The new State regulations on wastewater management could affect development in town because of the area's wet, clay soils which may require special systems. Respondents to the survey overwhelmingly supported the protection of ground water.

## *5. Commerce*

Other than agriculture, maple sugaring, the King George School, and one saw mill, there is little visible commerce in the town. Survey respondents would like to see more home-based businesses (hairstyling, pottery, computer businesses, etc.). Several respondents proposed developing more of a village center with perhaps a small store.

The King George School, which is a private boarding school, is an important asset to the Town of Sutton. This school does not demand much in the way of services from the Town and adds to the Town's tax base.

## *6. Industrial*

The Town of Sutton has only three land uses that could be considered industrial in nature. The first is the Greenwood Mills sawmill on the Calendar Brook Road. The second is the Portland Pipeline. This pipeline follows Route 5 as it passes through the Town from Burke to Barton. Finally, located on the west side of Route 5 just outside of the Village of West Burke is the Old Burke Mill. This mill, however, is now closed and this has had a negative impact on the Town's tax base.

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## 7. *Public and semi public*

While predominantly residential, the Sutton town center contains the Town Clerk's office and Town Garage, Sutton School, the Grange Hall and Fire Department, Sutton Baptist Church and the Post Office.

The Town Clerk's office contains the town offices, a public meeting space and a safe. While the first floor of the building is handicap accessible the second floor is not. The building does have public restrooms and ample parking. Attached is the town garage where road maintenance equipment is kept and maintained.

The Sutton Town School is on the adjacent property and houses an average of 135 students in grades K through 8. The multipurpose room in the school is used by public and private groups for meetings, activities and community dinners.

The Grange Hall is also located in the village center and has a meeting space with public restrooms and handicap access for both floors. The Sutton Fire Department is also located in this structure.

The Sutton Baptist Church is a beautiful landmark in the village center. It has regular Sunday services and has undergone an extensive restoration.

The Sutton Post Office is located in a private residence. Space is a concern, but recent plans for relocation were curtailed due to lack of funds.

## 8. *Open spaces reserved for*

### a. Flood plain

At this time, there is no land in Sutton that has been set aside for the protection of flood hazard areas. The current Sutton Zoning Bylaw does have a section that regulates development in flood hazard areas but it is out of date and may not comply with the requirements of the Federal Emergency Management Agency for such regulations.

### b. Wetland protection

As with the flood plain areas, there are no wetland areas that have been set aside for conservation. However, the Town of Sutton would discourage any kind of development in wetland areas. The community is very concerned (according to the survey) about water quality and the protection of wildlife habitat. New state regulations regarding water quality should help prevent development within wetland areas.

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## c. Other conservation purposes

The current Sutton Zoning Bylaw does have a district devoted to the protection of the forested areas in Sutton. This district was established to protect forested areas from overdevelopment so that they can be maintained for their resource and recreational values. Wildlife habitat was also an important consideration in the establishment of this district.

Much of the Willoughby State Forest lies in the northern corner of the Town of Sutton. Within this area are a number of small ponds and some wetlands. This state forest covers a relatively large area and is rather hilly with Mt. Bartlett, Mt. Hor, and Wheeler Mtn. in this area.

## **C. Proposed Land Use**

### *1. The Town of Sutton: A Vision for 2020*

This is a strong statement of our vision for the future. As wished by its residents, in many respects Sutton has remained the same. The scenic beauty of our forested ridgelines, highlands, and vistas has been maintained, and we have stemmed the loss of family farms that occurred in the late 1900s. Together with our working forests, our farms continue to sustain a natural resource-based economy that complements the economic activity from recreation and the increasing number of residences in the town. We have retained the balance of the “pretty and the practical” and kept most land uses the same. Our wildlife management areas and state forests increasingly play a role in providing places for Sutton residents to hunt, fish, hike, and participate in other non-motorized recreation. Fortunately, our private lands in general have also remained open to such activities, and posting of lands against trespass has not become a problem. While the Town’s population has continued to grow, the explosive 128 % growth from 1970 to 2000 has slowed as a result of education of Town residents regarding the cost of new services (enlarged school, more miles of paved roads, and new/expanded municipal water and sewer systems) to support increased development. Subsequent easements/purchases of development rights and changes in zoning have achieved a balance between natural resources-based economic sustainability and growth. An agricultural district has been created to maintain the large acreages necessary to support the family farms in the Town. The acreage requirement for the forestry district has been increased in recognition of the minimum needed for economic viability of forestry, maple production, and Christmas tree production activities. Incentives have been put in place to encourage development in the village district, and the rural residential district has been focused in the southern part of the Town along major paved roads. Finally, an industrial district with short term tax relief incentives has been created along Route 5, lower Calendar Brook Road, and the railroad line to focus manufacturing in areas capable of absorbing the additional transportation and other services needed and to relieve pressure on other districts in the Town. Through negotiations with surrounding towns and the NVDA, our regional planning commission, we have achieved continuity of land use policy across the landscapes that can be seen from the Town.

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## *2. Forestry*

The Planning Commission feels that the current regulations (minimum 10 acre lot area) are sufficient to curtail and limit development in the forestry district. Therefore, the 10 acre minimum lot size should 1) be maintained in the Sutton Zoning Bylaw, and 2) should serve to protect the lands in this district from excessive development.

## *3. Recreation*

Recreational pursuits are important to help people maintain both their physical and mental health. Therefore, it is equally important for the Town of Sutton to maintain the roads, areas, and facilities that are currently being used for recreational purposes. The Town may even wish to consider the creation of additional recreational facilities such as bike paths, trails, or tennis courts, for example. Another action the Town could take would be to put together an inventory of recreational facilities around the area.

## *4. Agriculture*

Those who responded to the survey would like to see the continuation of the Town's farms. Therefore, the Planning Commission would encourage the farmers to place their farms in a land trust or current use as a means of protecting these important lands. This would help the farmers by giving them a tax break.

## *5. Residential*

In a town like Sutton that serves as a bedroom community for the surrounding towns, residential development could perhaps create the most problems as residential development will, more than likely, exceed other types of development. Residential development needs to be placed in areas that have the soils that will support foundations, and on-site water and sewer systems. In addition, such areas must also have access to good roads to avoid impact to areas that should not be traversed by automobiles. Perhaps the best area for future residential development would be in the southern half of the Town, particularly in the vicinity of the Village of Sutton.

## *6. Commerce*

As Sutton is, for the most part, a bedroom community for the larger towns in the area it seems unlikely that there will be much in the way of commercial development in Sutton. However, in the interest of the Town's economic future, this plan will recommend that any commercial development, other than home occupations, take place in the Village of Sutton.

Home occupations would be a great way for someone to work in the Town of Sutton and are therefore encouraged. A home occupation is defined in statute as a business that is 1) carried on within a person's home by the occupant thereof, 2) uses a minor portion of the dwelling, and 3) does not change the character of the neighborhood.

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## *7. Industrial*

Sutton is seen more as a bedroom community for Lyndon and St. Johnsbury and not a place for industry. Narrow, hilly roads would discourage any large industry from being developed in the town. If this plan is to promote industrial development in the Town of Sutton it needs to do so in areas that will support such development. Such areas must have roads capable of carrying the trucks that are used to service such land uses. Possible areas to consider for an industrial district would be along Route 5 as well as the Calendar Brook Road, perhaps in the vicinity of the Greenwood Mills saw mill. Sutton is also fortunate to have the railroad pass through town. This railroad could possibly provide transportation services for one or more industries if there are areas along the tracks suitable for industrial development.

Manufacturing is a conditional use in three out of the four zoning districts in the 1992 Sutton Zoning Bylaw. These three districts include the Village, Residential, and Rural districts. Some consideration should perhaps be given to creating an industrial district if the Town wishes to promote industrial development. It would also be appropriate to review the districts within which industrial uses are presently permitted to determine if industrial uses are appropriate in these districts.

Wind energy development is a potential industrial activity for high elevation ridgelines in the northern portion of the Town (Norris Mountain and adjacent summits and the higher elevation summits and ridgelines in the Willoughby State Forest). However, such developments, because of their visual impact, the accompanying noise, and their potential impact on wildlife and the environment are not appropriate for these areas.

## *8. Public and semi public*

Buildings and uses necessary for the conduct of municipal business and provision of public services need to be permitted in those areas where need is anticipated. These types of uses should be located in the village to make them easily accessible to the residents of Town unless the nature of a particular public or semi-public use requires it to be located outside of the village (town forest or gravel pit for example).

## *9. Open spaces reserved for*

### *a. Flood plain*

The current flood hazard area regulations are old and out dated. These regulations need to be replaced with up to date regulations (see § 314 of the Sutton Zoning Bylaw). Therefore, the Planning Commission recommends that the Town adopt new and up to date flood hazard area regulations. Adopting new flood hazard area regulations will protect land owners by allowing them to purchase flood insurance and it will make the Town eligible for funds from the Federal Emergency Management Agency (FEMA) to repair damage to roads and other town facilities due to flooding or other natural disaster.

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## b. Wetland protection

Wetlands serve a multitude of purposes, including recharge of aquifers, wildlife habitat; they help to absorb flood waters, and so on. Pollution and / or destruction of these areas can have dire impacts on water supplies, wildlife, and increase damage due to flooding. Wetland areas in Sutton have been mapped and the Sutton Planning Commission is confident that the State's wetland regulations will be sufficient to protect the Town's wetlands from development.

## **D. Existing and Proposed Land Use Maps**

These maps are on file in the Town Clerk's office.

## **IV. TRANSPORTATION PLAN**

### **A. Goals**

- ❖ To provide the residents of Sutton with transportation facilities that are safe, efficient, and adequate to the meet their needs.

### **B. Existing Transportation Facilities**

#### *1. Highways and Streets*

Sutton is located approximately 10 miles north of Lyndonville. After traveling north on U.S. Route 5 from Lyndonville, visitors to Sutton turn off on to the Calendar Brook road and four miles later arrive in the village itself. Because of the layout of Sutton, some parts of Sutton can be reached by continuing up Route 5 or traveling on Vt. Rt. 5A, which splits with Rt. 5 in West Burke. Visitors from the north reach Sutton by traveling south on Rt. 5 from Barton.

The town of Sutton maintains 52 miles of roads. Twelve of these miles are paved and the remaining 40 miles are dirt. The Town currently requires that all privately owned or built roads be built or upgraded to Class 3 standards prior to acceptance by the Town.

<b><i>TOWN OF SUTTON HIGHWAY MILEAGE</i></b>	
<b>Road Class</b>	<b>Mileage</b>
Two	12.31
Three	34.94
Four	5.61
Total	52.86

#### *2. Transit Routes*

The main routes into Sutton are US Route 5 and State Route 5A. These roads bring travelers from the surrounding towns of Lyndon, Burke, Barton and Newark. Dirt roads lead motorists to Sheffield, Wheelock and Lyndon. Interstate 91 is close by with exits in Lyndon to the south and Barton to the North.

# **Sutton Town Plan**

## *3. Terminals*

There are no public transport terminals in Sutton. People choosing to catch a Vermont Transit bus can leave from either Montpelier or White River Junction. Passenger train service is also available from Montpelier and White River Junction and freight train service is available in St. Johnsbury. There is a small local bus line, Rural Communities Transportation (RCT), which operates between Lyndonville and St. Johnsbury. RCT had established a route between Newport and White River Junction as well to pick up the slack left when Vermont Transit abandoned its route from White River Junction to Newport but this route has had to be abandoned due to lack of riders. This route operated between Wells River and Newport on Mondays, Wednesdays, and Fridays and between White River Junction and Newport on Tuesdays and Thursdays. RCT buses to Littleton, NH are also available on a daily basis. The former Burke Lumber Company has access to the railway with a spur in their yard. Freight service can be provided from this spur as well as in St. Johnsbury.

## *4. Bicycle Routes and Trails*

At the present time there are no established bicycle trails in the town of Sutton although the town's roads are well suited to bicycle touring. The narrowness of some of the more traveled roads could cause safety problems for both cyclists and motorists as the population increases.

## *5. Scenic Roads*

Scenic roads are everywhere in Sutton, from the main roads to any of the dirt roads. Maintaining these views should be a main priority. Future planning efforts should include an inventory of the Town's scenic roads and vistas as well as the preparation of a set of regulations to be included in the Sutton Zoning Bylaw that are designed to protect these roads and vistas.

## *6. Airports*

There is a small, state-owned commuter airport in Lyndon and there are larger commercial airports in Burlington, Vermont and Manchester, New Hampshire. Some folks also fly international flights from Montreal, Quebec and Boston, MA.

## **C. Proposed Transportation Facilities**

### *1. Highways and Streets*

There is no need to increase the number of roads in Sutton. The future of the town's roads needs to be concerned mainly with the maintenance of the roads and possibly the widening of some of the more heavily traveled roads.

Making Sutton's roads safer could be an important consideration for the Town. This could be done by increasing sight distances on blind curves, making roads wider, installing hazard signs, and / or more rigorously enforcing traffic laws.

# Sutton Town Plan

Almost half of the survey respondents (see Appendix A, Survey Results) favored the town maintaining Class IV roads that residents bring up to Class 3 standards as defined by the Vermont Agency of Transportation.

## *2. Transit Routes*

Because of the importance of Routes 5 and 5A to the residents of Sutton, the Planning Commission would like to stress to the State of Vermont how important it is to maintain these roads in a manner that allows both safe and efficient transportation.

## *3. Terminals*

While it would be convenient to have bus and rail terminals in the Town of Sutton, the improbability of this happening eliminates the need to consider the possibility. White River Junction and Montpelier will continue to be the closest areas for bus service. However, there are plans in the works to establish daily bus service from Newport to Wells River with connections to White River Junction.

## *4. Bicycle Routes and Trails*

Bike travel increases during the summer and fall as local enthusiasts join with popular tourist groups to travel the area. Consideration should be given to the widening of some of the roads. While separate bike paths would be an even better option, they may not be feasible at this time. If the railroad tracks that pass through Sutton are ever abandoned, the State should perhaps be encouraged to convert the right-of-way into a bike path. Such rights-of-ways make wonderful places for both children and adults to cycle.

## *5. Scenic Roads*

Nearly every road in the town of Sutton has a scenic view somewhere along its length. The town's scenic beauty should be respected and protected. As a means of protecting these scenic views the Town should consider the preparation of an inventory of these scenic views. Then, if the Town so desires, a view shed ordinance or bylaw could be considered to protect these view sheds. The Planning Commission discourages industrial and commercial development that would impact Sutton's scenic vistas.

## *6. Airports*

The cost of building and maintaining even a small airport makes it very doubtful that Sutton will ever have its own. The Sutton Planning Commission recognizes the importance of a local airport to the region's economy. It is also important to the Planning Commission that that airport be maintained in harmony with the natural beauty of the area, especially the serene, quiet night skies.

# Sutton Town Plan

## **D. Existing and Proposed Transportation Maps**

These maps are on file in the Town Clerk's office.

## **V. UTILITY AND FACILITY PLAN**

### **A. Goals**

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

### **B. Existing Facilities**

#### *1. Educational facilities*

The Sutton School is located in the town center. It is a K through 8 school with an average enrollment of 135 children. The school enjoys a good record for its many programs and educational achievements. The school has no major disciplinary problems.

Lyndon Institute is the designated high school for all of Sutton's high school students. High school students are allowed by school policy to petition the school board for approval to attend one of the other area high schools. These schools include: Burke Mountain Academy, St. Johnsbury Academy, Lake Region Union High School, East Burke School, and Lyndon Educational Alternative Resource Network (LEARN) .

The school has a board of directors that monitors student achievement and works closely with school staff. New school personnel are screened carefully to make sure the students get the best available education in a safe and nurturing environment.

#### *2. Recreational facilities*

This subject has been covered in the Land Use element of this Plan.

#### *3. Hospitals*

The nearest hospital is the Northeastern Vermont Regional Hospital (NVRH) in St. Johnsbury, which operates in conjunction with Dartmouth-Hitchcock Medical Center in Lebanon, N.H. NVRH has a staff of 340 and is licensed for 75 beds (however, the number of beds in use is significantly less) and a walk-in clinic. Other nearby hospitals are the North Country Hospital in Newport, Copley in Morrisville, Dartmouth – Hitchcock Medical Center in Lebanon, NH; and Fletcher Allen Health Care in Burlington. There are numerous health care clinics in Lyndon, St. Johnsbury, and Barton.

# Sutton Town Plan

## *4. Libraries*

Sutton no longer has a public library, but the town donates funds to the Cobleigh Public Library in Lyndonville which provides a bookmobile that stops at the Sutton School on a regular basis.

## *5. Power generating plants and transmission lines*

Electric service has been available in Sutton since the days of the Civilian Conservation Corps and has continued to grow with the town. Although not all of the town currently has service, the local provider, Lyndonville Electric, will expand the service to accommodate new development. Recently, electric service has expanded to Morey Road and both ends of Station Road. Lyndonville Electric has signed agreements with several electric producers who are either now providing electricity or are ready to provide electricity for many years to come as Sutton continues to grow. Citizens Electric has one customer in Sutton and Barton Municipal Power provides power to one home on Rt. 5.

## *6. Water supply*

The Sutton Municipal Water System is owned by the Town of Sutton and governed by the Board of Selectmen. The system is located on the Underpass Road and serves 23 connections - 20 residential and three non-residential. It was upgraded in 1994 with an equipment life expectancy of 20 years. The system has a drilled rock well and pumps 30 gallons per minute with a storage capacity of 2,500 gallons.

The quality of the water from this system is generally reported as being very good. However, recent tests have detected a gasoline additive in trace quantities. This contamination may be coming from the abandoned fuel tank and fill pipes located about 65 feet from the well.

## *7. Sewage disposal*

Each residence in Sutton has its own septic system. There is no public sewer system, but the town has a septic ordinance which has been considerably strengthened by the State's new wastewater regulations.

## *8. Refuse disposal*

Residents make their own arrangements for trash pickup. Most use Casella Waste Management which also picks up recyclables at no extra cost. Sutton is a member of the Northeast Kingdom Waste Management District. Recyclables, hazardous waste and bulky items can be brought to the recycling center in Lyndonville.

# Sutton Town Plan

## 9. Storm drainage

Storm drainage in Sutton is limited to culverts and ditching along the roads.

## 10. Similar facilities and activities

### a. Telephone

Local telephone service is provided by Verizon and residents have the choice of several long distance carriers. Sutton is not serviced by high-speed DSL lines. The Enhanced 911 system is in place, enabling quick assistance in the event of fire, criminal activity, and / or sudden illness or accident.

### b. Radio and Television

Radio reception is good in Sutton. Although television reception by antenna is limited, there are several local providers for cable and satellite packages. While high speed internet service is not available via telephone, such service may be available via the local cable company or via wireless connections from the top of Burke Mountain.

### c. Cell Towers

At the time of this writing, Sutton does not have any wireless telecommunication facilities.

Technological developments in the telecommunications industry have resulted in demands for development of properties that would allow the erection and construction of cell towers and other facilities. It may be only a matter of time until such facilities are proposed in Sutton. There is, therefore, a need to establish a plan to regulate their orderly development. Location, height, design, appearance and impact on the surrounding environment are some of the critical areas that will need to be addressed.

Construction of these facilities has not been without controversy. The residents of Sutton will want to preserve the character and appearance of their town when considering the development of adequate wireless telecommunication facilities.

### d. Wind Towers

From the point of view of visual impacts, wind towers are a lot like cell towers. The Sutton Zoning Bylaw should also contain the appropriate regulations to insure that any wind towers that are not connected to the grid are erected in such a manner as to not negatively impact the Town's scenic vistas. Wind towers that will be connected to the grid are regulated by the Public Service Board under the authority of 30 VSA, § 248 and cannot be regulated by the Town. Therefore, it will be very important for the Town to become involved in the § 248 permit process for such towers.

# **Sutton Town Plan**

## e. Fire Department

The fire department, with 2 trucks and 17 active volunteers, is located on the first floor of the Grange Hall. The first truck is a 1989 Chevrolet tanker, capable of carrying 1,200 gallons of water and has a pump rated at 500 gallons per minutes. The second truck is a 1980 E1 capable of carrying 1,000 gallons. At this time the Department has access to a private pond in the Village as a water supply to fill the tanks on the trucks.

The challenges facing the fire department are varied and many. Perhaps the greatest challenge is the need for additional volunteers. The need to keep the Department's equipment up to date is also a challenge; both of the Department's trucks are 15 years old or older. Challenges are also presented by the current fire house and the need for additional water supplies to fill the trucks' water tanks. The current fire house is small, has room for only two trucks, will not house larger trucks, and lacks a ventilation system to remove truck exhaust and bring in fresh air.

## f. Law Enforcement

This service in Sutton is provided by two sources. The Town has a first and second constable and, also has a contract with the Caledonia County Sheriffs Department.

## **C. Proposed Facilities**

### *1. Educational facilities*

Please see Section VII, Educational Facilities Plan, for further information about the Sutton School.

### *2. Recreational facilities*

This subject has been covered in the Land Use element of this Plan.

### *3. Hospitals*

Having health care facilities in the area that are of high quality, accessible, and sufficient to meet the needs of the Town's population is critically important. The Town and its residents should do what ever is necessary to insure the health facilities in the area are adequate to serve peoples needs. This could be done in a number of ways. Individuals could write letters to the facilities, legislators, and / or the Joint Commission on Accreditation of Healthcare Organizations (the organization that accredits hospitals). Writing letters directly to local health care facilities and / or completing and returning evaluations may also be helpful. Healthcare is expensive; therefore, towns may be able to improve the quality and affordability of health care by providing financial support to local healthcare organizations. Providing appropriations, even small ones, may also give the Town more of a say in terms of how health care services are provided.

# Sutton Town Plan

## 4. *Libraries*

As the residents of Sutton are now dependent upon the Cobleigh Public Library for library services it is important for both the library and the residents of Sutton for the Town of Sutton to have open lines of communication with the library. As the Town of Sutton makes an annual appropriation to the library, it is necessary and important that the Town have a say in how that money is used by the library. Therefore, questions like “Is the Cobleigh Public Library providing the Town of Sutton with the services and books that we need and want?” and “What does the Town need from the library?” need to be asked and the answers must then be communicated to the library. Only in this manner can the library improve its services when that becomes necessary.

## 5. *Power generating plants and transmission lines*

The availability of electricity in Sutton was perhaps limited at one time and considered by some to be a luxury. Today, however, electricity has become a necessity that many of us could live without but would rather not. Therefore, it is vitally important that the electric customers in Sutton communicate to the providers the problems they experience. This will enable the providers to correct the problems and perhaps even upgrade the services they provide to the residents of Town. Likewise, the Town should also be communicating its needs and desires to the providers as well.

## 6. *Water supply*

We need to consider a back up generator to operate the pump during power outages as our daily usage is 3,100 gallons (600 gallons more than our storage capacity). The system could handle a few new connections before larger storage would be required. A new well field should be considered in the next five years to ensure adequate supply of water to meet the future needs of the town.

In addition, a report analyzing the Town’s water system has made several recommendations. Those recommendations have been included here as well.

- ❖ Continue monitoring of the well water quality and note any increased levels of gasoline additives or other contaminants.
- ❖ Consider installation of another drilled rock well at a location sufficiently far from the existing well and potential sources of contamination to improve the reliability of the source water quality.
- ❖ The dependable capacity of the well should be estimated using a long term pump test in accordance with Section 3 of Appendix A of the Vermont Water Supply Rule (WSR).
- ❖ Affix a well identification tag on the well.

## Sutton Town Plan

- ❖ A well water sample tap should be installed prior to the water storage tank.
- ❖ Obtain a standby chlorine pump to have on hand in the event the existing pump fails.
- ❖ Provide a drop pipe to direct the sodium hypochlorite to the outlet of the well water line where it enters the tank to promote effective mixing.
- ❖ Update the Source Protection Plan every three years as required by the WSR.
- ❖ Prepare a Long Term Plan for the System.

### *7. Sewage disposal*

Sutton is a small town with a very dispersed settlement pattern as well as limited resources. Therefore, it is unlikely that the Town of Sutton will develop a public sewage system within the foreseeable future. In addition, it is even more unlikely that such system, if installed, will serve the entire town. With this in mind, it becomes even more critical to monitor development especially in light of the fact that Sutton's land is wet and has mostly clay soils. Therefore, great care must be taken to protect both the Town's ground and surface water from contamination from failed or improperly installed septic systems.

There are several things that the Town can do to protect the Town's water resources. First, the Town should review its on-site sewage disposal regulations to insure that they are adequate to protect the Town's water resources. Second, the land use section of this plan should attempt to identify those areas of Sutton best suited for on-site sewage disposal and suggest that the Town's zoning bylaw be amended to comply.

### *8. Refuse disposal*

The Town of Sutton would like to encourage the trash haulers that serve Sutton to continue to provide their services to the town as efficiently and inexpensively as possible. The Town would also like to encourage its residents to recycle as much as possible and to dispose of the remaining trash properly.

### *9. Storm drainage*

Maintaining the culverts and ditching along the roads is going to be important to prevent erosion and pollution of ground water with silt. The ditches need to be lined with erosion resistant materials and the culverts need to be properly sized when installed and kept clean. Making sure that is done consistently will reduce damage to private property and liability on the part of the Town.

# **Sutton Town Plan**

Similar facilities and activities

a. Telephone

The provision of high speed internet service, such as DSL, is critical for small business development. The Town should take the necessary steps to encourage the provision of such service.

b. Fire Department

To alleviate the problems with the existing fire house the Department would like to look into the possibility of a new and larger facility with an appropriate ventilation system. Such a facility would allow the department to store larger and more trucks if and when necessary. A larger facility would also provide the room needed to store other equipment as well. During those times when it is necessary for the firemen to work inside the firehouse with the trucks running, a ventilation system is very important. Such a system will maintain a safe and breathable environment in the fire house and reduce the firemen's exposure to the harmful exhaust fumes. The Department would also like to explore the possibility of installing additional dry hydrants around town so that there will more places to fill the tanks on the trucks.

## **D. Existing and Proposed Utilities and Facilities Maps**

These maps are on file in the Town Clerk's office.

## **VI. PRESERVATION PLAN**

### **A. Natural Areas, Features, and Resources**

Sutton has a history of respect towards and appreciation of its natural landscape. Residents cherish the rural nature of the town. Zoning bylaws limit intensive development in woodland areas. In addition, the State of Vermont administers 5,226 acres (21.2%) of Sutton land and there are 6,041 acres (24.5%) of conserved land in current use. These lands all have a management plan.

The Calendar Brook Wildlife Management Area (WMA) covers 340 acres and is located between Union House Road, King George Road and West Ridge. Its forest is made up of 71% white spruce and balsam fir and 29% white cedar. Much of the cedar area is swamp. There are also small amounts of aspen, red maple and yellow birch mixed throughout. This area provides habitats for a variety of wildlife species including wintering yards for the deer.

Portions of both Willoughby State Forest and Mathewson State Forest are located in Sutton (7,300 acres and 795 acres respectively). The 30-acre Marl Pond and Swamp Natural Area is located in the Sutton portion of Willoughby State Forest. Marl Pond is a small, calcium-rich pond bordered by a mature northern white cedar swamp with several rare plants. The pond

# **Sutton Town Plan**

bottom was mined historically for marl (calcium and magnesium carbonate deposits), which was used locally for fertilizer.

## **B. Scenic Features And Resources**

The Town of Sutton has a number of scenic roads that are lined with old maples and other trees. In the past few years many of these trees have died and have had to be removed. However, in an effort to maintain these scenic corridors the Town has been planting new trees to replace the old ones that have died.

Most of Sutton's topography ranges from gently rolling to almost mountainous. The latter part of the previous statement is true especially in the northern half of the Town with Bartlett Mountain, Mr. Hor, Norris Mountain and Wheeler Mountain all being over 2,000 feet above sea level. The nature of the Town's topography provides for many scenic vistas that should be preserved.

Scenic protection areas shall include all lands above 2,000 feet elevation – specifically Norris Mountain and adjacent summits and high elevation ridgelines and summits in the Willoughby State Forest. While the Town of Sutton will welcome small, suitably sited domestic wind towers, the Town shall, nevertheless, preserve its undeveloped high land and its time honored natural horizons as a birthright for our children. Therefore, this plan recommends that any development above 2,000 feet in elevation not exceed 100 feet in height and strongly discourages the erection of wind towers on lands above 2,000 feet.

## **C. Historic Features And Resources**

For information regarding the Town's historic features, please refer to section II, History of Sutton, of this plan.

## **D. Implementation**

The Town of Sutton has a number of natural, scenic, and historic features that make a major contribution to the Town's personality and beauty. These features need to be protected and preserved. Zoning is one way to do this by requiring adequate lot sizes and the segregation of incompatible land uses. Zoning can also protect flood plains and wetlands by setting forth appropriate regulations for the development of these areas. Forested areas can be protected by avoiding clear cutting and practicing sustainable logging practices that follow the State's Acceptable Management Practices for Logging.

Zoning can also be useful with regard to the protection of the Town's scenic vistas. Zoning regulations can be written in that would either require the placement of structures in a manner that would not obstruct the Town's scenic vistas or to require screening around structures that might be visible from a scenic vista. Zoning could also protect the ability to view the Town's historic structures in a similar manner.

# **Sutton Town Plan**

Maintaining the Town's historic structures for tourists and future generations is important so that they may better understand the history of Sutton. Therefore, this Plan also encourages the maintenance of the Town's historic structures such as the Church and the Grange Hall / Fire Department. Regular maintenance will prevent these structures and other historic structures from falling into disrepair.

## **VII. EDUCATIONAL FACILITIES PLAN**

### **A. Goals**

- ❖ Continue facility improvements and building maintenance according to the School's three year plan.
- ❖ Continue to upgrade the School's technology, develop a school web page, and utilize the School's technology to reach parents and the community.
- ❖ Develop school wide plans on parent and community involvement and make parent involvement a part of the evaluation process.
- ❖ Review the 2004 action plan and develop the 2005 action plan.
- ❖ Provide for a healthy and pleasant school climate by complying with Act 113 for a civil, safe, and drug free school, develop a student behavior philosophy, review / revise school rules and procedures, revise the handbook and teacher guides, and revisit crisis prevention and child protection plans.
- ❖ Improve student services by revisiting the Education Support Team procedures and middle level program and practices.
- ❖ Monitor and modify as necessary the Schools curriculum and instruction methods to insure a quality education for the children of Sutton.
- ❖ Revisit / rewrite school's vision and mission statement as necessary.
- ❖ Conduct contingency planning for unforeseen state and federal requirements.
- ❖ Keep pace with the No Child Left Behind program and accountability system.
- ❖ Encourage all staff members to participate in regular professional development activities.

# **Sutton Town Plan**

## **B. Present Uses of the Local Public School System**

The children of Sutton attend the Sutton School, which is a K - 8 configuration. Lyndon Institute is the designated high school for all of Sutton's high school students. These students are allowed by school policy to petition the school board for approval to attend one of the other area high schools: Burke Mountain Academy, St. Johnsbury Academy, Lake Region Union High School, the East Burke School, or the Lyndon Educational Alternative Resource Network (LEARN). With the exception of Lake Region Union High School, all of the alternative secondary schools available to Sutton's high school students are private schools.

The Sutton School is located on the Underpass Road in the village center. It is framed to the north by the Town Clerks Office and to the south by the Grange Hall and Fire Department. A map depicting the location of the school is on file at the Town Clerk's Office.

The original brick structure was built more than 150 years ago. Four temporary mobile classrooms were moved onto the site and incorporated into the existing school structure in 1996 along with an addition that included a new kitchen and multipurpose room. The 1996 construction project also included additional space for two offices, but did not include any additional teaching spaces. A computer lab was built in existing space and provides frame relay Internet access to 20 students simultaneously. The Sutton School is actively seeking to upgrade the School's internet access to wireless service if grant monies or other funding mechanisms are available to fund such an upgrade.

The instructional environment is set up in a typical kindergarten through eighth grade configuration. Class sizes have fluctuated in recent years between nine and 20 students per class. Enrollment numbers for the elementary school have fluctuated between 115 and 151, with a six-year average of 135 K-8 students. The average number of Sutton students in high school programs is 68.

Nine full-time classroom teachers staff first through eighth grade and the full-day kindergarten program. The teachers are supported by a full-time special educator, a Title 1 reading teacher, a librarian/media specialist, speech/language aide, a custodian and a secretary. Itinerant teachers work on a part-time basis and provide art, music, health, physical education, guidance and nursing services.

The Sutton Town School District stopped providing bussing services in 1997 and has no plans to reauthorize them.

The school facility is also used for a variety of community functions such as Town meetings, church and group dinners, clubs (i.e. Boy Scouts, Girl Scouts, Pilgrim Manor, the after school program, the Caledonia-North Basketball Team) and others.

The school facility plan provides for ongoing maintenance during the summer months. Windows, doors and floors are replaced as needed to maintain the economic efficiency and safety of the facility. During the last three years several projects have been completed. These include: an air

# **Sutton Town Plan**

quality evaluation in 2002 along with the implementation of the report's recommendations, and a water quality test in 2002 showed that the school's water is potable, Construction of guidance space was completed in 2003 that provides two private rooms for guidance and Title 1 services, and finally, an alarm system was installed during the summer of 2004. The school is also reviewing its current use of space. This is necessary in part due to the fact that special education service delivery requires an ongoing creative use of space. In addition, enrollment numbers, individual needs, and the requirements of the Individuals with Disabilities Education Act all drive the space issues.

## **C. Proposed Uses of the Local Public School System**

The Sutton School Board has identified several challenges with the existing structure:

The recycling room is used for daily instruction

The stage area is used for daily academic instruction

The closet on the stage is used for daily instruction

It is a challenge to find appropriate and adequate space for the delivery of speech/language and special education services

Members of the community have increasingly expressed their desire for a pre-school program but given the existing space challenges a pre-school program seems unlikely. The move to a full day kindergarten program is an effort to meet those early intervention needs.

## **D. School System Map**

This map is on file in the Town Clerk's office.

## **E. Implementation**

There are no plans to address any of the above mentioned challenges at this time.

## **VIII. ADJACENT TOWNS**

Sutton abuts a total of seven towns. These include Barton, Burke, Lyndon, Newark, Sheffield, Westmore, and Wheelock. Newport City and St. Johnsbury have also been included in this study even though they do not abut Sutton. The reason for this is because Sutton may serve as a bedroom community for Newport and St. Johnsbury. Therefore, development trends in these two towns could impact the Town of Sutton.

As of the writing of this plan, all of the towns abutting Sutton, with the exception of Newark and Sheffield, had town plans in effect. Lyndon's town plan, however, is expected to expire prior to

# Sutton Town Plan

the adoption of this town plan. As for Newport and St. Johnsbury, Newport did not have a town plan but St. Johnsbury did. Newark’s town plan expired on February 4, 2003 and Sheffield has not had a town plan in effect since 1984. Currently, both Lyndon and Newport City are preparing new municipal plans.

The table % of age group shows how Sutton, the surrounding towns, and the region have grown between the years 1990 and 2000. Sheffield, Newark, and Wheelock have experienced significant rates of growth with Sutton coming in fourth with a fairly high rate of growth Barton, Lyndon, St. Johnsbury, and Westmore, on the other hand, have either stayed about the same or lost population.

## **A. Barton**

Development pressures in Barton are focused around Crystal Lake. The south end of Crystal Lake is about 2.5 miles from the Barton / Sutton town line as well as down stream from the Town of Sutton. Therefore, it seems likely that development around Crystal Lake will have little or no impact on the Town of Sutton.

The boundary between Barton and Sutton is approximately 4.7 miles long. Much of this area is very hilly with slopes as steep as 20%. There are also several wetlands and small ponds right along Route 5 at that point where Route 5 leaves Sutton and enters Barton. While there may be some parcels of land in this area that might be suitable for development, either along Route 5 or the Wheeler Mountain Road, development in this area could have severe impacts on both towns.

The Barton Town Plan has categorized that part of Barton that abuts Sutton as remote land. Land uses permitted in this area by the Barton Zoning Bylaw are limited and the minimum lot size for development in this area is 10 acres. These requirements of the Barton Zoning Bylaw should help to mitigate any impacts of development in this area.

## **B. Burke**

Unlike the area along the boundary between Sutton and Barton, the topography of the area along the boundary between Sutton and Burke is relatively flat. This area is also accessible by a number of different roads that cross this boundary, including Routes 5 and 5A. In addition, the Village of West Burke is very close to this boundary and development related to this village may already spread into Sutton. Due to the flat topography and accessibility of this area, the potential for development in this area is very great. In fact, while most of the Town’s development is occurring in East Burke, there are two subdivisions proposed in the West Burke area with a total of 15 lots.

<b><i>POPULATION GROWTH 1990-2000</i></b>	
Area	% Change
Barton	-6
Burke	+12
Lyndon	+1
Newark	+33
Newport City	+13
Sheffield	+34
St. Johnsbury	0
Sutton	+17
Westmore	0
Wheelock	+29
Caledonia County	+7
Orleans County	+9
Northeast Kingdom	+7

## **Sutton Town Plan**

Development along the Sutton / Burke town line could have impacts on both Sutton and Burke.

In addition, while Burke does have a Town Plan, the land use section is confusing. First, the Town Plan suggests that A diversity of appropriate uses be allowed ... throughout town [Burke Town Plan, H) Land Use, Concerns / Issues #1, page 13]. The Land Use Element also appears to encourage new growth in the villages. Are these conflicting statements? If they are, will the Burke Town Plan help to reduce the impact of development along the Sutton / Burke town line? Perhaps not! The Burke Zoning Bylaw has only one zoning district for the entire town. This may also not work to limit the impacts of Burke's development on Sutton.

### **C. Lyndon**

Like that area along the Sutton / Burke boundary, the area along the Sutton / Lyndon boundary is also relatively flat. Most of this area, however, is not quite as accessible as the area along the Sutton / Burke town line. There are only two roads that allow access from Sutton into Lyndon and vice versa and only one of these roads actually comes into the Village of Lyndonville. This road is the Pudding Hill Rd which also provides access to the Old Coach Road via the Airport Road.

Most of the area described above is currently held in large lots that have been developed with expensive homes. Any recent subdivision activity in this area has also resulted in large lots. As long as the current development patterns in this area prevail, it is unlikely that development in this area will adversely impact the Town of Sutton. However, if any of these large lots are subdivided this could impact the Town of Sutton if such development should cross the town line.

Lyndon's hot spot for residential development at this time is along Route 5 in the Little Egypt and Hemond-Doyon Subdivisions. While this area is not directly adjacent to Sutton it could still impact Sutton if any of this development should cross the town line. It is more likely, however, that this development could have a greater impact on Burke due to this area's proximity to the Town of Burke. In addition, Burke may act as a buffer between these developments and the Town of Sutton.

Perhaps the greatest impact that Lyndon could have on Sutton will be caused by the fact that Sutton is a bedroom town to the surrounding towns. Between 1990 and 2000 Lyndon's population increased by only one percent, Sutton's however increased by 17 percent. These increases in population may reflect the fact that Sutton may be acting as a bedroom community for Lyndon.

The 1999 Lyndon Town Plan, which expired on July 13, 2004 states very clearly that the Town wished to maintain the Town's rural character. In fact, the Plan has categorized that part of Lyndon that abuts Sutton as Rural Residential.

# **Sutton Town Plan**

## **D. Newark**

Development pressures in Newark are focused in two areas. The first is along Newark St. (Newark's main street) where the Town's center and services are located. The second is on the west side of Newark Pond. While it seems that development along Newark Street will have little or no impact on Sutton, it would seem that extensive development around Newark Pond could. The water that drains out of Newark Pond flows into the West Branch of the Passumpsic River near the Sutton / Newark town line. This area is also a wet land. Careful monitoring of the development around Newark Pond by the Town of Newark will help to reduce any impacts on Sutton as well as points south along the Passumpsic River.

Even though the Newark Town Plan expired in February of 2003 the Newark Town Plan was still reviewed. Several sections of the Newark Town Plan plainly state that the Planning Commission desires to maintain the Town's rural character. This desire will help to protect Sutton from the impacts of development in Newark.

## **E. Sheffield**

Much of that part of Sheffield that lies along the Sutton / Sheffield town line is both mountainous and inaccessible. With only three minor roads crossing into Sutton, and the nature of the topography, this area has not been experiencing much in the way of development. Development pressures in Sheffield are much more likely to be felt in the valley along or near Route 122, the only major highway, other than I-91, in the Town of Sheffield. Sheffield has approved preliminary plans for the siting of wind measurement towers as a precursor to an industrial energy project on Hardscrabble Mountain and the adjacent ridgeline from Hardscrabble to Grout Mountain, Frost Mountain, Granby Mountain, Libby Hill and northeast to the unnamed summit to the south-southwest of Norris Mountain. This development has the potential of having a significant adverse visual impact on the Town of Sutton and properties within sight of the project. In addition, the light and visual impacts from the project could disturb the peace and tranquility of the neighborhood from the West Ridge to the Sutton / Sheffield town line. At this time, Sheffield does not have a Town Plan.

## **F. Westmore**

The town line between Sutton and Westmore is dominated by a ridge of mountains including Wheeler, Hor, and Bartlett. To the east of Mt. Hor the land drops steeply down to the western shore of Lake Willoughby. As such the land between the Lake and the town line has severe limitations for development. Much of this land is also in the Willoughby State Forest. The land area in and near the triangle formed by Wheeler Mtn., Valley Mtn., and May Pond Mtn. appears to be more developable but some of this area still has some issues where the topography is concerned. Development, however, is more likely to occur between the northeastern foot of Valley Mtn. and the north end of Lake Willoughby as this area is relatively flat. This area has been identified by the Town of Westmore as a possible hotspot for development. The other area

# **Sutton Town Plan**

of Westmore where development seems to be occurring is along the Hinton Hill Road to the east of Lake Willoughby.

Due to the topography and the existence of the Willoughby State Forest, both of which will act as a buffer between the Town of Sutton and development in Westmore, it seems likely that development in Westmore will have only a minimal impact, if any, on Sutton. In addition, Westmore's town plan does promote development in a manner that will cause the least impact possible on the land.

## **G. Wheelock**

The town line between Sutton and Wheelock is only about a mile in length and most of it abuts or passes through the Mathewson State Forest. Access to this area is also limited as there is only one road that crosses the town line. In addition, the hotspot for development in Wheelock appears to be in South Wheelock which is 2 to 3 miles from the Sutton /Wheelock town line. Therefore, it seems very unlikely that development in Wheelock will have any impact on Sutton. To the benefit of both Sutton and Wheelock, the Wheelock Town Plan does recognize the importance and encourages the maintenance of the Town's natural environment. This fact will also help to protect the Town of Sutton from development in Wheelock.

## **H. Regional Context**

The table at the beginning of this section sets forth the percentage change in population for Sutton, the surrounding towns, Caledonia County, Orleans County and the Region between the 1990 and 2000 Censuses. These numbers reflect the fact that Sutton's rate of growth during the 1990's exceeded the rates of growth for all but three of the other geographic areas listed. Therefore, it seems that Sutton could have a greater impact on most of the surrounding towns than vice versa. It should be noted that none of the three towns that exceeded Sutton's rate of growth have zoning. Fortunately, none of these three towns have had growth pressures in the vicinity of the town lines and two out of these three towns have topography or land ownership issues that will reduce or eliminate impacts on Sutton and vice versa.

Finally, the Regional Plan designates the Town of Sutton as being in the Rural / Agriculture / Forestry district. This surely seems to be compatible with this plan's intent of protecting Sutton's rural quality.

## **IX. ENERGY PLAN**

### **A. Goals**

- ❖ To encourage the efficient use of energy and the development of renewable energy resources.

# **Sutton Town Plan**

## **B. Energy Resources**

The citizens of Sutton are able to purchase the energy for their heating and lighting needs from a variety of sources, many as close as Lyndonville. Electric service comes from Lyndonville Electric. Propane gas is available from Northern Petroleum, Fred's Propane and Irving Oil. Firewood can be purchased from many local merchants. Gasoline is available in the surrounding towns of West Burke, Barton and Lyndonville. At this time it appears that there is no scarcity of energy products.

As there does not appear to be any energy shortages, the only apparent problem with the supply of energy is its cost. Sutton is affected like every other town in the country by rising energy costs.

## **C. Conservation of Energy**

This is the area in which the Town can be of the most help. From educational programs in the graded school to a strong recycling program, the Town should be involved in educating the residents in ways to conserve energy. Some residents may qualify for state aid to make their homes more efficient. It would be helpful to those people if information were available for those programs here in town.

Town buildings should also be studied for energy conservation. The local energy providers could also play an important role in energy conservation as well. A significant energy savings might result if these companies were willing to work with the Town on energy conservation education and low interest loans for the installation of energy efficient appliances.

Finally, while there may be little that the Town or its residents can do with regard to the cost of energy, the Town and its residents do have control over the amount of energy they use, thus resulting in lower cost for the energy used.

## **D. Development of Renewable Energy Resources**

The use of domestic scale renewable energy resources such as solar, wind, hydro and wood heat should perhaps be explored by both the Town and its residents. Making use of renewable energy resources, like conservation, should also result in lower energy costs.

## **E. Land Use and Energy Conservation**

There are several developmental techniques that lend themselves to the conservation of energy. Building on south facing slopes will generally make a house less expensive to heat. Earth-sheltered homes may also be less expensive to heat.

# **Sutton Town Plan**

## **X. HOUSING ELEMENT**

### **A. Introduction**

In looking at the affordability of housing in Sutton, this element of the plan will take a look at three things. First, the definitions of affordability from 24 VSA, § 4302 will be presented and examined. Second, data from the Census 2000 regarding household income and housing expenses will be presented. The object of presenting these definitions and the Census data is to attempt to determine if Sutton's housing is affordable, and, if not, to what degree it is not.

The purpose of a town plan is to protect the health and well being of the Town's residents. One of the ways a town plan can do this is to insure that the Town's housing is adequate to meet the resident's needs as well as being within their financial means. Generally, a home should not cost its occupants more than 30% of their income. If a family is paying more than this amount for their housing then they are paying too much. More specifically, Title 24 of the Vermont Statutes Annotated, section 4303(1) sets forth two definitions of affordable housing and they are as follows:

“Affordable housing” means either of the following:

(A) Housing that is owned by its inhabitants whose gross annual household income does not exceed 80 percent of the county median income, ..., and the total annual cost of the housing, including principal, interest, taxes, insurance, and condominium association fees is not more than 30 percent of the household's gross annual income.

(B) Housing that is rented by its inhabitants whose gross annual household income does not exceed 80 percent of the county median income, ..., and the total annual cost of the housing, including rent, utilities, and condominium association fees, is not more than 30 percent of the household's gross annual income.

### **B. Goals**

- ❖ To insure the provision of affordable housing to all of Sutton's residents, especially to those making less than \$30,000 per year.

### **C. Analysis**

The definitions above indicate that the issue of affordability is tied to the median income of Caledonia County, which is \$34,800 and 80% of this figure is \$27,840. In addition, households with incomes less than \$27,840 should not be paying more than 30% of their household income for housing. More specifically, households who are making \$27,840 should not be paying more than \$8,352 per year for their housing.

## **Sutton Town Plan**

The following tables of data, which came from the Census 2000, present data for the Town relative to income and cost of housing for both owners and renters. The tables below contain data based on a sample of Sutton's population. Each table, however, is based on a different sample size. Sutton has a total of 439 housing units while the first table below is based on a sample size of 368 housing units and the second table is based on a sample size of 155 housing units. On a percentage basis the sample sizes are 83.8% and 42.1% respectively.

# Sutton Town Plan

<b>NUMBER OF HOUSEHOLDS BY AGE OF HOUSEHOLDER BY HOUSEHOLD INCOME (1999)</b>								
Household Income	Age of Householder							
K=1,000	<25	25-34	35-44	45-54	55-64	65-74	75+	Totals
Total	11	52	99	79	38	57	32	368
<\$10k	0	4	4	4	5	11	6	34
\$10K-\$15K	0	2	4	2	5	4	6	23
\$15K-\$20K	0	0	2	4	11	3	0	20
\$20K-\$25K	6	5	5	12	0	5	2	35
\$25K-\$30K	0	5	8	6	0	9	7	35
\$30K-\$35K	0	12	9	0	0	9	0	30
\$35K-\$40K	0	2	7	4	6	5	2	26
\$40K-\$45K	0	7	17	4	0	5	2	35
\$45K-\$50K	0	7	2	4	3	3	2	21
\$50K-\$60K	3	2	15	17	0	0	2	39
\$60K-\$75K	2	4	19	12	5	0	3	45
\$75K-\$100K	0	2	5	6	3	3	0	19
\$100K-\$125K	0	0	2	2	0	0	0	4
\$125K or more	0	0	0	2	0	0	0	2
<b>Summary of Data</b>								
<b>Income &lt; \$30K</b>								
Numbers	6	16	23	28	21	32	21	147
% of households	1.6%	4.3%	6.3%	7.6%	5.7%	8.7%	5.7%	39.9%
% of age group	54.5%	30.8%	23.2%	35.4%	55.3%	56.1%	65.6%	-
<b>Income &gt; \$30K</b>								
Numbers	5	36	76	51	17	25	11	221
% of households	1.4%	9.8%	20.7%	13.9%	4.6%	9.8%	3.0%	60.1%
% of age group	45.5%	69.2%	76.8%	64.6%	44.7%	43.9%	34.4%	-
<b>Totals</b>								
Numbers	11	52	99	79	38	57	32	368
% of households	3.0%	14.1%	26.9%	21.5%	10.3%	15.5%	8.7%	100%
% of age group	100%	100%	100%	100%	100%	100%	100%	-
Data source: Census 2000, table P55. Data based on a sample.								

## **Sutton Town Plan**

The income portions of the affordable housing definitions above are based on 80% of the median income of Caledonia County, which is \$27,840. However, the Census 2000 data is not broken down in such a manner that will allow the determination of how many households make less than that amount. Therefore, \$30,000 will be used as the breakpoint as the formatting of the Census data will allow a determination of how many households make less than this amount. Using \$30,000 as a breakpoint may include a few households that may not find housing affordability a problem. However, if \$25,000 were used as a breakpoint, it is very likely that some households might not be considered in this study that should be.

The income data can be found in the table above and those households making less than \$30,000 per year have a gray background. Examination of this data indicates that there may be as many as 147 households that are paying too much for housing. These households represent 39.9% of the 368 households in the sample. If these households are representative of all of the households in Sutton and this percentage is applied to Sutton's 439 households then it could be possible that as many as 175 household could be making less than \$30,000 and that a large percentage of these 175 households could be paying more than 30% of their income for housing.

The next step in this element of the Sutton Town Plan is to look at housing costs in Sutton as a percentage of household income. The definitions of affordable housing also indicate that housing costs should not exceed 30% of \$27,840 (80% of the median household income for Caledonia County). This data can be found in the tables below.

The Household Income data above indicates that 147 of Sutton's households (39.9%) have household incomes less than \$30,000. This data is also broken down by age of householder. When looking at these break downs it is easy to see that housing affordability may be a real problem for most of the age groups. With the exception of three age groups (25-34, 35-44, and 45-54), those households making \$30,000 or less represent more than 50% of the households in each age group with the 75 + age group having the greatest number of households making less than \$30,000. For those three age groups, the percentage of households making less than \$30,000 is still relatively high with the percentages ranging between 23% and 35% in each of the age groups.

The table below presents data regarding the cost of housing expressed as a percentage of the household income. This data, like the household income data in the first table, is based on sample data; however, this is a much smaller sample.

The income breakdowns in the table below are different than those in the first table. Therefore, when discussing this data it will be necessary to look at those households with incomes less than \$35,000. As this figure is considerably greater than 80% of the median income for Caledonia County (\$27,840) it should be noted that this analysis may be including even more households that are not spending more than 30% of \$27,840 than the previous analysis did.

## Sutton Town Plan

<b>HOUSEHOLD INCOME (1999) BY SELECTED MONTHLY HOUSING COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME</b>								
Household Expenses as a Percentage of Household Income	Household Income (K=1,000)							
	<\$10K	\$10K - \$20K	\$20K - \$35K	\$35K - \$50K	\$50K - \$75K	\$75K - \$100K	\$100K+	Totals
<b>Owner Occupied</b>								
Total Units	8	14	34	23	25	12	0	116
<20%	0	0	10	9	22	12	0	53
20-24%	0	6	2	12	3	0	0	23
25-29%	0	3	7	0	0	0	0	10
30-34%	0	0	<b>6</b>	2	0	0	0	8
35% or more	<b>8</b>	<b>5</b>	<b>9</b>	0	0	0	0	22
Not computed	0	0	0	0	0	0	0	0
<b>Renter Occupied</b>								
Total Units	9	5	19	4	2	0	0	39
<20%	0	2	3	0	0	0	0	5
20-24%	0	0	2	2	0	0	0	4
25-29%	0	0	2	0	0	0	0	2
30-34%	0	0	<b>4</b>	0	0	0	0	4
35% or more	<b>7</b>	<b>3</b>	0	0	0	0	0	10
Not computed	2	0	8	2	2	0	0	14
<b>Summary of Data</b>								
	Households							
	Numbers				Percentages			
All households regardless of income	155				100.0%			
Housing costs < 30% of income	97				62.6%			
Housing costs > 30% of income	44				28.4%			
Not computed	14				9.0%			
Households making less than \$35,000	89				100.0%			
Housing costs < 30% of income	37				41.6%			
Housing costs > 30% of income	42				47.2%			
Not computed	10				11.2%			
Source: Census 2000, tables H73 (renter data) and H97 (owner data). Data based on sample.								

# Sutton Town Plan

The data in the second table indicates that there are 42 households making less than \$35,000 that are paying more than 30% of their household income for housing costs. However, while this number does not seem to present as severe a problem, it should be noted that 89 households are making less than \$35,000 per year and 47% of those households are paying more than 30% of their household income.

## **D. Conclusion**

Regardless of which data from the two tables above is examined it appears that Sutton may have a problem where affordable housing is concerned. It is therefore recommended that the Sutton Zoning Bylaw be amended to allow for the provision of multi-family dwellings as a way of providing affordable housing for the Town’s residents. Making this change will also bring the Town’s zoning bylaw into compliance with 24 VSA, §4412(1) which requires the Town to allow for affordable housing. This section of the law also requires towns to allow for multi-family dwellings.

Finally, it should be noted that this data has been taken from the Census 2000 counts done on April 1, 2000. This data is now five years old and during this time it is conceivable that the affordable housing situation in Sutton could have improved or it could have become worse.

As a guideline for the Town’s residents, the following table indicates the maximum annual gross cost of housing by income.

<b><i>MAXIMUM ANNUAL GROSS HOUSING COST BY INCOME</i></b>			
<b>Annual</b>	<b>Maximum Annual</b>	<b>Annual</b>	<b>Maximum Annual</b>
<b>Income</b>	<b>Housing Costs</b>	<b>Income</b>	<b>Housing Costs</b>
\$15,000.00	\$4,500.00	\$85,000.00	\$25,500.00
\$20,000.00	\$6,000.00	\$90,000.00	\$27,000.00
\$25,000.00	\$7,500.00	\$95,000.00	\$28,500.00
\$30,000.00	\$9,000.00	\$100,000.00	\$30,000.00
\$35,000.00	\$10,500.00	\$105,000.00	\$31,500.00
\$40,000.00	\$12,000.00	\$110,000.00	\$33,000.00
\$45,000.00	\$13,500.00	\$115,000.00	\$34,500.00
\$50,000.00	\$15,000.00	\$120,000.00	\$36,000.00
\$55,000.00	\$16,500.00	\$125,000.00	\$37,500.00
\$60,000.00	\$18,000.00	\$130,000.00	\$39,000.00
\$65,000.00	\$19,500.00	\$135,000.00	\$40,500.00
\$70,000.00	\$21,000.00	\$140,000.00	\$42,000.00
\$75,000.00	\$22,500.00	\$145,000.00	\$43,500.00
\$80,000.00	\$24,000.00	\$150,000.00	\$45,000.00

# Sutton Town Plan

## XI. APPENDIX A, SURVEY RESULTS

1. How satisfied are you with the current quality of municipal services?

	Very Satisfied	Somewhat Satisfied	Somewhat Dissatisfied	Very Dissatisfied
Elementary School	30	28	7	5
High School	33	28	9	1
Road Maintenance	45	24	17	6
Fire Protection	59	19	1	1
Police Response	24	26	10	3
Sheriff Response	19	23	11	5
Solid Waste Disposal / Recycling	29	27	17	7
Recreation Facilities	18	21	12	4
Offices of the Town Clerk	49	26	6	2

2. Rank the services according to their importance to you.

Rank	1	2	3	4	5	6	7	8	9
Elementary School	12	7	6	4	2	4	7	5	1
High School	4	10	2	5	2	3	4	1	3
Road Maintenance	16	8	8	5	2	4		2	
Fire Protection	15	13	11	5	5	1			
Police Response	2	4	5	9	11	8	5	4	3
Sheriff Response	1	3	3	5	7	6	3	6	2
Solid Waste Disposal/Recycling	2	2	4	4	2	6	9	6	4
Recreation Facilities		3	1	3	2	7	6	6	16
Offices of the Town Clerk	8	2	3	3	7		6	9	6

3. What level of development for each of the following activities would you prefer in Sutton?

	More	Stay the same	Less	Don't Know
Home-based Business	46	40		
Agriculture	35	52		
Light Industry	31	41	15	
Vacation Homes	18	46	17	
Residential Housing	16	58	11	
Elderly Housing	26	49	7	1
Tourist/Recreation attractions	19	41	14	1
Restaurants/ B&Bs	24	36	13	3
Professional	24	42	7	1

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4. Is zoning in the Town of Sutton:

Too Restrictive	Just Right	Not Restrictive Enough	Don't Know	Not Familiar with Zoning
15	25	11	14	25

5. If someone builds a new road within the Town which is “up to standard” should the town take over the responsibility for maintaining the road?

Yes	No	Don't Know
27	42	19

6. If someone upgrades an existing class IV road within the Town to “bring it up to standard”, should the town take over the responsibility for maintaining the road?

Yes	No	Don't Know
43	7	16

7. Should we encourage the Selectmen to pave more roads?

Yes	No	Don't Know
21	57	14

8. Rate the following natural resources that we should consider protecting: *(NOTE: Due to inconsistencies in the way this question was answered, it was decided that the data was not valid and, therefore, the data was not tabulated.)*

	Most Important	2	3	4	5	6	Least Important
Surface Water (streams & ponds)							
Ground water (drinking water)							
Open Land							
Forest Land							
Wetlands							
Deeryards/Wildlife Areas							
Scenic Beauty							

9. Should we encourage more agriculture?

Yes	No	Don't Know
38	22	15

10. Should we encourage cluster development?

Yes	No	Don't Know
27	47	16

# Sutton Town Plan

11. Should Sutton develop a recreation trail on existing public lands?

Yes	No	Don't Know
41	33	18

12. Should Sutton develop a way to preserve and/or replace the trees that line many Town roads?

Yes	No	Don't Know
63	19	5

13. What kind of town would you like Sutton to be in 20 years?

More Rural	More agriculture	More residential	More Village Center	More Commercial	Same as Now
13	7	27	19	3	43

14. Do you post your land?

Yes	No
16	71

14a. Total number of acres posted: 458.4

14b. When did you first post your land?

Within the Last Year	2 Years Ago	3 to 4 Years Ago	5 or More Years Ago
1	3	6	5

14c. Why do you post your land?

Safety Zone/Near Dwelling	Opposed to Hunting	Liability Concern	Protest Government Regulations	Other
10	4	5	5	1 - privacy

15. Housing in Sutton can best be described as:

Affordable	Expensive	Adequate	Dilapidated	Unsafe	Unavailable
13	13	39	6		4

16. Should the Town Plan include ways to encourage housing development for low- and moderate-income people?

Yes	No	Don't Know
20	50	19

# Sutton Town Plan

17. How do you feel about the rate of growth in Sutton?

Too Rapid	Just Right	Too Slow	Don't Know
24	40	6	14