

# Town of Barton Municipal Development Plan

## Barton & Orleans Village

Planning Commission:

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Regional Adoption:

Barton Municipal Development Plan  
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## A. EXISTING LAND USE

The Town of Barton reflects stream and valley development of roads and railroads along the Barton River, Crystal Lake and southeasterly along the Willoughby Brook, which currently defines U.S. Highway 5 and the route of the Northern Vermont Railroad (formerly the Canadian Pacific Railroad). Major topographic features which have historically limited development include the areas with steep slopes to the east along the northeastern shore of Crystal Lake. Barton Mountain, in the northern central area of the Town, and Stillwater Swamp, to the east of the mountain have also had an impact on how the land in Barton has been developed. Generally, the Town is characterized by rolling topography with numerous small streams draining the area.

Currently used agricultural land is spread out generally through the Town. For the past decade, dairy farm consolidation has decreased the number of units while average farm size has increased. The number of dairy herds has decreased from 106 in 1953 to 23 in 1994 and to just 14 in 2000. During the intervening period, the average herd size increased from 68 to 85 cows while the total number of cows decreased to approximately 1,200.

Residential units are clustered in single, two and multi-family structures primarily within the two village areas. Single family residential units, interspersed with farming operations, are strung out along local town roads, State Highway 16 and U.S. Highway 5.

Crystal Lake has been developed for recreational uses in the form of seasonal units along the northeastern shore, a State and local park on the north and recreational oriented accommodations, (year-round and seasonal) units along U.S. Highway 5. The State's Vermont Vacation Home Survey for 1968 reported sixty vacation homes within the Town, forty-two of which were owned by out of state residents. Current information on file with the Town of Barton Listers Office indicates that there are now approximately 147 vacation homes in the Town of Barton.

Current industrial Land Use is concentrated in the Orleans Village area. Current industry in this area is limited to Orleans Manufacturing which is a division of Ethan Allen, Inc.

## B. MUNICIPAL DEVELOPMENT PLAN

Town Planning should begin first by evaluating the specific and philosophical goals of the townspeople. This should include an overall evaluation of what the townspeople wish the town to "look" like 5 to 10 years from now. The MUNICIPAL DEVELOPMENT PLAN should attempt to address current development problems as well as plan for orderly growth to the economic and environmental benefit of all. Many citizens of the town feel that "planning and regulation", in general, have developed too strong a grip on the community and on the individual property rights of its citizens. Therefore, it is critical that the planning effort address those issues which are, in fact, of serious concern to the citizens of the town of Barton, and to maintain sensitivity to preventing the adoption of frivolous or overly subjective regulations which do not

promote the "goals" of the town. Regulations should be the minimum necessary to promote and protect the interests of the town and, more importantly, should incorporate FLEXIBILITY so that all proposals may be considered on their own merits.

Planning is the basic art of deciding what goes where and how much of it in any given location. Existing land use is the starting point! An inventory and analysis of existing land use patterns, soils and their capabilities, topography, building and environmental conditions, transportation, community facilities, utilities and the economy should be undertaken. Present and planned uses should be compatible with each other and, in addition, those uses should be supported by both existing topographic conditions as well as necessary manmade utilities.

The MUNICIPAL DEVELOPMENT PLAN discusses several different districts. Each district is described based on its' specific land use and natural features. The MUNICIPAL DEVELOPMENT PLAN should identify what the land use requirements will be in the future in that there must be sufficient land area in each district to support reasonable future projected populations.

The MUNICIPAL DEVELOPMENT PLAN also acts as a guide to the District Environmental Commission to ensure that state permits do not contradict the planning goals approved by the townspeople. Before the District commission grants a permit, it must find that the proposed land development is in conformance with a duly adopted MUNICIPAL DEVELOPMENT PLAN as approved by the Town.

The MUNICIPAL DEVELOPMENT PLAN is, therefore, simply a policy and "goals" document. The actual document used in the implementing these "goals" is called the ZONING BYLAW. The ZONING BYLAW sets forth the specific rules for accomplishing and achieving the "goals" as defined in the MUNICIPAL DEVELOPMENT PLAN. The ZONING BYLAW may also incorporate "performance standards" to be utilized as an option where flexibility and latitude can promote the town "goals" more efficiently than the so-called "standard requirements" of a district.

Municipal SUBDIVISION REGULATIONS may be incorporated into the BYLAW to provide guidance for the division of land into multiple lots and parcels.

Finally, public education and awareness is essential for the success of any plan. The citizens of Barton have a vested interest in staying involved with the direction of planning for their town.

#### GENERAL STATEMENT OF TOWN GOALS

The Town of Barton Planning Commission is comprised of members appointed by the Selectmen and is charged with the duty of formulating a MUNICIPAL DEVELOPMENT PLAN AND TOWN BYLAWS. The following basic goals are

believed to represent the wishes of the majority of town's residents.

IT IS THE GOAL OF THE TOWN TO:

1. Promote compatible land uses within the various districts of town and to protect the value and integrity of existing land uses and natural resources including water bodies, significant wildlife and fish habitat.
2. Allow all reasonable land uses with minimal regulatory delay.
3. Maintain the current Town character, yet encourage the economic and cultural growth of the community.
4. Provide fair and equitable guidelines for promoting town goals and to treat all citizens equally in the administration of its by-laws.
5. Provide a mechanism for flexibility when strict compliance with adopted standards does not promote the overall goals of the town.

## ZONING DISTRICTS

### 1. "REMOTE LAND"

This category includes land generally characterized by poor access, poor soil, steep topographic conditions and remoteness from existing concentrated settlement. The development of lands in this category could cause undue damage to the environment by the extension of roads and public utilities necessary to serve the area. Further, the burden of road or public utility maintenance could become an undue expense to the owner, future owner, public utility and the town. For this reason, standard lot size in this district will be larger than any other district. The remote district also includes a large majority of the towns' wildlife habitat, forestry resources, source protection areas (i.e. wellheads), including headwaters of high quality streams and brooks. All of these natural resources are best preserved by minimized development,

While the general development of land characterized by limitations as defined for "remote" areas is discouraged, it is recognized that isolated areas may exist, within this zoning district, which may be better suited for development, (including natural topographic features, adequate soils, and reasonable access to public utilities and roads) than the balance of the property. The town should encourage the landowner to utilize these areas (by permitting higher density development,) if the proposed development results in less environmental impact and utilities burden than what would result if the land were developed within the normal dimensional requirements of the district.

The suitability of these areas for increased density development must be demonstrated by the landowner through meeting reasonable performance development standards for this district as reviewed through the "Planned Unit Development" (PUD)

procedure.

The utilization of the "PUD" should be at the landowner's discretion. Once this option is utilized, however, the balance of any undeveloped land in this district that does not meet development standards should remain undeveloped.

The remote land category includes most of the southeastern part of the Town, including the steeply sloped land along U.S. Highway 5, some areas along Crystal Lake's northeast shore and the May Hill - Wheeler Mountain area. Barton Mountain and the Stillwater Swamp are classified as remote land.

## **2. Low Density**

This area is designed for agriculture, forestry, residential and other non-intensive uses of the land. Low density areas are designated where dwelling units will be placed on lots of at least 2 acres and will not be provided with municipal sewer or water in the foreseeable future. Development in this district will be buffered by existing trees and topography, so as to promote the current rural setting while at the same time providing an atmosphere of privacy within a reasonable distance to the central more populated areas of the Town.

The low density district is the largest category of land use in the Town. It includes most of the central western and northern parts of Barton.

## **3. Medium Density**

The designation of medium density hinges primarily upon current availability and the designation of feasible (future) extensions of sewer and water utilities. The existing settlement patterns and the transportation network bear strong relevance to any proposal for this density. The medium density area will contribute towards the growth of built up sections which have already been developed.

The areas proposed for this category are those in which Municipal sewer and water facilities are most feasible. Compact development is by far the most economical method for providing these municipal type services. Currently, this type of development and services are limited to the Village areas of Town. There are currently no known plans for providing these services outside "Village" limits. There has been in the past, however, some limited discussion amongst Village and Town Officers regarding the feasibility of merging Town and Village governing bodies in the interest of economizing on both management and road maintenance cost as well as other potential benefits. This concept is relatively new and is therefore expected to take considerable time to weigh the relative merits.

Regulation of Planned Unit Development (PUD's) was incorporated into the zoning bylaw in 1996 in order to allow flexibility in density and flexibility in types of land uses permitted.

Medium density districts are limited to lands located entirely within the limits of Orleans Village and Barton Village as these areas are the only land areas served by exiting municipal sewer and water. Land areas outside the limits of either Orleans or Barton Village are not currently legally eligible for access to Municipal Sewer and Water. Annexing of Town Land to Village Limits has been exercised by some Town property owners as a method of gaining access to Municipal sewer and water facilities.

Land generally surrounding the central business area of Orleans and Barton Village is included in this medium density category.

#### **4. High Density**

High density areas are designed to be the location for the most intense level of development in the Town. Again, this is limited to the Village areas. It is contemplated that new multi-unit and two unit structures will be located in this area as well as some commercial development. Sewer and water utilities are available and the central business district is nearby.

#### **5. Commercial**

Commercial areas are designated to provide for a reasonable level of commerce in the Town. Commercial areas are focused upon the vicinity of the two villages where this type of land use should occur. Commercial development along U.S. Highway 5 will be encouraged in the area between Barton and Orleans Villages. Commercial development should be encouraged in designated commercial areas in or adjacent to the built up areas of Barton and Orleans Villages.

A commercial area is established bordering Route 5 between Barton Village and Orleans Village and an area bordering Route 16 south of the Barton Village limits to the Glover Town line.

Commercial areas include the existing central business area, land between the Barton River and U.S. Highway 5 and land north of State Highway 5 in the eastern part of Orleans Village.

Commercial areas include the existing central business area of Barton Village, land long Main Street (Route 5) and Church Street (Route 16).

## 6. Industrial

Industrial areas are designated in the Town based on existing settlement patterns, facilities and services. It is important that industry be located so as to optimize positive aesthetic effects and minimize emission effects upon other land uses such as residential areas. In allocating land for industrial use, the benefit to the area must be weighed against the effects industrial development can have upon the economic balance and character of the community.

An industrial area is located southeast of the Interstate 91 interchange with State Highway 16 for the servicing of State Highway Department vehicles.

The existing industrial area in Orleans Village is classified industrial. There should be no further industrial expansion northward within the Village limits because of the existing patterns of residential and commercial development. A continuation of the Village industrial district is located south of the Orleans Village Limits. An expansion of the existing Orleans Village industrial area is established abutting the village on the south and east sides of the railroad tracks.

The Orleans industrial park, located south and west of Route 5 is designated within the industrial area. The park is approximately 28 acres in size. Almost twenty years since its inception, only two established businesses have set up operations within the park. The vast majority of acreage available within the park (22.8 acres) remains vacant. It is generally recognized that the park has good commercial potential since it borders upon, and has easy access to Interstate 91, and is within close proximity of an established railway system which runs through Orleans Village. Since the park is located approximately one mile west of the center of the village, it is not contiguous with any residential concentrations within the village. The Town should increase its efforts to encourage the commercial development of this under-utilized asset.

## 7. Shoreland

This district governs land uses around one of Barton's most valuable natural resources; its lakes and ponds. As these areas generally follow the shoreline, this zoning district tends to form long but relatively narrow strip zones with the shoreline forming one boundary of this zone. The depth of this district should be determined generally by the topography and existing land uses which tend to define the extent of shoreline related activity. For the continued enjoyment and use of these resources, by its' residents and the public, the town has a vested interest in preserving water quality, essential for swimming, fishing and recreation, by preventing and eliminating pollution and by encouraging responsible and compatible development. Accomplishing this task requires a delicate balance between establishing standards for development and preserving the rights of individual property owners to make reasonable use of their property. It is recognized that both land values and property taxes have increased dramatically in this district in the last decade.

The town should also encourage the elimination of existing and potential pollution sources. This is important for all lakes and ponds and is of critical importance for bodies of water which serve as municipal water supply sources.

Pre-existing undeveloped lots in this district should be developed with optimum planning with respect to water supply, wastewater disposal and the prevention of undesirable surface run-off resulting from erosion or unstable soils.

New lots created within the "shoreland" district by compliance with the required minimum basic dimensional standards, (lacking detailed environmental impact review) shall be sufficiently large to protect neighboring properties and general water quality to the extent possible through the simple control of development densities. These basic standards should at a minimum include shoreline and stream setbacks to subsurface wastewater disposal fields.

Reasonable shoreline setbacks also serve to create a vegetated buffer between developed land (or plowed land) and the streambank in order to provide better habitat for the fish, to trap sediment and nutrients before they reach the water, and to provide habitat and wildlife access to the shoreline. Permitted use in this district will be primarily permanent or seasonal residential development. Some commercial uses will also be permitted depending on existing land uses in a given area of the district.

The size and density of new lots created within the "shoreland" district may also be determined (at the owners option) by meeting specific development performance standards as applied to site specific conditions. In exchange for compliance with higher environmental protection and development standards. the applicants may receive approval for reduced lot sizes and/or higher densities than what would otherwise be permitted through meeting basic dimensional standards of the district.

Existing developed property owners in this district should be encouraged to eliminate existing pollution or to upgrading existing inadequate environmental facilities. Owners of developed properties will have an opportunity of utilizing the "performance standard" approach, providing the existing development meets, or can be modified to meet, standards established for the district.

It must be emphasized that development in this district will border valuable natural public resources. Development requirements must be sensitive to protecting the landowners property values while at the same time balancing the environmental concerns of the public.

The shore areas of Crystal lake, May Pond, and Baker Pond are included in the shoreland category.

It is noted that significant protected wetland areas may exist within this district that cannot be adequately delineated on the zoning mapping. Landowners within this district should verify these locations prior to proposing land development which might impact

these protected areas.

Subsurface wastewater disposal systems should be sized and located in such a manner as to prevent ground or surface water pollution.

## **8. Floodplains**

Development in flood hazard areas can be regulated but not prohibited. Unregulated development in these areas can be hazardous and detrimental to all property owners and to the floodplain areas as well. In addition, unless the Barton Zoning Bylaw contains flood hazard area regulations, owners of existing and proposed structures will be unable to obtain flood insurance for their property. Consequently in 1996, flood hazard area regulations, modeled after the regulations prepared by the Vermont Department of Water Resources, were added to the Bylaw.

The floodplain classification refers to lands designated flood hazard areas on current floodplain maps.

## **9. Wetlands**

Wetlands are those lands where the water table is at or near the surface of the land or the land is actually covered by shallow water. To be defined as a wetland, the area must have one or more of the following attributes: (1.) at least periodically the land supports significant vegetation or aquatic life which depends on saturated or seasonally saturated soil conditions for growth and reproduction; (2) the substrate is predominately un-drained hydric soil; and (3) the substrate is non-soil and is saturated with water or covered by shallow water at some time during the growing season of each year. Among other things, wetlands store floodwater which reduces flood levels, they purify water by breaking down nutrients and pollutants, they provide critical habitat for fish spawning and feeding, they provide habitat for ducks and other waterfowl, they provide habitat for mammals, amphibians and reptiles, they provide recreational and educational opportunity as well as contribute to the open spaces and general beauty of the landscape.

A number of wetland areas in the Town of Barton are on the national Wetlands Inventory Mapping. The Army Corps of Engineers has control over discharge of dredged or fill material into certain designated wetlands under their Jurisdiction.

The Vermont Agency of Natural Resources has control of Class I and Class II wetlands including 100 and 50 ft (respectively) buffer zones along their defined perimeters.

Class III wetlands are unprotected wetlands which are not Class I or II and have not been determined to have sufficient value for protection under Class I or II. A class III wetland may be petitioned for reclassification under specific procedures for upgrade to I or II.

The Town Plan proposes no additional protection to wetlands beyond that provided by the State and Federal Regulatory Agencies.

It is the intent of the Town plan to notify the citizens of Barton to be generally aware of wetland regulations and to obtain the proper state/federal determinations before filling or dredging a possible wetland area. It is, however, recommended that zoning districts be defined with appropriate regard for designated, mapped and protected wetland areas. Copies of National Wetlands Inventory Mapping is available for viewing at the Town Clerk's office.

It is also noted that significant protected wetland areas may exist that is not fully or correctly delineated on the national Wetland Inventory Mapping. Landowners should verify these locations prior to commencing an), land development which might impact these protected areas. State and Federal Laws provide for severe fines for unlawful filling, dredging or harmful alteration of protected Wetlands.

### C. NATURAL RESOURCES, PUBLIC LANDS, RARE AND IRREPLACEABLE NATURAL AREAS. SCENIC AND HISTORIC FEATURES AND RESOURCES.

#### Overview:

It is clear that the Towns natural resources serve as a strong tourist and recreational attraction. Tourism -will likely serve as the towns leading economic industry for the foreseeable future. For this industry to survive, the town's natural resources must survive. These resources include the forests, (for foliage. and habitat for sporting game and birds), recreational water bodies including streams and lakes for fishing and the general scenic beauty of the area. Forestry abuses and man-made pollutants can threaten these resources. The town's residents should have a general awareness of how these resources are critical to the town's economy and environment.

The town residents and general public utilize and access the town's natural resources in a number of ways. It is important to identify these resources and measures implemented to provide access to them. The state Fish and Wildlife Department has taken measures over the years to provide public access to public waters. These include developed boating access on Crystal Lake, and May Pond, and undeveloped boating access on Baker Pond, one developed angler parking area on the Barton River, one at the confluence of the Willoughby and Barton Rivers, and one at Willoughby Falls. Over 130 acres of Willoughby Falls Wildlife Management Area are in Barton. Also, during the 1950's and '60's, the Department of Fish and Wildlife acquired significant amount of streambank land to provide fishing access and create a greenbelt along certain rivers. These include both banks of the Barton River for about 40% of its stream length in the town, one bank of the Barton for over 10% of its towns stream length, both banks of the Willoughby Falls are also in State ownership. It is well established that the Willoughby Falls springtime fishing contributes significantly to the local economy.

Several designated rare plants, animals and natural areas are in the larger remote areas of town or are to some extent located in designated wetland areas. One of Barton's

primary natural resources are its' water bodies. These bodies should be protected through floodplain management, buffer zones and setbacks.

Historic structures have been identified by state and federal agencies. Owners of these properties will be encouraged to preserve these structures when economically and functionally appropriate, although there will be no specific requirement to do so without sufficient economic incentive or assistance.

## D. TRANSPORTATION PLAN

### 1. Existing Transportation

Currently the main highways for transportation to and through Barton are U.S. Highway 5 and 1-91, linking the Town with Newport on the north and Lyndonville and St. Johnsbury to the south. State Highway 16 links Barton with Montpelier and State Highway 58 provides access to Irasburg and Brownington. Railroad tracks carrying freight trains run through Barton along the Highway 5 corridor through the built-up areas of both Villages. Historically, traffic levels have shown a gradual increase along Highway 5. At a point south of Barton Village, the average daily traffic was 1,010 in 1955, increasing to 1,100 in 1966, 1,340 in 1970, and 1,500 in 1998. North of Barton Village, traffic increased from 1,300 vehicles in 1955, 2,200 in 1966, 2,280 in 1970, and 2,600 in 1998. In 1998 the average daily traffic on Highway 5 was 2,300 north of Barton Village and 1,200 south of Barton Village. On 1-91 in 1998, the average daily traffic was 4,400 north of Barton Village and 4,300 south of Barton Village.

### 2. Proposed Transportation

The transportation plan for Barton basically recommends the upgrading or maintaining of roads to meet certain standards which are commensurate with the 1990 classification of highways by the State Transportation Agency. U.S. Highway 5, State Highway 16 (south of the Village of Barton) and State Highway 58 (west of Orleans Village) are classified as rural major collectors. Roads classified as major collectors are designated to handle traffic between counties and the population centers which are not served by higher classification roads, and to link population centers with other traffic generators. Town Highway #1 (a.k.a. State Highway 16 east) north of Barton Village, State Highway 58 (east of Orleans Village), Town Highway 2, and Roaring Brook Road are classified as rural minor collectors. These roads are designed to link local roads with major collectors, tie them in with smaller settled areas and link important local traffic generators with rural areas.

Gravel roads should be paved as traffic volumes dictate. Approval of new projects which have immediate impact on unpaved connector roads should include reasonable cost sharing for paving and other upgrading expense in some reasonable proportions without unduly discouraging or jeopardizing otherwise reasonable development.

The Road Commissioner (or selectmen if designated by the Selectboard) should

develop a priority list and repair schedule for roads most in need of repair or upgrade.

Interstate 91 has had an initial impact of relieving through traffic loads from U.S. Highway 5 as well as diverting local traffic. The Highway 16 and Highway 5 interchanges can be expected to generate some commercial activity as provided for in the proposed land use plan. The needs of users of collectors and local roads, seeking access to commercial areas and the interchanges, must be met with roads in a condition and classification commensurate with their use.

## E. COMMUNITY FACILITIES

### 1. EXISTING FACILITIES

#### a. Municipal Building

The Town offices, which basically consist of the Town Clerk's office, Listers office, and the Zoning Administrator's office, are located at 34 Main Street in the Village of Barton. These offices were originally located on the second floor of The Howard Bank Building but were moved to a separate, newly renovated building at the south end of Main Street in 1999.

The Village of Barton has a centrally located, two-story, brick municipal building, called the Memorial Building. The left side of the building houses the Villages offices on the first floor, the American Legion Hall, with kitchen facilities, on the second floor, while the right side of the building is a 400-seat auditorium with movie facilities and a stage for theatrical productions. There is a small meeting hall, with kitchen facilities, for various groups and organizations along with storage spaces for village vehicles on the ground level. The basement is used as a meeting hall for various groups and organizations. Built in 1931, the building appears to be in good condition and provides adequate space.

The Orleans Municipal building is a brick, three story building built in 1929. On the first floor are the village municipal offices, reception hall and kitchen facilities. The second floor is a 440-seat auditorium with movie facilities and a stage for theatrical productions. The Masonic Order and the Order of the Eastern Star, with dining and kitchen facilities, share the third floor. The basement serves as a repair shop for the municipal electrical department and a municipal garage. In recent years, the building has benefited from an ongoing renovations project which has included new kitchen facilities, new paint, new bathrooms, and the addition of air conditioning and ceiling fans for the first floor reception hall. The building appears to be in good condition.

#### b. Police Department

The Villages of Barton and Orleans and the Town are currently served by both county and state police agencies.

### c. Fire Department

Complete 911 service is in operation in the Town of Barton. Started in 1997 and completed for existing residences in 1998, 911 is answered by the State Police and is for fire, ambulance, and police emergencies. They forward all calls to their respective dispatches. Town residents were informed of their new 911 locatable addresses in 1998 and the addition of new homes and addresses in ongoing.

The Village of Barton has a fire department manned by volunteers, including a fire chief The village has a public alarm system and one fire alarm box.

The fire department is housed in a two story frame building, which is in good condition. Recent renovations include a updated heating system and building expansion to the north. The first floor is a garage that houses three engines and a van. The second floor is a meeting room with kitchen facilities.

There are three engines in use by the Barton Fire Department. Engine 1 is a 1962 Ford, 750 gallon per minute pumper with a 750 gallon water tank. Engine 2 is a 1947 American LaFrance pumper with a 500 gallon per minute pump and a 300 gallon carrying capacity. A new quick response vehicle was put into service and is a 1993 Ford F350 (4x4) mini pumper with a 750 gallon per minute pump. It has a storage for 250 gallons of water but with the Class A foam, the capacity is equal to 1250 gallons of water. The Fire Department also has a Van, a 1971 International pump truck with a 1,000 gallon capacity, a portable pumper, resuscitator and other minor equipment.

Both of the Village fire departments serve the surrounding town and mutual aid is working very well.

The Orleans Fire Department is also manned by volunteers including a chief. The department is notified via 911 and a phone alarm system.

The fire department was recently relocated to a new 80' x 60' fire station building on Main Street in 1998. Space at the original fire station on Irasburg Street was inadequate for its equipment. The new fire station consists of four bays with room enough for two vehicles each and a training room with kitchen. The building should be adequate for the department's equipment needs for the foreseeable future. The Orleans Fire Department has the following equipment:

1 - 2000 International 4-door pumper with a 5-man cab, 1250 gallon per minute Pump and a 1000 gallon tank.

1 - 1987 Freightliner Tanker with a 3,000 gallon tank.

1 - 1987 Freightliner Van

1 - 1974 International with a 1250 gallon per minute pump with 1000 gallon tank.

1 - 1963 Lafrance Ladder Truck

1 -1938 International with a 500 gallon per minute pump

The Orleans Fire Department equipment is available to the Barton Fire Department any time they request it. The tanker is on automatic response to any fire in the Town of Barton.

d. Ambulance Squad

The Barton Ambulance squad consists of 14 volunteers on call 24 hours a day. The squad moved into a new facility located at the north end of Elm Street in 2001. The building has two stalls, a training room, an office, and a kitchen. The squad has two ambulances: one 1989 Ford Van and one 1999 Ford box style.

Orleans also has an ambulance squad staffed and operated by volunteers. The squad is housed at the new fire station on Main Street and consists of two ambulances: one 1999 Chevrolet box style and one 1997 Ford F-350 Heavy Rescue Unit equipped with the "jaws of life." The squad uses the phone system for notification and offers 24 hour service, with State Police dispatch.

e. Recreation and Open Space

The community has several publicly owned recreation areas or open spaces. The existing public recreation areas include the school playgrounds which in Orleans includes a ball field and skating rink.

Barton Village has a separate ball field and skating rink and a park, Pageant Park on the shores of Crystal Lake. Also located in Barton is a State Beach on the north shore of Crystal Lake. The Lee Emerson Town Forest is located off Route 16. The State of Vermont provides additional open spaces as discussed under Section C above.

f. Public Works

The maintenance work in all municipalities is done by both contract with private concerns which use their own equipment and by municipal employees and municipal equipment. The town of Barton voted in 1993 to purchase road maintenance equipment to provide these services directly by the town.

g. Libraries

The Barton Public Library is located in Barton Village on Church Street. It is a two-story brick building constructed in 1928 with a new addition in 1984 and contains

3840 square feet of space. The library contains a collection of approximately 15,000 volumes and serves over 2,000 patrons. Circulation for year 2000 was about 15,000 volumes. The library is staffed by three part-time librarians. Library hours are 2:00 p.m. to 7:00 p.m. on Monday, 9:00 am to 11:00 a.m., and 2:00 pm to 7:00 pm on Wednesday, 2:00 pm to 5:00 pm on Friday, and 10:00 am to 12:00 noon on Saturday.

There is a meeting room downstairs, with kitchen facilities, that is available to educational, cultural and civic organizations and groups for occasional meetings and special events. A personal computer is available to the public and is equipped with internet access. The library is more than adequate for its present use.

The Barton Public Library and its Board of Trustees endorse the Library Bill of Right and offers its services to all groups regardless of beliefs and affiliations.

The Jones Memorial Library located in the Village of Orleans is housed in a two-story brick building constructed in 1950, with a new addition added in 1989. The 4,864 square feet provide adequate space for the collection of 25,137 volumes. The library serves approximately 3,000 patrons. About 24,000 volumes were circulated in the year 2000. Two personal computers are available to the public and are equipped with internet access. The basement provides the village with some meeting space which is used by the Book and Thimble Club. The library is staffed by one full-time librarian and two part-time aides.

The Jones Memorial Library and its Board of Trustees endorse the Library Bill of Right and offers its services to all groups regardless of beliefs and affiliations.

#### h. Water and Sewer Systems and Utilities:

Orleans and Barton Villages each have "Public Community" water systems which serve their respective built-up areas. In addition to these two major water sources in the Town, there are several smaller "Public Community" and "Public Non-Community" Water systems which serve one or more privately owned public buildings. These smaller systems including: Lake Region Union High School, Maple Lane Rest Home, The Candlepin Restaurant, and the B&W Snackbar.

Under Federal laws, (administered by the State Agency of Natural Resources) existing Public Community water supplies are required to identify Source Protection Areas ("SPA," formerly Well Head Protection Area or WHPA). These areas define the ground and surface areas which are believed to supply water to a source well. In many cases these areas can involve hundreds or even thousands of acres of surrounding land.

The development of new Public water supplies requires close evaluation and control of potential pollution sources within the SPA. Public hearings are required to obtain public comment as the ultimate use of private proper-ties will be affected. A defined SPA will be considered in permit applications-processed by the Department of Environmental Conservation and may be considered in Act 250 deliberations. If activities

are proposed in an approved SPA which could constitute a threat to the public drinking water supply, the applicant may be asked to modify the proposal, conditions may be placed in the permit, or a permit may be denied for the activity. Actions taken by the State of Vermont consistent with Vermont regulations do have the potential of affecting permitted activities-on private property. Property owners within established SPA's should contact the State Water Supply Division before initiating a new project which might threaten established Public water sources. **(Appendix-at the rear of this plan includes current available Public Water Supply Locations and SPA's when available or established.)**

Orleans Village has established a Source Protection Plan in compliance with requirements set forth by the Environmental Protection Agency and the Vermont Department of Environmental Conservation. This Plan consists of two to three protective zones surrounding the Village well head which embody the well's recharge aquifer. Development and use of the land within these zones will be restricted in order to minimize both chemical and organic contamination of the Village water supply.

The essence of a Source Protection Plan is to establish rules for monitoring and controlling land uses within a defined protection zone. These zones can extend thousands of feet from the well source. A portion of the Orleans Village protection zone extends into the Town of Brownington. It is expected that many sources of potential pollution such as fuel storage, service stations or hazardous waste product storage will be controlled or prohibited within the zone. The Town may wish to consider adopting its own regulations, through the operation of the Bylaw, in order to control development within these areas. Town residents should closely follow any public hearings to insure proper public input. This input may help prevent over-regulation of these "after the fact" established protection zones. Over-regulation could have significant adverse impact on land values which fall within the protection zone.

Both Villages have been active in improving the quality and quantity of their existing supply of water.

The Orleans Village sewage treatment system, when completed in 1982 included 16,000 feet of sewer mains, five pump stations, and a treatment facility with a maximum capacity of 190,000 gallons per day which includes a current reserve capacity of 80,000 gallons per day. The facility utilizes biological and filtration processes to remove solids, phosphates and ninety percent of organic matter on an average of 82,000 gallons per day. Seasonal changes in flow rates were minimized at the time of construction by separating the sewer mains and storm drainage system. In 1989 the Orleans Industrial Park was connected to the system with addition of a sixth pump station which was upgraded in 2001 to a capacity of 10,000 gallon per day. Major improvements to the system took place in 1995 at which time four streets were upgraded with new pipe bringing the total sewer main footage to 19,000 feet. Additional improvements were also made to the treatment facility's filter system and it's seasonal flow capacity. Orleans has finalized plans for a storm drain and water main upgrade project which went to construction in 2001. Additional Upgrades are planned for the near future if funding is available.

Barton Village has a sewage treatment system consisting of two pumping stations and a treatment facility jointly owned and used by the Village of Glover. The treatment facility is designed to treat 240 thousand gallons a day at maximum capacity through a physical-chemical -filtration process including the removal of solids, phosphates and coliform bacteria. Currently the plant usage averages approximately 50% of capacity.

A major sewer/storm water separation project was completed in the fall of 1993 within the Village of Barton. This was an effort to reduce or eliminate substantial infiltration and inflow during storms and spring run-off periods. Discussion with the treatment plant operator indicates that the project has had a positive effect in eliminating infiltrations, although some increase in flow is noted during wet periods.

The capacities of both the Barton Village and Orleans Village sewage treatment systems appear to be adequate at the present time.

#### i. Electrical

Barton's electrical needs are being met. Rates have recently risen but are still in the medium range for the State of Vermont. Barton Village Electric has recently completed improvements and repairs to its power generation plant in West Charleston and on transmission lines. Several attempts by the village to sell the West Charleston facility have fallen through in recent years.

To meet actual needs and to above necessary reserves on hand, the two electrical department have drawn on the New England power pool. Both departments received public approval in 1991 to undertake long term power purchases from Hydro-Quebec.

In the past, Barton Electric has experienced very high line losses due to the poor condition of the distribution system. However, over the past five years many new power lines and poles have been installed to combat this problem. The cost of these improvements to this system, and/or Orleans' aging lines may be higher than the ratepayers-owners are willing to pay. Capital improvements are an ongoing problem, especially for small-scale systems. Adequate budget schedules are important. For more than a decade, Barton residential ratepayers have received a block of very low-cost power from the state of Vermont. The source of this power was eliminated in 1991. The result will be higher residential electric bills. Hydro Quebec was a new contracted source at that time, however this arrangement has experienced rate increases over the last few years. If the contract is subsequently canceled, Barton could face a serious power supply shortage. Because of their small customer base, the per customer cost of regulatory compliance for both Barton Electric and Orleans Electric is very high. As regulatory requirements grow, a disproportionate amount of compliance cost is passed on to the residential customer relative to the larger utilities (CUC, GMP, CVPS) with large and diversified customer base. This is beginning to be a problem for both electric companies.

## j. Schools

The Barton graded school is a four story brick building which at one time also served as the high school. The school has an average enrollment of between 250-280 pupils in kindergarten through grade eight, instructed by 18 teachers. The school has 16 classrooms including a library. A new wing was completed in 1982 which includes a gymnasium, cafeteria and kitchen facilities. It seems unlikely that further expansion will be necessary in light of the projected growth and for adequate room to offer programs for continued state accreditation.

St. Paul's Parochial School is also located in Barton Village. It is a private catholic school with a current enrollment of approximately 50 area students. There is an all-day kindergarten class and grades 1-8. The school is small but provides instruction in computer literacy, physical education, art and music. St. Paul's is currently staffed by 5 full time-teachers, a principal, a secretary, and a custodian. The school also benefits from the involvement of parent volunteers. The school has eight classrooms, a library and hot lunch program. The school building is available for Continuing Education classes and fund raisers. An all-day pre-school program for 3-4 year olds is planned for the near future. It is also anticipated that student enrollment will increase to 100 students in the near term.

The Orleans Elementary School is a 90 year old brick structure located on School Street in Orleans Village. Like Barton, the graded school once served as a high school for the village. The school has kindergarten through 8th grade and an enrollment of approximately 150 pupils. Presently, the school is staffed by approximately 13 teachers, with an additional part-time teaching staff who provide music instruction, physical education, computer technology instruction, special education, student assistance and guidance assistance. The building consists of 10 classrooms, a library, laboratory, and a gymnasium, but a recent addition in 1993 more than doubled the available space and eased congestion. Internal improvements and remodeling have taken place within the past five years and are on-going. The building is available for community access such as adult gymnasium use, fire department training programs, and organized summer activities for students. The current building facilities are considered to be adequate for the next five years.

The Lake Region Union High School serves the Town of Barton, both villages, and five surrounding towns. The brick structure is located on Lake Region Road in Orleans. The current enrollment is approximately 400 pupils in the ninth through twelfth grades, with an average student/teacher ratio of 10 to 1. The facilities include 23 classrooms, an Academic Achievement Center (formerly the Lecture Hall) a 70 pupil library, 5 laboratories, an industrial arts room, a vocational/agriculture room, a drafting room, a music room, a gymnasium, a fitness and weight room and a cafeteria with a seating capacity of 450. The cafeteria kitchen has a feeding cycle capacity of 150-175 people. The school is staffed by approximately 40 teachers, 3 guidance counselors, 1 nurse, 5 teacher's aides, 3 secretaries, 3 cooks, 4 custodians, a principal and an assistant principal. Outdoor recreational facilities available to the general public include: tennis courts,

basketball court, baseball/softball diamonds, a cross country course, and soccer fields. Over the next five years, the school will embark upon an expansion plan to add a 500-600 seat capacity auditorium, expand the current library space, renovate the science laboratory, and expand the parking lot facilities.

#### k. Solid Waste Disposal

In 1992, the Town of Barton closed its landfill operation located on May Farm Road. The town monitors the landfill in the spring and fall of each year. Currently, the town is working on getting its post closure certification from the State of Vermont Agency of Natural Resources, Waste Management Division. The town voted to leave the Northeast Kingdom Solid Waste District and, since 1992, has utilized the lined solid waste disposal facility at WASTE USA in Coventry, Vermont. Residents contract individually to transport waste to the site. Household hazardous waste is collected twice per year at the Waste USA site. Recycling facilities are available at the old town landfill location on the first and third Saturday of each month.

Provisions for inclusion and enforcement of bylaws for the regulation of junkyards is necessary. Guidance for on-site wastewater systems setbacks should be addressed in the by-law. The planning commission recommends that the town work closely with Waste USA and advisors from NVDA to establish and enforce a hazardous waste policy. Until the process becomes more organized, the Town may, from time to time, find itself frustrated with the best approach to meet its solid waste disposal needs in a manner consistent with regulations and the best interest of the town.

#### 1. Medical Services:

The Orleans Medical Clinic is located on East Street in Orleans Village. The privately owned clinic was established in the 1950's and provides general practice medical services to the local, and surrounding, communities. The clinic currently has 2 doctors on staff.

A medical building is located at the intersection of Elm St. and Kinsey Road in Barton Village. The facility is owned by North Country Hospital and provides various medical services to non-residents as well Town residents. The lower floor of this facility is used by North Country Hospital's Physical Therapy Department.

#### m. Museums:

The Crystal Lake Falls Historical Association operates a museum located off Water Street in the Village of Barton.

The Pierce House, historic ca. 1820 home on Water Street, services as the Crystal Lake Historical Association Museum for Barton's Education and Industry. The Museum adjoins the future historic park on the "Brick Kingdom" - Mill Hill site, where factories and mills operated from about 1797 to 1952. In the museum is a model of Mill Hill.

created by Lake Region High School students. The museum is open on selected afternoons in the summer and by calling members for access. CLFHA works with the schools and provides slide lectures and exhibits and prepares oral histories and photographic and research material. There is no admission charge.

## 2. COMMUNITY FACILITIES -PROPOSED

### a. Municipal Office Buildings

Both villages currently own and use municipal office buildings of a similar nature, with the town offices in rented space. If the two villages and the town were to consolidate into one political entity, either the Orleans or Barton Village municipal office building could serve as the central administrative office center with the remaining structure serving ancillary purposes.

### b. Police Protection

Police protection needs of the Town of Barton and both Barton and Orleans Village should continue to rely on State and County resources. An office in the town for police service is encouraged.

### c. Fire Protection

Population projections indicate only moderate growth envisioned for Barton, therefore, the current fire station locations in Orleans and Barton Village should be adequate through this planning period.

### d. Energy Sources and Uses

Barton Electric's production capabilities at the West Charleston facility help both to mitigate costs and to make it attractive for purchase by larger systems. A sale of the facility would be a Village decision. Manpower costs for small systems tends to be relatively high.

The Planning Commission would recommend that power generation potential of Crystal Lake falls outlet be investigated to determine if and when this resource could be developed. It is recommended that the historic value of these falls be preserved to the extent possible in any future planning.

The other large energy use in Barton is for heating during the winter months. Fuel Oil is the major source for heating and its cost can be little affected by one town. A somewhat lower reliance could be gained through the suggested use of solar systems. Further reductions might be gained by instituting and enforcing building codes, but the Planning Commission is not recommending this now because it feels Barton does not have the capacity to enforce such codes at present.

Wood heats many homes totally or partially, and it is a renewable and maintainable resource. Both Villages sit in valleys so wood smoke pollution could be a problem, but continued improvement in wood stove design and the gradual replacement of older units with those incorporating catalytic converters or similar pollution reducing technologies should help to alleviate pollution by wood burning.

The weatherization programs suggested later in the plan would also help to reduce local heating costs.

Small scale solar and wind power projects are feasible in Barton and their utilization will be protected by the Bylaw.

Maintaining concentrated growth centers in Barton Village and Orleans Village helps to keep electric transmission costs down. Such growth also helps to minimize car and truck traffic, thus saving on fuel costs.

#### e. Public Recreation and Open Space.

With additional growth, the two built-up areas within Barton should each have play areas to serve children in residential sections. These tot lots would augment the recreational facilities which are adjacent to the schools in the area.

A tot lot should be one-quarter to one-half acre and be provided with suitable equipment. Each area should be easily accessible, within walking distance of the residential area it is designed to serve.

Playfield facilities of the regional high school are available for use by area residents in lieu of or supplementary to a town facility. There are several privately owned or run recreational facilities in the Town of Barton including: playfield provided by Ethan Allen, the Orleans County Country Club, Barton Golf Club, the Orleans County Fair Grounds, a snowmobile trail network and a rod and gun club. The public use and cooperation of these private facilities should be encouraged.

The municipal buildings in Barton or Orleans could serve as a year-round recreation center(s) for all ages in the community. The village should plan open spaces which are aesthetically and physically beneficial to the community.

Barton's extensive water resources, lakes, ponds, rivers, streams, offer many forms of recreation. Besides these resources being of obvious natural value, they are of great economic value because of tourists, fishermen, boaters, swimmers, and hikers. Every effort should be made to maintain and improve water quality.

Consideration should be given to greater utilization of school properties, municipal buildings and other suitable existing facilities for both indoor and outdoor recreation activities. Efforts to provide for tennis and ski facilities should be encouraged.

## f. Schools

Population data and projections of growth would indicate that the present educational facilities of Barton and Orleans Elementary Schools, and Lake Region Union High School, should be adequate for the needs of the next five years.

## g. Telecommunication Facilities

During the 1990's the use of cellular and wireless communications proliferated nationally. The Town of Barton has seen modest growth in this area with demand for the service increasing every year as more citizens, and visitors, utilize cellular communications. To meet this growing demand, telecommunications companies are proposing additional facilities throughout northeastern Vermont in order to increase service area coverage. These facilities generally consist of towers either erected on existing structures or placed on mountaintops. There is currently only one cellar tower located in the Town which is on Barton Mountain. More requests for the placement of towers within the Town are a certainty. Along with the growth of this technology have come concerns voiced by some regarding the impact of cellular facilities on aesthetics and public health. Although the Telecommunications Act of 1996 prevents municipalities from prohibiting these towers, towns can control how the towers are placed and located. The Planning Commission recommends that the Town adopt a telecommunications facility ordinance as part of the Bylaw in the very near future.

## F. HOUSING STATEMENT AND POPULATION DATA:

The population of the Town of Barton declined over the last ten years from 2,967 persons in 1990 to 2,780 in 2000. During the same period average income rose 75% to 100% or \$10,000 to \$15,000 increase per family. Although the number of mobile homes has doubled, the total number of rental mobile homes has stayed approximately the same. Conventional home building has increased over the last ten years.

The need for housing can be approximated by comparison of population change verses the number of vacant or available housing units. As the population for Barton has decreased, the number of vacant and available housing units for sale has increased from 265 units in 1990 to 285 units in 2000. The number of available rental units has decreased somewhat from 46 units in 1990 to 37 units in 2000.

In the rental category, most rental units are in the \$300 to \$500/month rate range.

Based on the foregoing analysis, the planning commission believes that adequate rental unit numbers are currently available without additional planning. Further, the numbers of conventional homes have increased, which further indicates that there is no need for minimal or special growth planning to respond to increased rental housing needs.

The following is a population report for the Town of Barton. The U.S. Bureau of

the Census data has been inventoried and analyzed in the Town for the years 1980, 1990, and 2000. It should be noted that the changes in population are projections of certain assumptions about birth, death, and migration. These assumptions are stated and utilized in a quantitative sense, thereby making it possible for the projections to be updated as the basic assumptions become obsolete due to currently unforeseeable economic or social changes. Basic assumptions that must be considered in making population projections are natural change, due to births and deaths, and the change due to migration patterns. Recent federal census statistics indicate that there are approximately 9 live births per 1000 females between the ages of 14 and 45. Additionally, there are approximately 10 deaths per 1000 population in Vermont.

**Table 1: Town of Barton, Population Trends, 1890 - 2000**  
-Change-

Year	Population	Actual	Percent
1890	2217	-	-
1900	2790	573	25.8
1910	3346	556	19.9
1920	3506	160	4.8
1930	3469	-37	-1.1
1940	3371	-98	-2.8
1950	3298	-73	-2.2
1960	3066	-232	-7.0
1970	2874	-192	-6.3
1980	2957	83	2.9
1990	2967	10	0.3
2000	2780	-187	-6.0

Source: Vermont Facts & Figures, 1972; United States Census, 1980, 1990, 2000

**Table 2: Town of Barton, Detailed Age/Sex Data**

Age Group	1970 Total	1980 Total	1990 Total	2000 Total
Under 5	234	271	198	132
5 to 9	248	198	240	191
10 to 14	322	244	255	220
15 to 19	266	224	193	207
20 to 24	176	245	160	123
25 to 34	144	216	173	305
35 to 44	120	231	260	415
45 to 54	338	261	241	421
55 to 59	133	175	140	142
60 to 64	172	125	125	113
65 to 74	255	217	268	234
75 plus	183	241	229	185
Total	2874	2955	2961	2688

Source: United States Census, 1970, 1980, 1990, 2000

**Table 3: Town of Barton, Place of Work**

	---- 1980 ---		--- 1990 ---	
	# of Persons	% of Total	# of Persons	% of Total
Worked in Barton	794	72.4	771	63.0
Worked Out-of-town	302	27.6	452	37.0

Source: United States Census. 1980,1990.

Note: 2000 Census Data for this table will not be available until 2002.

**Table 4: Town of Barton, Labor Force Status**

	---- 1980 ---		--- 1990---	
	Male	Female	Male	Female
In labor force:				
Armed Forces	0	0	0	0
Civilian:				
Employed	716	484	674	603
Unemployed	45	34	69	39
Not in labor force:	251	669	281	559

Source: United States Census, 1980,1990

Note: 2000 Census Data for this table will not be available until 2002.

**Table 5: Town of Barton, Income in 1979 and 1989**

	----- 1979 ----				---- 1989 ---			
	Households	% Families	%		Households	% Families	%	
Less than \$4,999	184	17.2	70	9.0	53	4.8	26	3.2
\$5,000 - \$9,000	268	25.0	183	23.6	198	17.8	85	10.5
\$10,000 - \$14,999	228	21.3	183	23.6	135	12.1	88	10.9
\$15,000 - \$19,999	209	19.5	179	23.1	118	10.6	91	11.2
\$20,000 - \$24,999	88	8.2	77	9.9	114	10.2	88	10.9
\$25,000 - \$29,999	28	2.6	24	3.1	120	10.8	92	11.3
\$30,000 - \$34,999	25	2.3	25	3.2	121	10.9	106	13.1
\$35,000 - \$39,999	23	2.1	17	2.2	69	6.2	60	7.4
\$40,000 - \$49,999	10	0.9	8	1.0	77	6.9	69	8.5
\$50,000 - \$74,999	2	0.2	2	0.3	74	6.6	70	8.6
\$75,000 or more	7	0.7	7	0.9	36	3.2	36	4.4
Median	\$11,736		\$13,737		\$22,388		\$26,297	
Mean	\$13,528		\$15,390		\$26,811		\$30,986	

Source: United States Census. 1980,1990.

Note: 2000 data will be available until 2002.

**Table 6: Town of Barton, Travel Time To Work For Workers Who Did Not Work At Home**

Time in minutes	---- 1980 ---		--- 1990 --	
	# of Persons	% of Total	# of Persons	% of Total
Less than 5	150	14.8	214	18.9
5 to 9	296	29.1	266	23.5
10 to 14	135	13.3	171	15.1
15 to 19	148	14.6	84	7.4
20 to 29	139	13.7	218	19.3
30 to 44	125	12.3	144	12.7
45 to 59	19	1.9	14	1.2
60 or more	4	0.4	21	1.9
Mean travel time	13.2 minutes		16.7 minutes	
# who drive alone	496	61.1	771	81.8

Source: United States Census, 1980,1990

Note: 2000 Census Data for this table will not be available until 2002.

**Table 7: Town of Barton, Years of School Completed For Persons 25 Years Old and Older**

	1980	1990
Kindergarten to Grade 8	479	307
9th to 12th Grade (no diploma)	277	216
High School Graduate	629	784
College		
Less then 4 Years	202	391
4 years or more	186	220

Source: United States Census, 1980,1990

Note: 2000 Census Data for this table will not be available until 2002.

**Table 8: Housing Units in the Town of Barton**

	--- 1990 ---			--- 2000--		
	Owner	Renter	Total	Owner	Renter	Total
<b>1) Occupied</b>						
Type of Unit:						
Conventional	646	357	1,003	791	362	1,153

	1990	2000
<b>2) Vacant</b>		
For Sale	14	34
For Rent	46	54
Seasonal	150	163
Other	55	33
Total	265	284
<b>3) Total</b>		
Occupied	1,117	1,153
Vacant	265	285
Total	1,382	1,438

Source: United States Census, 1990 and 2000

**Table 9: Town of Barton, Renter Occupied Units by Gross Rent**

	--- 1980 ---	--- 1990--
	Number of Units	Number of Units
No cash rent	24	12
Less than \$100	37	15
\$100 to \$149	57	31
\$150 to \$199	119	34
\$200 to \$249	77	35
\$250 to \$299	26	35
\$300 to \$349	5	63
\$350 to \$399	0	56
\$400 to \$499	0	59
\$500 or more	5	17
Median Rent	\$211.00	\$318.00

Source: United States Census, 1990 and 2000

Note: 2000 Census Data for this table will not be available until 2002.

**Table 10: Town of Barton, Mortgage Status & Monthly Costs for Owner Occupied Units**

	Mortgaged Units		Not Mortgaged Units		
	1980	1990	1980	1990	
Less than \$200	56	H52-1	Less than \$100	11	H52-14
\$200 to \$299	107	H52-2	\$100 to \$149	76	H52-15
\$300 to \$399	38	H52-3	\$150 to \$199	56	H52-16
\$400 to \$499	22	H52-4	\$200 to \$249	24	H52-17
\$500 to \$599	3	H52-5	\$250 or more	14	0
\$600 or more	3	0			
Median	\$275.00	H52A-1	Median	\$119.00	H52A-2

Source: United States Census, 1980 and 1990

Note: 2000 Census Data for this table will not be available until 2002.

## G. MUNICIPAL DEVELOPMENT PLAN IMPLEMENTATION

In towns under 2500 persons, zoning is adopted after public hearings by the town voters. In towns over 2500 persons, in cities and in incorporated villages, the selectmen and trustees adopt zoning after public hearing. Although Barton has a population over 2500, its citizens voted in 1992 to act as a "rural town" to allow adoption or rejection of proposed MUNICIPAL DEVELOPMENT PLANS by australian ballot.

### PROPOSED IMPLEMENTATION SCHEDULE FOR THE TOWN PLAN

Item	Proposed Implementation Date
Town Plan Approval	March 2002

### STATEMENT OF IMPACT OF TOWN PLAN ON SURROUNDING TOWN PLANS AND THE REGIONAL PLAN

Barton is the most populous and developed of those towns whose borders it shares. The status of Barton as a shopping and industrial hub of its immediate surroundings is well established and unlikely to change much in the foreseeable future. The Planning Commission feels that the overall affect of adoption of the plan on surrounding towns, and plans they have, will be positive. The seven surrounding towns are: Albany, Brownington, Glover, Irasburg, Sheffield, Sutton, Westmore. Of these Irasburg, Albany, and Sheffield have no town plans.

The intentions and goals outlined in this plan are compatible with the regional plan.

### NOTE OF MAPS

All maps are reduced versions of maps available at the Town Clerk's Office.