

**Unorganized Towns & Gores of Essex County, Vermont
LOCAL DEVELOPMENT PLAN**



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INTRODUCTION

The towns of Averill, Avery's Gore, Ferdinand, Lewis, Warner's Grant, and Warren's Gore make up the Unorganized Towns & Gores of Essex County, Vermont. Daily life moves slowly in the Unorganized Towns and Gores. One season passes into another. People appreciate that the area has changed little over time and that is what the residents want most - things to stay the same. However, fully realizing that things are continually changing, the residents of the Unorganized Towns and Gores have attempted to describe the future we most desire. Here, we present our ideas and a vision to be used as a guide in local, regional, state, and federal decision making processes.

The Unorganized Towns and Gores are in a very unique and vulnerable position. With over 104,000 acres of woodlands, the Towns and Gores contain some of the largest contiguous tracts of forest lands left in Vermont. These ecologically important forests are also important for timber production and outdoor recreation.

The area also contains a vast amount of valuable natural resources - undeveloped lake and stream shorelines, scenic mountains, rare and endangered species, and abundant wildlife. The outdoor enthusiast is presented with hundreds of miles of trails for hiking, biking, and snowmobiling, as well as excellent opportunities for hunting, fishing, and camping. Many of these resources will be important to future generations such as vast quantities of fresh drinking water, millions of trees to help balance the greenhouse gases, and large areas of undeveloped land for recreation and wildlife habitat.

Finding a balance between all these sometimes competing interests is the challenge for local residents, landowners, local and state governing bodies, and society as a whole. This document intends to clarify our future vision for the Unorganized Towns and Gores. It is broad-based and general by design. It is intended to give policy directions in the overall picture as compared with specific recommendations on individual tracts of land. Finding the balance will be a dynamic process, a process of give and take, a process of balancing personal and public rights. The choices will not be easy, the challenge immense.



LIST OF PRIORITIES:

The Planning Commission has identified five major priorities for the Unorganized Towns and Gores. They are not presented in any particular order, but all are viewed as equally important and appear throughout this document. The Commission will handle conflicts that arise between any of them on a case by case basis.

- Traditional ways of life and land use patterns within the Unorganized Towns and Gores should be preserved.
- The number of roads should be kept to a minimum and consideration of environmental quality given priority.

- Minimizing the amount of soil erosion caused by logging or new development is a priority.
- Maintaining and protecting water quality in our lakes, ponds, rivers, wetlands, and streams is a priority.
- Maintaining and enhancing recreational opportunities for the residents and visitors of the Unorganized Towns and Gores is a priority.



Section One - GENERAL LAND USE

The Planning Commission (Commission) supports the traditional use of land whether it is for timber harvesting, hunting camps, recreation, residential living, or commercial - industrial development. This plan, in its entirety, functions as our land use plan. It spells out a general direction in which we want to proceed and identifies certain policies we want to encourage to help achieve our vision for the area.

Presently, the area is almost entirely forested with camps scattered throughout the woods and along the lakes and streams. It has essentially been this way for decades and the Commission would like it to continue to be so into the future. As stated throughout the plan, the Commission hopes to promote the current types of land use in the future.

An overarching policy that covers each of the following sections within the plan is that land use should be based on the natural resource constraints of a particular parcel of land. Areas with special attributes such as wetlands, steep slopes, mountain tops, or special wildlife habitat should be treated differently, paying particular attention to those features. To help identify these features, a Conservation Overlay Map was developed for the Unorganized Towns & Gores as part of the zoning process undertaken in 1993. These maps were created with the assistance of Micro Data GIS and serve as the official zoning maps for the towns & gores. The maps are available at the UTG Office.

Recommended Actions for General Land Use:

1. Complete a study to identify and recommend appropriate land uses based on natural resource constraints.
2. Consider options on how to implement results of such a study (i.e. public education; revise local zoning regulations, facilitate the purchase or protection of certain special parcels).
3. Carefully review all development proposals and recommend land use development based on natural resource constraints.

Local Input:

The Unorganized Towns and Gores constitute a sparsely populated region. Only Averill, Ferdinand, and Warren's Gore have any permanent residents. Ferdinand had the largest resident population at 33 persons according to the 2000 U.S. Census. Averill

had a population of 8 persons and Warren's Gore had 10 persons. Population in the latter two towns is even fewer today. Non-resident landowners, camp owners, timber and other interests own approximately 475 parcels of land according to recent grand lists. There are also two active lake associations representing a large number of homeowners in Averill. It is important that all of these groups have some voice in matters affecting the UTG.

The residents and landowners of the Unorganized Towns and Gores are very concerned about the future of our area. We understand that policy decisions are being considered and made in both public and private sectors and at local, regional, state, and national levels – sometimes without local participation. We will be involved in making decisions affecting land use in the Unorganized Towns & Gores. We appreciate past development efforts and we will do our best to ensure that all parties are informed and involved in all future land use decisions.

Recommended Actions for Local Input:

1. Inform policy makers of our right and desire to be involved in the decision making.
2. Attend public meetings, write letters, and take action on issues that affect the Unorganized Towns and Gores.
3. Encourage residents and landowners to become or remain active in local government.
4. Explore ways for non-residents or non-voters to have more of a voice in matters affecting the UTG.

Private Property Rights:

The residents and government of the UTG fully support individual property rights. Yet, we recognize that no individual has the right or privilege to adversely impact another person's rights whether it be through polluting their ground water via a faulty septic tank, increasing erosion due to improper timber harvesting practices, or any other activity that may occur on one person's property but impact another person's land. As resources become scarcer and more people move to the area, this balancing act will become more difficult and frequent.

In general, the Commission also discourages the use of eminent domain, and strongly encourages all transactions to be on a willing seller/willing buyer basis. However, all residents, landowners, and others should be aware of and obey local regulations.



Public Access to Private Lands:

The Commission commends private landowners for allowing public access to their lands. We recognize that this access is a privilege, and not a responsibility of the landowner.

Because the issue of liability is a major concern to all landowners, the burden of the landowners' liability for public use of private land should be minimal.

The residents fully understand the positive impact that free public access to private lands has on the local economy and way of life in Vermont. We would like to see this access continue and support public access to private lands within the guidelines developed by the private landowners.

Recommended Actions regarding Private Property & Public Access:

1. Inform landowners of our support for public access to private lands.
2. Work with the landowners and policy makers to keep the land open for public access.
3. Educate property owners on state liability law - "An owner shall not be liable for property damage or personal injury sustained by a person who, without consideration, enters or goes upon the owner's land for a recreational use unless the damage or injury is the result of the willful or wanton misconduct of the owner". (12 V.S.A., Ch. 203, Sect. 5793)



Section Two - TRANSPORTATION

Roads:

A good transportation network is vital to the forest industry and landowners in our area. Large, heavy equipment and trucks need to move effectively and efficiently to and from logging sites on both public and private roads. Assuming careful consideration of environmental impacts, the Commission generally supports the development of private roads for the logging industry. However, due to the long term implications of new and existing roads in a sometimes harsh environment, the Commission is very concerned about the general design, use, and maintenance of both private and public roads. From a safety standpoint, this is especially true given that these roads are used by increasing numbers of people accessing their properties or for recreation. We would like the total number of roads kept to a minimum and consideration of environmental quality given priority.

Due to the long term maintenance costs for roads, the Board of Governors should carefully consider acquiring any new roads and do so only after they were built to State of Vermont standards.

The Commission is also interested in maintaining a good and comprehensive transportation system for residents, landowners, and visitors on the existing public roads. In general, we also encourage expanded opportunities for snowmobiles and bicycles on public roads and lands. Designation of scenic roads will be done on a case by case basis and should only be initiated at the local level.

Recommended Actions for Transportation:

1. Make state transportation officials and policy makers at all levels aware of local opinion on issues affecting transportation in our local area.
2. Clearly identify the policies governing the use and maintenance of public and private roads in the UTG (i.e. roads other than state-owned roads).

Transportation Maps can be found on pages 18 & 19.



Section Three – NATURAL RESOURCES:

Pollution, Wastes, & Disposal:

Residents and landowners are very concerned about the amount of pollution within our local area. While recognizing private property rights and the need for a dynamic economy, we want to reduce the overall amounts of air, water and land pollution if possible.

The Commission strongly discourages careless handling, disposal, and discharge of any pollutants into the water, land, or air. The Commission also believes that hazardous materials and municipal wastes should be stored and disposed of where they are generated. We do not agree that the overall density of people should be a consideration when siting landfills for municipal or hazardous wastes.

The UTG is a member of the Northeast Kingdom Waste Management District, and works cooperatively with the District to manage the solid and hazardous wastes in accordance with the District's solid waste implementation plan.

Recommended Actions for Waste Disposal:

1. We will sponsor local collection days allowing residents to properly dispose of household hazardous wastes and large/bulk items.
2. Amend local regulations to address the siting of landfills.
3. Continue involvement with the Northeast Kingdom Solid Waste District.

Timber Harvesting / Clear Cuts:



The Commission is concerned about the impact of logging on water quality and endorses the Acceptable Management Practices outlined in "Acceptable Management Practices for Maintaining Water Quality on Logging Jobs in Vermont (as adopted in 1987)." Minimizing the amount of soil erosion caused by logging or new developments is a priority.

The Commission recognizes that clear-cuts are an acceptable silvicultural practice. We are concerned about environmental and visual impact, but we are aware that timber is a renewable resource which is important to our economy. Therefore, we discourage clear-cuts in favor of strip cuts, block cuts and selective cuts. In general, we encourage the timber operators and loggers to monitor their harvesting methods to minimize waste and improve the conditions in which they leave the forest.

Recommended Action for Timber Harvesting:

1. Inform the local loggers and foresters of our concerns and preferred methods of timber harvesting.

Mineral Extraction:

The Commission recognizes the potential for mineral extraction within the Unorganized Towns and Gores. If sites are developed, they should be developed in the most environmentally safe manner with particular attention paid to the mine tailings and waste. Once mining operations cease, mines should be safely closed with the site returned as closely as possible to its original configuration.

Recommended Actions for Mineral Extraction:

1. Consider amending local regulations to address this issue.
2. Local officials shall ensure that the appropriate state permits are in place for any mining activity.
3. Monitor mining activities to ensure that mining activities do not conflict with adjoining land uses or those in adjoining districts (i.e. - residential or shoreland districts).



WATER QUALITY:

The residents recognize the value of quality water and want to maintain if not improve the overall quality which exists today. Fully realizing that land use activities directly impact water quality, the Commission wants to look for ways to balance competing interests. The Commission fully endorses the efforts of the State of Vermont to regulate activities which decrease water quality. Furthermore, we intend to continually monitor local ordinances to maintain the existing water quality.

The Commission recognizes that camps, homes, and other building structures placed too close to the water's edge have a detrimental effect on water quality. Therefore, we shall require strict set-back requirements with vegetated buffer strips.

Where possible, all septic tanks should be located on the side of a building that would maximize the distance of the tank and leach field from the water. When camps are enlarged or converted to year round homes, their septic systems shall be inspected and installed by a qualified engineer to ensure that they are not polluting the ground water. If they are found to be faulty, corrective measures shall be required. This Commission fully endorses all State of Vermont regulations pertaining to on-site water and wastewater disposal systems.

Soil erosion and increased run-off caused when soils are disturbed by human activity (i.e. building construction, logging, building new roads) also impact water quality. To help minimize this impact, the Commission encourages proper drainage controls be put in place during construction and properly maintained until the soils are stabilized. For logging activities, we strongly endorse the Acceptable Management Practices (AMP) as minimum standards to prevent erosion and runoff.

Maintaining and protecting the water quality of our lakes, ponds, rivers and streams is a high priority for the planning commission.

Recommended Actions for Water Quality:

1. Monitor and enforce local ordinances created to maintain and protect the existing water quality.
2. Investigate a municipal sewer ordinance to protect water quality.
3. Ensure that state laws pertaining to on-site wastewater systems and potable supply rules are adhered to and enforced.



Recreation / Public Access:

The Commission recognizes the important role that recreation plays in our economy and traditional way of life. Certainly, most people who visit the area come to recreate through hunting, fishing, snowmobiling, skiing, walking and the like. The overwhelming number of second homes and camps is a testament to this fact. Maintaining and enhancing recreation opportunities for the residents and visitors of the Unorganized Towns and Gores is a priority.

However, this Commission recognizes the potential adverse effects that too many people could have on the natural resources of the area. We are especially concerned about transient visitors feeling less of an emotional attachment to this area, leading to irresponsible trash disposal, environmental destruction and a lack of respect for private property rights. Still, the Commission appreciates that the revenues that can be generated through lease and access fees may allow landowners to keep large tracts of land in productive use while maintaining traditional development patterns. Therefore, the Commission encourages expansion of recreation opportunities but with a cautious eye toward their overall impact on the area. We mostly support low-impact recreation which is in keeping with traditional recreation opportunities as long as all new facilities or improvement adhere to strict environmental standards.

The Commission strongly commends current landowners, public and private, for allowing public access to their lands. We recognize an individuals private property rights and respect their decisions to regulate access during certain times of the year or to particular activities. However, the Commission strongly discourages “exclusive clubs” that could limit access to particular groups on large areas of land, thus denying equal access to all people. The Commission also recognizes that public lands were purchased with public money and access must be allowed. Again, it is understood that access may need to be regulated or restricted at certain times, but these policies need to be clearly written and articulated and the public needs to be involved in setting these policies. Restricting access to public lands can have detrimental effects on the local economy as well as the traditional way of life in the area.

The Commission is concerned about present and future detrimental impacts of personal recreation vehicles (i.e. personal watercraft, snowmobiles, all-terrain vehicles) on the natural resources and public safety. Therefore, we propose to monitor and evaluate the use and possible regulation of these vehicles.

Recommended Actions for Recreation and Access:

1. Investigate the overall impact of increased recreation and lease agreements on the natural resources.
2. Compile access policies for public lands in the UTG. A comprehensive list would reveal conflicting policies and allow recommendations for improvements to be made.
2. Investigate ways to discourage exclusive hunting clubs on large tracts of land.
3. Investigate and evaluate the use of and possible regulation of recreation vehicles.



Natural Areas, Scenic and Historic Resources:

The Commission generally supports the preservation of identified rare and irreplaceable natural areas and historic resources within the Unorganized Towns and Gores. Any designation of scenic roads or resources must be initiated at the local level for the Commission to consider acceptance.

The Vermont Division for Historic Preservation and the Department of Housing and Community Affairs do not identify any historic sites in the UTG. There are a number of state and federal agencies involved with the conservation and preservation of natural areas through ownership and management, as well as a variety of non-profit conservation agencies. The Commission would like to see all of these entities enforce restrictions and easements that were put in place to protect these resources.

The largest natural area in the UTG is the West Mountain WMA which consists of 22,000 acres of state-owned land that was part of the former Champion lands in Essex County. This land was given to all Vermonters in a complex land transaction after Champion International Paper Company sold its Vermont holdings in 1999.

The 76-acre Mollie Beattie Bog in Lewis is part of the former Champion lands and contains a number of identified rare plant and animal species, and serves as a migratory habitat for many bird species.

Section Four – ECONOMIC DEVELOPMENT:



Quality, long-term economic development opportunities are important to the residents in the area. Working through a public planning process, the Commission has identified certain areas that would be suitable for development and these are depicted on the official zoning map. These areas include, but are not limited to, places that have been traditionally developed such as the Route 105 corridor and Wenlock Crossing.

The Commission is concerned about changing economic situations in the future. In this light, the Commission is opposed to placing entire areas under “conservation easement” or some other long-term protection strategy. We do not oppose the concept

and its use, but we want to ensure that certain areas are held out so the economy can prosper in a variety of ways.

In general, the Commission endorses most economic development proposals, whether home-based or small businesses, or larger business or manufacturing facilities, as long as they are environmentally sound and do not adversely impact neighboring landowners, or the ecology, flora and fauna of the area.

Any proposed large developments should follow a village center concept with the buildings located in concentrated growth centers. All other new developments, excepting single family homes, should be placed along existing public roads.

Recommended Actions for Economic Development:

1. Identify areas most suitable for development.
2. Write and adopt a policy statement on conservation easements and long-term land use restrictions. Send out the statement to policy makers.
3. Investigate and adopt ways to encourage development in growth centers.

Section Five – FACILITIES & SERVICES



Community Facilities:

The Unorganized Towns and Gores are unlike other towns in Vermont. At present, there are no community or public facilities physically located in any of the towns or gores. Historically, there was no real need for the community facilities we know today. Basic goods and services were and still are obtained in adjacent towns – primarily Island Pond, Canaan, or Newport and beyond for specialized services.

In 1999, a large increase occurred in the number of private home or camp owners due to land sales around the Averill lakes. This forced changes to the way the towns and gores were administered. Residents recently approved a purchase of land for a future ‘town’ office in Ferdinand. Our plans are to construct a facility on this land that will function like a traditional town office and serve as a central meeting place for the Unorganized Towns and Gores.

Recommended Action for Community Facilities:

1. Work to develop a town office for the Unorganized Towns & Gores.

Medical & Fire Services:

The residents appreciate the quality medical care and fire protection services we receive from our adjacent communities. Recognizing that we depend on neighboring facilities and services, we want to do our best to support the health care services of adjacent communities including possibly contributing additional funds to their overall maintenance.

Recommended Actions for Medical and Fire Services:

1. Formalize policies on funding contributions for the operation of local emergency, health care and fire protection facilities in adjoining communities.
2. Establish formal contracts with medical and fire service providers to ensure coverage.



Law Enforcement:

The residents and landowners appreciate the quality law enforcement which has been provided over the years by the Vermont State Police and Essex County Sheriff's Department. However, as more people use the private lands for public recreation and enjoyment, the amount of crime has increased proportionally. Recognizing the increasing costs to private landowners of protecting their property, the planning commission recommends that the Board of Governors set up a committee to address security issues. The committee should include landowners and residents, and police officials.

Recommended Action for Law Enforcement:

1. Request Board of Governors to form a committee that would investigate and make policy recommendations on security issues.

Telecommunications:

Wireless telecommunication facilities and services have become grown in importance in the way people go about their daily business. Whether for personal or business use, or for safety or emergency use, people increasingly want to be connected to the world around them. The Commission generally supports the expansion of wireless telecommunication systems into our region. The Commission would like to see all parts of the Unorganized Towns have some form of wireless coverage.

Recommended Action:

1. Adopt a wireless telecommunication facility bylaw or ordinance based on a successful model used in other towns.
2. Contact wireless telecommunication providers to ascertain their plans for this region of Essex County.

Section Six - HOUSING



Housing:

Historically, almost all the land in the Unorganized Towns and Gores was owned by large timber interests. This has changed in recent years. Land changes hands more frequently today, but less so than in other areas of Vermont. Much of the land for sale is shorefront property which may be too expensive for most first time home buyers. Other saleable properties are primitive camps suitable for seasonal use only and large tracts of productive timberland.

The Commission does believe that housing should be affordable. While the Unorganized Towns do not have the infrastructure or population to support traditional forms of affordable housing or multi-unit dwellings, mobile homes and accessory dwelling units are recognized throughout the state as forms of affordable housing and both are permitted in the Unorganized Towns. Title 24 V.S.A. Chapter 117, Section 4412 prohibits municipalities from excluding mobile homes, modular housing, or prefabricated housing from the municipality, except upon the same terms and conditions as conventional housing is excluded. Moreover, accessory dwelling units located within or belonging to owner-occupied single-family dwellings are treated as a permitted use.

The Unorganized Towns remain distant from large employment centers. The available housing is predominantly seasonal in nature, and housing and land prices are rapidly escalating. All of this makes it impractical for many people to set up a new home in the area.

In general, the Commission wants to promote the traditional land use of a forest-based economy that is complimented by dynamic recreation opportunities. Large numbers of additional year-round homes do not fit this vision at the present time.

Table 1 shows the latest housing statistics for those towns in the UTG having any population: (from the Vermont Housing Data website - www.housingdata.org).

Table 1:

Housing	Averill	Ferdinand	Warrens Gore	VT
Median Household Income (1999)	\$27,500	\$14,688	---	\$40,856
Median Family Income (1999)	\$28,750	\$13,750	---	\$48,625
# of Households (2000)	3	13	10	
Total Housing Units (2000)	192	56	43	294,382
# of Vacant Housing Units (2000)	189	43	39	53,748
# of Seasonal Housing Units (2000)	185	42	39	43,060
Median Price of Primary Residences Sold (2004)	---	\$40,000	---	\$160,000
Avg. Price Vacation Residences Sold (2004)	\$125,057	---	---	\$275,460

Recommended Actions for Housing:

1. Amend local regulations to promote equal treatment of housing.
2. Monitor local regulations and conditions to ensure that affordable housing is promoted and available.

Section Seven - EDUCATION



Education:

Currently, all school aged children in the UTG attend local schools (within the Orleans – Essex North Supervisory Union) in adjacent communities or receive education instruction at home. For a number of years, there have been fewer than ten children from the UTG in the public school system. The Commission believes the most cost effective way to educate our children is to continue utilizing adjacent community schools and home instruction. We do not anticipate a need to alter arrangements in the near future.

Recommended Actions for Education:

1. Continuously monitor the situation to ensure our policy is still valid.
2. Organize a committee to monitor the school budgets and policies in adjacent communities when local children attend those schools.

Section Eight – ADJACENT COMMUNITIES



Impact on Adjacent Communities:

The Unorganized Towns and Gores and our adjacent, neighboring communities are very closely interlinked. We depend on each other to maintain the traditional way of life. UTG residents support the adjacent communities by providing labor for their jobs and by supporting community institutions such as medical and fire services. The UTG contains vast areas of land available for recreation that benefits their restaurant and hotel businesses. The neighboring towns offer our residents and landowners a selection of goods and services. Traditionally, these relationships have been very good and we anticipate this will continue.

Adjacent communities include: Canaan, Lemington, Bloomfield, Brunswick, Maidstone, Granby, East Haven, Newark, Brighton, Morgan, Holland, and Norton. The largest population centers in these towns are Island Pond and Canaan. Island Pond is most likely the place where residents access basic goods and services – i.e. groceries, auto services, banking, etc. Specialized services such as medical care can be found in Newport (City),

Recommended Actions for Adjacent Communities:

1. Continuously monitor the situation to ensure that relationships continue to be positive.
2. Partner with adjacent communities to address issues that impact us all.

Section Nine – ENERGY



Energy:

The area purchases electric power from Vermont Electric Cooperative. Distribution lines service a very small percent of the land area. Because of our small demand, present conditions and sources of electric power are sufficient for our present and anticipated future need. The Commission encourages energy conservation and supports the use of local, small-scale renewable energy resources such as wood, solar, hydroelectric, and wind. The Commission would also support large commercial energy projects using renewable resources when it is demonstrated that benefits outweighed any negative impacts. Large-scale or commercial project proposals should be reviewed on a case by case basis, however.

Recommended Actions for Energy:

1. Continuously monitor the energy situation to ensure it continues to be positive.

2. Consider amending local regulations and adopting formal positions on proposed commercial energy generation projects in our area.



Section Ten – IMPLEMENTATION

Implementation Plan:

The plan recommends many different actions to work toward our vision for the area. This section prioritizes these actions and suggests those that should be completed first. Planning is a dynamic process and this list may change as local priorities change.

Recommendations for Implementation:

1. Update and review local zoning regulations to ensure they will allow us to meet the goals, policies, and recommendations of this plan.
2. Planning Commission should review the decisions of the Zoning Administrator, and any Appropriate Municipal Panel (Planning Commission, Development Review Board, or Board of Adjustment) to ensure they follow the spirit of this plan.
3. State and federal agencies should review and enforce existing land use regulations.
4. Landowners and developers shall observe local zoning regulations and deed restrictions, and lake and homeowner associations shall comply with their specific organizational rules and regulations.
5. Easement holders should periodically inspect their holdings to see that restrictions are being met and that the desired intent of the restriction is being realized.

APPENDIX 1:

Required Elements for Municipal Plans under CHAPTER 117

Title 24, VSA, Chapter 117 (the enabling legislation for local land use planning and regulation in Vermont) and amended in 2004, requires the ten elements in Section 4382 be address in a municipal plan. We have tried to address each of these within our plan; the following list gives its location.

- (1) A statement of objectives, policies and programs to guide the future growth and development of land, public services & facilities, and to protect the environment.
- (2) A land use plan, consisting of a map and statement of present and prospective land uses (forest, agriculture, recreation, residential, commerce & industry, and open space reserved for floodplain, wetland protection or conservation purposes).
- (3) A transportation plan, consisting of a map and statement of present and prospective facilities.
- (4) A utility and facility plan, consisting of a map and statement of present and prospective community facilities and public utilities, with recommendations to meet future needs.
- (5) A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources.
- (6) An educational facilities plan, consisting of map and statement of present and projected uses and the public school system.
- (7) A recommended program for implementation of the objectives of the development plan.
- (8) A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region.
- (9) An energy plan with an analysis of energy resources, and statements of policy on the conservation of energy and the development of renewable energy resources.
- (10) A housing element with a program for addressing low and moderate income persons' housing needs as identified by the regional commission

Notes:

* goals, policies, and objectives may be distributed throughout the plan

** maps may be combined

*** where appropriate, the plan must be based on inventories, studies, and analyses of current trends



