

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



UTG PLANNING COMMISSION

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Adopted by the UTG Board of Governors _____, 2011

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This plan was prepared with the assistance of the Northeastern Vermont
Development Association and confirmed _____, 2011

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INTRODUCTION

The towns of Averill, Avery's Gore, Ferdinand, Lewis, Warner's Grant, and Warren Gore make up the Unified Towns & Gores of Essex County, Vermont (UTG). Daily life moves slowly in the Unified 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 Unified 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 Unified 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 Unified 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 six (6) major priorities for the Unified Towns and Gores. They are not presented in any particular order, but all are viewed as equally important and appear throughout this document. The Planning 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 UTG should be preserved.
- The number of roads should be kept to a minimum and consideration of environmental quality given priority.
- Bringing cellular and broadband service to the UTG towns is a 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 UTG 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 UTG 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. Land use goals and recommendations should be based on natural resource constraints.
2. Local zoning regulations and/or ordinances should reflect the goals and recommendations of this plan.
3. All development proposals should be carefully reviewed with decisions made based upon the protection of our natural resources.

Local Input:

The Unified 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 32 persons according to the 2010 U.S. Census. Averill

had a population of 24 persons (a 200% increase since 2000) and Warren Gore had 4 persons. There are no people living in Lewis, Avery's Gore, or Warner's Grant. 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 second 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 UTG 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 six UTG towns. 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 state policy makers of our right and desire to be involved in the decision making that affects our area.
2. Attend public meetings, write letters, and take action on issues that affect the UTG.
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.

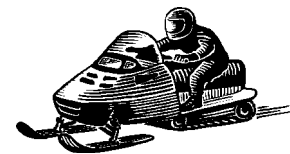
Private Property Rights:

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 of the UTG 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 climate, 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. At present, the only town roads in the UTG area are located in Averill (Cottage Rd, Forest Lake Rd., and Canaan Hill Rd. - Total 6.65 miles of Class 3 roads). Nevertheless, we would like the total number of roads kept to a minimum and consideration of environmental quality given priority when roads are developed and maintained. Also, given the long term maintenance costs for roads, the Board of Governors should carefully consider requests to take on or develop 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 all 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 town-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 in a proper manner and in areas where they are generated. The low population density of the UTG should not be a consideration for siting landfills for municipal or hazardous waste disposal.

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. 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 development 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.

Mineral Extraction:

The Commission recognizes the potential for mineral extraction within the Unified 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 diminish 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 designed and inspected 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 and driveways) 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. Ensure that state laws pertaining to on-site wastewater systems and potable supply rules are adhered to and enforced.
3. The Averill Lake Association and ARCO groups should be informed of the importance of protecting water quality.



Recreation / Public Access:

The Commission recognizes the important role that recreation plays in our economy and traditional way of life. Tourism is a major part of our local economy. 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 six UTG towns 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 improvements 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, and 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.
3. Investigate ways to discourage exclusive hunting clubs on large tracts of land.
4. Investigate and evaluate the use of and possible regulation of recreation vehicles.
5. UTG officials support opening state and federal lands for bicycle access. We recommend that a Corridor Manager be appointed to bring this about.



Natural Areas, Scenic and Historic Resources:

The Commission generally supports the preservation of identified rare and irreplaceable natural areas and historic resources within the UTG. 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 Economic Housing and Community Affairs do not identify any historic sites in the UTG. There are state-designated natural heritage areas, and these are identified on a zoning overlay map. 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 are 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, sustainable, 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 business 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 in Ferdinand.

The Commission is concerned about changing economic situations in the future. In this light, the Commission is opposed to placing very large land 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 and 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.

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.

Section Five – FACILITIES & SERVICES

Community Facilities:

The UTG area is unlike most other towns in Vermont. At present, the only public facility physically located in any of the towns or gores is the UTG office in Ferdinand (completed in 2010). Historically, there was no real need for community facilities given the low population, however times do change and the Commission should monitor the need for future facilities. Basic goods and services were and still are obtained in adjacent towns – primarily Island Pond, Canaan, Newport, and in the Connecticut River towns in NH.

All of the town roads in the UTG are all located in Averill. These are Class 3 roads under the State of VT’s classification system. The road names are Cottage Road, Forest Lake Road, and Canaan Hill Road.

Recommended Action for Community Facilities:

1. Local officials would like to see affordable and reliable cellular and broadband service available to the residents of the UTG. We therefore support and encourage their development.

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 service providers in adjacent communities.

Recommended Action for Medical and Fire Services:

1. The UTG will continue its current policy of contracting with neighboring



communities or regional groups for the operation / provision of local emergency, health care and fire protection services.

Law Enforcement:

The residents and landowners appreciate the quality law enforcement which has been provided over the years by the Vermont State Police, Essex County Sheriff's Department, and the Vermont Fish and Game Department. The Board of Governors will monitor activities occurring within the UTG towns and consider making changes to our local law enforcement policies based upon local 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. Local officials would like to see affordable and reliable cellular and broadband service available to the residents of the UTG. We therefore support and encourage their development.
2. Monitor the services offered by telecommunications providers in the area to ensure that service is adequate, reliable, and affordable.

Section Six - HOUSING



Housing:

Historically, almost all the land in the Unified 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. Other than the large tracts of land owned by timber interests, many of the properties for sale in the UTG are lakeside or remote properties distant from employment centers.

While the Commission supports the idea that housing should be affordable, many of the higher value lakefront properties or large tracts of timber land may not meet this definition. Judging by recent sales, the most affordable housing options appear to be in Ferdinand along VT Route 105. The UTG also does not have the municipal infrastructure or population to support affordable housing such as clustered developments or multi-unit dwellings. However, mobile homes and accessory dwelling units are recognized by the state as forms of affordable housing and both are permitted uses under the UTG Zoning Regulations. 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.

Noted earlier, the UTG towns are distant from regional employment centers and goods and service providers. The large majority of housing remains seasonal in nature, although this is changing as the number of conversions from seasonal to year-round dwellings has increased in Averill over the last few years. In general, the Commission wants to promote the traditional land use of a forest-based economy that is complimented by dynamic recreation opportunities. The development of all housing should complement this vision.

Because of the small populations of the UTG towns and the slow release of 2010 Census data, much of the housing information available to other VT towns is not available to the six UTG towns. Table 1 does show the latest housing statistics for some towns in the UTG (those having a population). Data is available at the Vermont Housing Data website - www.housingdata.org.

Table 1:

Housing	Averill	Ferdinand	Warrens Gore	VT
Median Household Income (2010)	\$40,046	\$26,750	---	\$51,284
# of Households (2010)	3	7	2	
Total Housing Units (2010)	209	66	51	322,539
# of Vacant Housing Units (2010)	195	54	49	66,097
# of Seasonal Housing Units (2000)	190	42	39	50,198

Recommended Action for Housing:

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

Education:

Section Seven - EDUCATION



Currently, with few exceptions, 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 many 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 Unified 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 and Colebrook, NH are 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). There are currently no land use issues in adjacent communities that are negatively affecting the UTG towns.

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 receives electric power from Vermont Electric Cooperative. Distribution lines service a very small percent of the UTG land area. Because of our limited 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 consider supporting large commercial energy generation projects utilizing renewable resources when it can be demonstrated that benefits outweighed any negative impacts. Large-scale or commercial project proposals will be reviewed for support 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. The Board of Governors should consider adopting formal positions on proposed commercial energy generation projects in our area.
3. UTG officials support the idea of adding the proposed electric transmission line known as “Northern Pass” to the existing DC transmission line running through the UTG area.
4. UTG officials would like to see electric service extended to residents of Norton Pond in Warren Gore.

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 as needed to ensure they will allow us to meet the goals, policies, and recommendations of this plan.
2. The Planning Commission should review the goals and recommendations of this plan to ensure they follow the spirit of this plan.
3. UTG officials should work with providers to bring cellular and broadband service to the UTG towns.
4. State and federal agencies should review and enforce their existing land use regulations.
5. The Planning Commission should inform landowners and developers of the need to observe local zoning regulations. Landowners should also be made aware of the deed and easement restrictions on their properties, and the Averill Lake Association and ARCO groups should be informed of the importance of protecting water quality.
6. Easement holders should be encouraged to periodically inspect their holdings to see that restrictions are being met and that the desired intents of the restrictions are 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

