

Barnet Town Plan

Adopted by the Barnet Board of Selectmen
April 24, 2000

Barnet Planning Commission

Nathaniel Tripp, Chairman
Marvin Bailey
Jeffrey Lamphere
Wendy Bunnell
Henry Ingraham
Airie Lindsay
Dennis McLam
George Pierce
Barbara Riley
Shirley Warden, Zoning Administrator

* BARNET * TOWN * PLAN *

TABLE OF CONTENTS

1. Introduction.....	1
2. Overall Vision.....	2
3. Goals.....	3
4. Demographic Trends: Community Profile.....	5
5. Land Use: Agriculture, Forestry, Open Land.....	9
6. Water Quality: Wetlands, Lakes, Rivers and Ponds.....	13
7. Natural Areas and Wildlife.....	17
8. Growth and Development: The Economic Base.....	19
9. Housing.....	21
10. Village Issues.....	27
11. Education.....	29
12. Historic and Cultural and Scenic Resources.....	30
13. Recreation.....	32
14. Transportation.....	34
15. Energy and Communications.....	37
16. Municipal Services.....	38
-Public Buildings, Facilities and Land.....	38
-Police Protection.....	39
-Fire Protection, First-aid and Rescue Services.....	39
-Solid Waste.....	39
-Sewage Disposal and Water Supply.....	40
-Cemeteries.....	40
17. Adjacent Communities.....	41
18. Implementation Plan.....	42

APPENDICES

I. Ten Elements of Chapter 117.....	51
II. Historical Sites, Structures and Town Bldgs Inventory.....	52
III. Other Maps	
A. Composite Map of Hist. Structures, sites and town property	
B. Base Map	
C. Land Cover Map	
D. Natural Resource Map	
E. Constraints to Development Map	
F. Undeveloped Shoreline Map	
G. Significant Habitats Map	

** BARNET * TOWN * PLAN **

1. INTRODUCTION

The 1994 Town Plan supercedes the 1988 Plan for the Town of Barnet. It has been prepared in accordance with Title 24 VSA, Chapter 117, sections 4325 and 4381. This development plan is intended as a policy guideline without the same legal standing as zoning and subdivision regulations. However, it is considered by the District Environmental Commission and the State Environmental Board in their hearings under Act 250, the development law of the State of Vermont. Furthermore, under Vermont statutes, the revised plan is required justification for the production of new or revised zoning and subdivision regulations.

The spirit of this document is the promotion of the maximum local control of planning that is allowed by state and federal law, "to encourage the most desirable and appropriate use of land, to minimize the adverse impact of one land use upon another, and to provide for the gradual amelioration of undesirable conditions." (Quoted from Title 24 VSA, Chapter 117, Section 4303(11].)

The primary purpose of the Town Plan is to encourage the appropriate private development of all land in the Town in a manner that will promote the public health, safety, prosperity, comfort, convenience, efficiency, economy and general welfare. The purpose is also to provide means and methods of planning for the prevention or minimization of such land development problems as may presently exist or which may be foreseen, and to implement such planning when and where appropriate. (Title 24 VSA, Chapter 117, Section 4302, paraphrased.)

The Plan helps to define the community by laying out the general direction for future development. It also identifies local needs and desires. Each section of the Plan identifies issues and recommends actions to help resolve the Town's problems. This document, then, attempts to identify the areas and resources which possess economic, historic, natural and scenic value and attempts to set reasonable priorities where two or more uses or values may conflict. The Plan provides guidelines for orderly growth and the intelligent appraisal of appropriate land use in Barnet, while maintaining a reasonable flexibility to allow for the consideration of-changing trends.

We are fortunate to live in a beautiful, fertile township on the western slope of the Connecticut River Valley. Over the years since the founding of the town in 1763, the basic community structure has been made up of small villages and family farms, a combination that has preserved our pastoral beauty through the centuries.

2. OVERALL VISION

It is our belief that the future of the Town of Barnet lies in the conservation of our natural resources and the enhancement of our economic climate, thus providing opportunities for prosperity to our residents while preserving the rural character of the town. All of the plan's goals and recommended actions are based on five underlying goals of our stewardship.

They are:

1. The preservation of traditional land uses, particularly the remaining farms that dot our hillsides, the forest resource, and compact village centers.
2. The encouragement of residential development which ensures a variety of housing units for all income groups, while improving our quality of life and preserving our natural resources.
3. The conscientious utilization and protection of our abundant natural resources and recreational areas, and a recognition of their potential economic value to the citizens of Barnet.
4. The preservation of the quality of air, water, and all common properties beneficial to the quality of life in Barnet.
5. The recognition that preservation of traditional land uses, such as agriculture, may conflict with the preservation of common natural resource values in some instances, both short and long-term. Resolution of these conflicts will demand compromise solutions.

The residents of Barnet are custodians of a town of unquestioned natural beauty and significant resources which require diligent attention. Through adoption and implementation of this Plan, the Town's officials and its residents are exercising their best stewardship for those resources with which nature, history, and geography have so abundantly endowed them.

** BARNET * TOWN * PLAN **

3. GOALS

Land Use Goals:

1. To promote agriculture and farmland preservation.
2. To encourage the productivity, the proper management, and the preservation of large contiguous tracts of forest land in the town.
3. To encourage the maintenance of open land (defined by Vermont statute as land unencumbered by man-made structures) with good proportions of woodland, pasture and tillage.

Growth and Economic Development Goals:

4. To encourage the development of businesses and services while enhancing the economic potential of our renewable natural resources, recognizing that tourism and recreation resources are economic resources.
5. To provide for orderly growth and development at a rate which will not place an unreasonable burden on the town for the provision of educational and other municipal services.

Water Quality Goals:

6. To preserve and enhance our wetland resources.
7. To ensure the protection of Barnet's shorelines.
8. To maintain and improve the water quality found in Barnet's lakes, ponds and streams and springs.
9. To enhance the recreation, scenic and natural resource values of the rivers, streams and brooks in Barnet.

Natural Areas and Wildlife Goals:

10. To identify, designate, and preserve significant natural areas in Barnet.
11. To maintain the diversity of habitat and species that exists in Barnet.

Housing Goals:

12. To ensure that residential development in the town is consistent with orderly growth and preserves the rural character of the town.

** BARNET * TOWN * PLAN **

13. To ensure a variety of housing units for all income levels within the town, emphasizing when possible the rehabilitation of existing structures.

Village Issues Goals:

14. To encourage the location of appropriate businesses and services within villages which are conducive to village life and within walking distance of the residents.

Education: Goals

15. To continue to provide a high quality and affordable education to the children of Barnet.

Historic, Cultural and Scenic Resources Goals:

16. To protect areas and structures of historic, architectural and cultural merit and to preserve the visual integrity of Barnet's villages and historic districts and individual structures.

17. To preserve Barnet's many scenic vistas for the enjoyment of residents now and in the future.

Recreation Goals:

18. To enhance and co-ordinate the existing informal recreation opportunities in Barnet.

Transportation Goals:

19. To maintain a safe and passable network of roads at a cost affordable to the Town.

20. To decrease the dependence of Barnet's residents, on private automobile transportation whenever possible.

Energy and Communications Goals:

21. To promote a reduction in local dependence upon costly nonrenewable energy sources.

4. BARNET: A COMMUNITY PROFILE

Physical Attributes

Settled by Scottish immigrants, Barnet was chartered in 1763. The town of Barnet, located at an altitude of 452 feet, occupies 27,136 acres, seven percent of the landmass of Caledonia County. Barnet lies along the shore of the Connecticut River, the eastern boundary of the State of Vermont. This section of the Connecticut, with its breathtaking scenery, is considered by some to be the best canoeing on the river. Barnet has several lakes and ponds, including Harvey's Lake (352 acres), which occupies a dramatic setting among open fields and wooded hills. Warden Pond and Jewett Pond are two other major water bodies in the town. Roy Mountain is the town's highest peak at 2,091 feet. It is surrounded by the state-owned, 1,327-acre Roy Mountain Wildlife Management Area.

The historic Bayley-Hazen Military Road passes through the town. Fifty-four miles long, it was designed as a means of entrance into Lower Canada at a time during the Revolutionary War when it was hoped to capture Canada as the fourteenth colony. Although it never served an important military purpose, the road helped to facilitate settlement of Barnet and other towns along the road when the war ended.

Five villages are located within the town: Barnet, East Barnet, West Barnet, Passumpsic at Barnet's north end and McIndoe Falls to the south. Exit 18 of Interstate 91 is located in the town, as is US Route 5, both of which pass through the entire length of Barnet.

Population

The 1990 U.S. Census of Population and Housing lists a population in Barnet of 1,415, making it the sixth most populous town in the county. This represents an increase of 77 individuals or about 6 percent since 1980 when the population was 1,338. The population of Caledonia County grew by 7.9 percent during the same period. The state grew by 10 percent overall between 1980 and 1990. Barnet's 1990 population of 1,415 persons represents 5.2 percent of the county's total population of 27,836. Barnet's population is growing more slowly than all but two other towns in the county, Hardwick and St. Johnsbury. At the growth rate of 6.2% projected in 1993 by the office of Policy, Research and Coordination, Barnet's population in 2005 should reach 1,496.

Age Distribution

Barnet's population is getting older, following the national trend of baby-boomer aging. The median age in Barnet in 1990 was 35.2.

** BARNET * TOWN * PLAN **

The median age in Caledonia County was 33.5. The table below shows a comparison of the breakdown of the 1980 and 1990 population into age groups, and also illustrates the percentage of change from 1980 to 1990 in each age group.

Table 1: Percent Changes in Age Groups, 1980-1990.

	0-4	5-14	15-24	25-34	35-54	55-64	65+
1980	93	202	197	223	280	138	205
1990	99	263	144	196	379	143	191
change	6%	30%	-27%	-12%	35%	4%	-6%

Source: U.S. Census, 1980, 1990.

Note the strong increases in the 5-14 and 35-54 age groups, and the decline in the young adult groups. This age distribution may have an effect on the demand for public services and housing opportunities over the coming years.

Household Characteristics

According to the Census, the 1990 population of Barnet lived in 515 households, which can be broken down into the following categories:

- Family households: 392
- With children under 18: 206
- Couples with children under 18: 168
- Couples w/out children under 18: 159
- Female head of household with children under 18: 27
- One-Person Household: 99
- Over 65, living alone: 50
- Average Size: 2.73

There were 461 households in Barnet in 1980. This indicates an increase of 54 households, or 12 percent, from 1980-1990. There were 14 female heads of household with children under 18 in 1980, and 27 in 1990, an increase of 92 percent over the ten year period.

Education

According to the Vermont Department of Education per pupil expenditure in Barnet during 1989-90 was \$3,327. The average county expenditure was \$3,512 and the state average was \$3,914. In 1991, 82.2 percent of Barnet's residents had graduated from high school and 21.5 percent were college graduates. Table 2 compares Barnet, Caledonia County and the state of Vermont.

** BARNET * TOWN * PLAN **

Table 2: A Comparison of High School and College Graduate Percentages: 1990

Level	Barnet	Caledonia County	Vermont
High school	82.2%	77.4%	80.8%
College	21.5%	19%	24.3%

Source: 1990 Census

Employment, Income and Poverty

According to the Vermont Department of Employment and Training, the average wage in 1991 for all covered employment in the Town was \$15,289. (Note that covered employment indicates only employment covered by Vermont unemployment insurance, thus self-employed individuals or those in the informal economy are not included in this statistic.) This average can be compared with a county average wage of \$17,547, and a state average of \$20,541. The median household income of workers who reside in Barnet is \$25,732 (county: \$25,356; state: \$29,792) and the median family income is \$28,646 (county: \$29,877; state: \$34,780). The median is the figure exactly in the middle of all incomes reported. The average is the total divided by the number reported. In these categories, Barnet is slightly above the county figures in wages and income, and 12-18% below the state income figures.

Given recent regional economic trends, it is unlikely that household incomes are increasing at a rate in excess of inflation at this time. In fact, personal income levels can be expected to decrease if the current trend in unemployment and under-employment continues.

1990 Census figures show that Barnet had 692 employed residents. Twenty-eight percent of these were employed in Barnet, and 72 percent worked outside the Town. This compares to county and state averages of 49 and 41 percent respectively working in the town in which they reside.

According to the US Census Bureau in 1989, 7.7% of Barnet's individual residents were living below the federally designated Poverty Level. Barnet has one of the lowest poverty levels in the county, and compares favorably with a state figure of 9.9 percent of individuals living in poverty and a county average of 12.2 percent. As a whole, the Northeast Kingdom has an average of 13.5 percent of individuals living in poverty.

The percentage of families living in poverty in Barnet is 5.1 percent. Only two towns in the county have fewer families living below the poverty line. The state average is 6.9 percent, the Northeast Kingdom average is 10.2 percent, and the county average

** BARNET * TOWN * PLAN **

is 9.6 percent.

In 1991, 2.8 percent of the population of Barnet were recipients of Aid to Needy Families with Children, as compared to 6.0 percent in Caledonia County, and 4.8 percent statewide.

Regional Employment

Because 72 percent of Barnet's work force works outside the town; some county employment statistics are of interest. Table 3 shows the percentage of the county work force covered by unemployment insurance which is employed in a range of industries.

Table 3: Caledonia County Employment by Industry: Covered Employment

Industry	1980	1990	1991	% change 80-91
Agriculture	39 (0%)	61 (1%)	72 (1%)	33 (84%)
Construction and Mining	587 (7%)	744 (8%)	661 (7%)	74 (12%)
Manufacturing*	2,107 (27%)	1,872 (19%)	1,898 (20%)	-209(-9%)
Transportation/Utilities	451 (6%)	635 (7%)	645 (7%)	194 (43%)
Trade**	1,914 (24%)	2,309 (24%)	2,185(23%)	271 (14*)
Finance/insurance/realty	311 (4%)	477 (5%)	462 (5%)	151 (48%)
.Services***	2,117(27%)	3,057 (32%)	3,153 (33%)	1,036 (49%)
Public Admin.	372 (5%)	531 (5%)	553 (6%)	161 (43%)

*durable and non-durable goods

**wholesale and retail

***hotel, resort, health and other

Source: Vermont Department of Employment and Training, Division of Policy & Information

Note that the greatest loss of employment is in manufacturing, and the largest gain in employment is in the historically lower-paying positions in the service and retail sectors. Although the overall covered employment in agriculture increased, it remains a tiny one percent of the employment picture. Overall, the state and the region are experiencing a decline in the resource-based industries such as mining, forestry and agriculture.

5. LAND USE: AGRICULTURE, FORESTRY AND OPEN LAND

Introduction

Barnet enjoys a heritage of agricultural production which began when the first cow was brought to Barnet in 1775. This agricultural heritage is intrinsic to our vision of the Town, and preservation of the working agricultural landscape is a major goal of this Plan. The Plan recognizes that prime forested land is also worthy of preservation. It is the patchwork of open fields and forested hillsides dotted with compact villages and scattered farmhouses which characterizes our landscape. Preservation of the rural integrity of Barnet is the first priority of the recommended actions in this section of the Plan.

According to the Grand List, there are presently thirty-three farms in Barnet with a total appraised value of \$8,345,800, or 5 percent of the total Grand List. This list is not exhaustive and does not include, for example, some additional agricultural land which is leased by active farmers. Agriculture in Barnet is diverse. There are at least sixteen working dairy farms, several sheep farms, a stock farm, commercial fruit and vegetable operations, horse farms, beef farms, as well as landscape stock growing operations and intact farm properties not presently in active use. Figures are not available on the amount of residential property which is leased to farmers for hay or pasture, but it is thought to be considerable.

About 80 percent of Barnet's land area is forested today. Forest growth in the town is diverse due to its location at the junction of the northern hardwood/oak and spruce/fir forests. The combination of this diversity and generally good soils make Barnet a good site for long-term forest investment. Much of Barnet's forest land is currently maintained for sustained timber yield. Barnet's forest land produces a variety of wood products: saw logs, pulpwood and fuel chips. Barnet expects that all timber harvesting in the town will comply with the Acceptable Management Practices (AMP's) required under the State's Water Quality Statutes. The AMP's are intended to prevent discharges, that is mud, petroleum products and woody debris from getting into our streams, ponds, lakes and rivers. They are meant to maintain natural water temperatures by requiring that trees be left as buffers along streams and other water bodies.

Although clear-cuts can be an acceptable silvicultural practice, the rate of clear-cutting in some areas of the Northeast Kingdom appears to have accelerated beyond the forest's ability to grow the trees back. Barnet's residents are concerned about the environmental and visual impacts of clear-cutting. We encourage

** BARNET * TOWN * PLAN **

timber harvesters to rethink their harvesting methods to minimize waste and improve the condition in which they leave the forest. To ensure sustainable harvesting techniques are used, individual owners should consider working with a Professional forester to draw up a forestry plan such as that required by the Use Value Appraisal Program.

Approximately 8,269 acres of Barnet's farm and forest land is currently enrolled in the state Use Value Appraisal Program: 4,378 acres are designated as productive forest land and 2,774 acres are in agricultural use. This represents about 30 percent of the town's total acreage. Enrolled farm and forest land owners pay property tax based on the use value of their land with the state reimbursing the town for the difference between use value and fair market value. In exchange for this, farm and forest land owners agree to pay a penalty should the land ever be developed for other uses. Moreover, forest land owners agree to manage the land according to a state-approved, forester-prepared management plan.

Barnet's farm and forest land provides substantial economic, social and environmental benefits to the town. Therefore, it is in the town's best interest culturally and economically to encourage the continuance of farming and to preserve the rural character of the town. Barnet should explore the feasibility of readopting and updating its existing program of tax stabilization, enacted in 1975 and apparently never used, for farm land. Moreover, the Town should consider extending tax stabilization to its prime forest land. From an environmental standpoint, Barnet's forest land performs a critical role by collecting, cleaning, regulating and recycling the water we drink and the air we breathe. The forest is crucial to many watersheds, which in turn irrigate farmland and form wetlands for wildlife.

Local tax stabilization is an effective tool for decreasing the rate of subdivision of prime farm and forest land into small parcels which might diminish the natural resource value of the land and encourage excessive development for residential purposes. Title 24 VSA, Section 2741 enables Vermont towns to enact local tax stabilization contracts with owners or lessees of farm and forest land for the purpose of fixing either the valuation or the tax applicable to such property.

Agriculture: Goals

Goal: To promote agriculture and farmland preservation.

Recommended Actions:

1. Establish a volunteer conservation Commission for the purpose of making an inventory of the town's critical farm lands based on

** BARNET * TOWN * PLAN **

historic and existing use and soil categories; receiving gifts of land for conservation purposes; recommending appropriate local farm land conservation strategies; assisting the planning commission on natural resource issues; and encouraging residents' understanding of agricultural resources by conducting public educational activities. The Conservation Commission should also explore effective local incentives for farm and forest land protection. Strategies which might be explored are: tax stabilization, purchase of development rights, deeding of conservation easements to land trusts, local transfer of development rights (TDR) provision for the Zoning Bylaw. The Selectmen shall specify the duties and limitations of the Conservation Commission, and at all times the Conservation Commission should seek the permission and co-operation of landowners in carrying out its duties.

2. Encourage more local marketing of agricultural and forest products. Local consumption of local products profits the producer, the consumer and the environment.
3. Encourage residential development when practical within or on the edges of the villages in order to reduce development pressure on productive agricultural lands.
4. Study the feasibility and possible revision of the local productive land tax stabilization ordinance to encourage and assist in the maintenance of the present uses of Barnet's agricultural, forest and other undeveloped land.
5. Study the feasibility of a "Farmland overlay District" in the Zoning Bylaw with special provisions for maintaining productive agricultural use of prime agricultural land as determined by the Planning Commission and the Conservation commission.

Forest Land: Goals

Goal: To encourage the productivity, the proper management, and the preservation of large contiguous tracts of forest land in the town.

Recommended Actions:

1. Establish a volunteer Conservation Commission (see #1 under Agriculture).
2. The Conservation Commission should promote the use of "Acceptable Management Practices" (AMP's) by forest land owners and commercial timber harvesters through locally sponsored education programs which also address sustainable harvesting techniques and the advantages of forest management plans.

** BARNET * TOWN * PLAN **

3. Encourage development within or on the edges of the villages in order to reduce development pressure on productive forest lands.
4. Study the feasibility of a local forest land tax stabilization ordinance which will enhance the viability of productive forestry in Barnet and encourage the maintenance of open land unencumbered with man-made structures.
5. Study the feasibility of a "Forest Land Overlay District" in the-Zoning Bylaw which will guide development in forested tracts identified as having prime productive forest soils according to site soil indexes. Within this district, the Planning Commission should give special consideration to the effects of development on critical natural resources including wetlands, wildlife habitat, water supply sources, and fragile natural areas.

Open Land: Goals

Goal: To encourage the maintenance of open land (defined by Vermont statute as land unencumbered by man-made structures) with good proportions of woodland, pasture and tillage.

Recommended Actions:

1. The overall intent of Town regulations, including the Zoning Bylaw, should encourage the maintenance of open land when practical.

6. WATER QUALITY: WETLANDS, LAKES, RIVERS AND PONDS

Wetlands

According to 10 V.S.A. section 902, wetlands are those areas of the state that are inundated by surface or ground water with a frequency sufficient to support significant vegetation or aquatic life that depend on saturated or seasonally saturated soil conditions. Wetlands may include marshes, swamps, sloughs, potholes, fens, river and lake overflows, mud flats, bogs and ponds. Wetlands are important because, among other things, they provide temporary water storage for flood waters, control the effects of erosion and runoff, enhance water quality, recharge ground water, provide wildlife habitat, provide recreation values and contribute to community open space and scenic beauty.

Based on National Wetland Inventory maps, Barnet has an estimated 570 acres of wetlands, which is just below the average for all Vermont towns. It should be noted that there is likely to be additional unidentified wetland acreage in Barnet. In recognition of the importance of wetlands to the balance of ecosystems, they are protected by the State of Vermont's Wetland Rules. However, on a local level, the preservation, enhancement and protection of this important natural resource should be a priority in local conservation efforts.

Lakes and Undeveloped Shoreline

Undeveloped shorelines offer many benefits to lake front owners, recreational users, visitors to the town, and to the citizens of Barnet. Undeveloped shorelines help to maintain water quality. The natural vegetation along shores filters sediment out of runoff before it enters lakes. Many mammals, insects, amphibians and birds need significant amounts of undeveloped shoreline for habitat and hunting grounds. Humans depend on these waters for recreational activities and the quiet appreciation of nature in an undisturbed state.

In 1992 the Northeastern Vermont Development Agency conducted an inventory of the undeveloped shoreline in northern Vermont. The study identified undeveloped tracts of shoreline on lakes over 10 acres and with less than 50 percent wetland area. An "undeveloped tract" was defined as having a minimum of 1000 feet of shore frontage with a depth of 250 horizontal feet and no permanent structures or year-round roads.

There are a total of three lakes in Barnet with combined shoreline of 30,560 feet. There are two tracts which can be considered undeveloped under the above definition. These tracts represent 23 percent of Barnet's shoreline, with a total of 7,019 undeveloped

** BARNET * TOWN * PLAN **

feet. According to the study definition, Harveys Lake contains no undeveloped shoreline. A map of Barnet's undeveloped shoreline appears as Appendix III, Map F in this Town Plan.

Table 4: Barnet's Lakes and Undeveloped Shoreline

Lake	Shoreline Total (ft.)	Undev. Shoreline (ft.)
Harveys Lake	21,050	0
Sarah Moores Pond	3,061	1,507 (49%)
Warden Pond	6,449	5,512 (85%)

Source: NVDA Undeveloped Shoreline Inventory, 1992

Note: Jewett Pond consists of greater than 50 percent wetland acreage and was therefore not included in the study.

Shoreline areas are important scenic and natural resources which should be protected. Without adequate protection these beautiful and fragile environments can be easily destroyed. Once damaged, shore lands are not easily returned to their natural state.

Barnet has adopted Shoreline Regulations which have effectively guided development on shoreline property. However, specifically designating the Town's shoreline and creating a Shoreline District in the Zoning Bylaw will simplify and improve the regulatory process.

Rivers

The current demand for the use of Vermont's rivers and riparian lands is unprecedented. This accelerating use is accompanied by a renewed recognition by the people of Barnet that the natural qualities associated with our rivers and river systems are essential to maintaining the high quality of life we enjoy.

Sportsmen and other conservationists are united in their position that river resources are not only vital to ecological vitality, but also have untapped economic potential in the growth of the recreation and tourism industries. There are a host of organizations, both public and private, which have organized to improve planning, water quality and other natural resource values in the Connecticut and Passumpsic River Watersheds. Barnet's public officials and private citizens are encouraged to take part in these efforts to ensure that the interests of our citizens are well represented.

Barnet is fortunate to possess a rich riverine resource. The following table based on the 1986 Vermont Rivers Study summarizes the important resources of Barnet's rivers and streams and brooks.

** BARNET * TOWN * PLAN **

Table 5: The Important Features of Barnet's River Resource*

<u>Resource</u>	<u>River/Brook/Stream</u>
Fish habitat	Passumpsic River, Joe's Brook, Water Andric, Sutton Brook, Stevens River, Connecticut River, Rake Factory Brook
Wildlife habitat	Passumpsic River, Joe's Brook, Stevens River
Natural Areas	Rake Factory Brook, Jewett Brook, Sutton Brook
Historic Districts/sites	Passumpsic River, Stevens River, Connecticut River
Geologic/hydrologic features	Sutton Brook, Stevens River
Archeological Features	Water Andric
Boating	Passumpsic River, Connecticut River
Public lands	Jewett Brook, Passumpsic River, Manchester Brook
Endangered Species habitat	Rake Factory Brook, Connecticut River, Passumpsic River, Manchester Brook

Source: Vermont Rivers Study, 1986, conducted by the Vermont Agency of Environmental Conservation

* Local authorities might add or delete certain designations from this listing.

Water Quality: Goals

Goal: To preserve and enhance our wetland resources.

Recommended Actions:

1. The Planning Commission and the Conservation commission, when it is established, should seek opportunities to inform land owners about Vermont's Wetland Rules in order to prevent development activities which are detrimental to the resource and may be irreversible.

** BARNET * TOWN * PLAN **

Goal: To ensure the protection of Barnet's shorelines.

Recommended Actions:

1. For the sake of clarity, the Planning Commission should consider including the Town's designated shoreline on the zoning map as a Shoreline Zoning District subject to the existing Shoreline Regulations in the Zoning Bylaw.

Goal: To maintain and improve the water quality found in Barnet's lakes, ponds, streams and springs.

Recommended Actions:

1. In order to protect the water quality, wilderness character, wildlife habitat and rare plant species, the Planning Commission should continue to require adequate undisturbed buffer strips around the designated undeveloped ponds and streams.

2. Consider revising the Zoning By-law to include the standards set forth in state guidelines called "Acceptable Management Practices" for maintaining water quality during logging operations, and at construction sites.

3. The Conservation Commission should work with the Lake Harvey's Association to encourage the maintenance of the lake's quality.

Goal: To enhance the recreation, scenic and natural resource values of the rivers, streams and brooks in Barnet.

Recommended Actions:

1. Barnet's public officials should continue to work closely with the Connecticut River Watershed Joint commission in the development of the Corridor Management Plan.

7. NATURAL AREAS AND WILDLIFE

Natural Areas

There are places in Barnet which are quite unusual because of their wildlife, plants, or geological features. The Roy Mountain wildlife Management Area is an example of such a place. Often remote, quiet, or beautiful, these places have been known and frequented for generations our increasing ecological awareness and the pace of land development have made these natural areas more critical than ever before. There are three general categories of natural areas in Barnet: they are geological, hydrological and biological features.

In 1992, the Vermont Department of Fish and Wildlife's Natural Heritage Program completed an inventory of the significant biological areas within Barnet. Although this study is not exhaustive, it provides a good first step at locating areas with special natural features such as rare or endangered plants and special wildlife habitat. The intent of this inventory is educational, making landowners aware of what they have on their land and how they can preserve and protect it.

Wildlife

Maintaining critical wildlife habitat such as the nesting areas of rare birds and the feeding areas of animals is important to Barnet and should be given priority in conservation efforts.

Deer in Vermont live near the northern limit of the white-tail deer range in eastern North America. This forces deer to use very specific winter habitat when severe weather becomes a threat to the animals' survival. Areas which are used year after year by deer seeking winter shelter are called "wintering areas" or deer yards.

Deer yards consist of two basic components: the "core range" characterized by concentrations of relatively tall, dense softwoods. This favored habitat offers reduced the snow depth, protection from wind and increased average temperature and humidity. South facing slopes are often preferred by wildlife due to increased solar gain. The second component of deer yard consists of mixed hardwood and softwood adjacent to or within the "core range" which provides accessible browse. The State of Vermont has made protection of these areas a priority on a local level, the Planning Commission should use the Natural Resources Map in Appendix III, Map D of this plan in an advisory fashion when conducting site plan reviews.

Natural Areas and Wildlife: Goals

Goal: To identify, designate, and preserve significant natural areas in Barnet.

Recommended Actions:

1. Create a Conservation commission which would identify natural areas within Barnet and assess their importance, and rank these natural areas by priority for protective action.
2. The Conservation Commission could work with landowners to protect the sites which are in private ownership.

Goal: To maintain the diversity of habitat and species that exists in Barnet.

Recommended Actions:

1. Areas important to wildlife such as beech and red oak stands and spruce/fir forests should be identified and mapped by the conservation Commission.
2. The Conservation Commission should sponsor a workshop for landowners on the enhancement of wildlife habitat on private land.

8. GROWTH AND ECONOMIC DEVELOPMENT

Introduction

The purpose of planning for orderly development is to encourage and promote that kind of community growth which will preserve the Town's physical beauty, unique character, quality of life, and the economic welfare of its citizens. Population projections estimate that Barnet's population will increase modestly by 6.2 percent to 1,431, by 2005. This is about half the projected state rate, and well under the projected Caledonia County rate of 10.9 percent.¹

In recent years, much of Barnet's development has been residential, both year-round and seasonal. This trend will probably continue and can be compatible with a working agricultural and silvacultural landscape when planning techniques are effectively applied. That growth is taking place now is evidenced by the increase in building permits issued since 1990. In 1990, eight permits were issued; in 1991, seven; in 1992 permits were issued for eight stick-built houses and five mobile homes. In 1993, there were a total of eleven, including four mobile homes.

Barnet's primary economic assets are its skilled and hard-working people, its abundant natural resources, and the beauty of its landscape. Our important rivers provide the opportunity for hydropower generation which has provided economic advantage to the town. A Northeastern Forest Alliance study states that, on the average, each thousand acres of Vermont forest land produces 4.2 forest tourism jobs and 1.1 forest manufacturing jobs. Forests support wood-using industries vital to continuing the economic viability of rural economies. Forests provide the environment for a host of non-timber forest activities ranging from hunting, fishing, and viewing fall foliage to camping and water storage. Harvey's Lake, Barnet's scenic roads, recreational opportunities, and the unspoiled rural landscape attract visitors to the town. They come to enjoy our natural resources, and many stay. Approximately 25 percent of Barnet's residential properties are vacation or seasonal homes, compared to 15 percent overall in Caledonia County.

We believe the economic future of Barnet lies substantially in the wise use of our renewable natural resources: the water and the land. Sustainable development in Barnet should be based on providing a wholesome residential setting for those employed in the region in services, trade, manufacturing and other categories

¹ Vermont Department of Health and Office of Policy Research and Coordination, 1990.

** BARNET * TOWN * PLAN **

and for those in their retirement years. The underlying strategy of a development plan for Barnet is to plan for orderly growth which maintains a sound tax base and anticipates the potential tax burdens for current and future needs.

Growth and Economic Development: Goals

Goal: To encourage the development of businesses and services which will enhance the economic potential of our renewable natural resources, recognizing that tourism and recreation resources are economic resources.

Recommended actions:

1. Create an inventory of the existing and potential recreational opportunities in the town which would include, for example, Harvey's Lake, existing hiking trails and potential recreation trails.
2. Encourage a diversity of sustainable uses in the town through zoning which would allow variety of low-impact commercial and recreational uses in a range of districts. Examples of such development would include Bed and Breakfast establishments and four season recreational centers like the Craftsbury Touring Center as well as a variety of home occupations and light industry.
3. Educate local entrepreneurs about the availability of small business development services and funds.
4. No large, heavy industry incompatible with the agricultural, rural and natural resource values of Barnet should be located in the town. There should be a diversity of local commercial and service enterprises and the local labor market should be used as much as possible in these enterprises.

Goal: To provide for orderly growth and development at a rate which will not place an unreasonable burden on the town for the provision of educational and other municipal services.

Recommended Actions:

1. Conduct a study which will determine the actual cost of a variety of development scenarios to the town of Barnet.

9. HOUSING

Introduction

Of great concern to the residents of Barnet is the continuing availability of moderately priced housing in our community. Housing that is affordable for full-time workers in employment, and that is within normal commuting distance, should be available in Barnet. However, this housing should not be concentrated in any one area of the town. It has been abundantly demonstrated that undesirable social trends result when low-income families are segregated into poverty pockets at unreasonable distances from jobs and services. Barnet has shown over the years that attitudes of thrifty independence, worthwhile social values, and helpful neighborliness are fostered in areas where no particular income level predominates.

While Barnet is committed to providing a mix of housing appropriate for a range of incomes and age groups, it should be noted that the availability of appropriate and affordable housing should also be addressed on a county-wide basis. Housing markets are not limited by municipal boundaries, instead they respond to travel patterns, social service needs, geographic boundaries, employment opportunities, and commercial markets.

Housing Characteristics

Most of Barnet's existing housing structures are located near or within the fire districts of the town. Many homes are occupied by one or two wage earners who find employment outside Barnet. Historically, many of the small clusters of houses or hamlets developed adjacent to a traditional industrial site, such as a water-powered mill. Barnet's five villages developed this way. It is of some concern to the Town that with modern transportation and better roads, previously inaccessible sites may be considered for residential development. Development in these areas may require that the town's fire protection capability be upgraded to meet increased demands.

The 1990 US Census counted 812 housing units in Barnet. Twenty-eight percent, or 254, of these were identified as seasonal, i.e. summer cottages or hunting camps. The following table describes Barnet's housing characteristics according to the most recent Census of Housing and Population.

** BARNET * TOWN * PLAN **

Table 4: Barnet Housing characteristics 1990

Total units:	812
Occupied (year-round):	515
Vacant:	297
Owner occupied units:	432
Renter occupied:	83
Units for rent:	9
Units with seasonal, recreational or occasional use:	254
Average unit size (# of rooms):	6
Units occupied by owner over 65:	118
Units occupied by renter over 65:	9
Average persons per unit (household size):	2.73
Median value of owner-occupied housing units:	\$73,000
Median Rent of renter-occupied housing units:	\$291
Dwellings with 2 units:	57
Dwellings with 3 or 4 units:	13

Source: 1990 US Census

Projected Growth

Barnet has issued 39 building permits for new structures and mobile homes since 1990. This represents a building growth rate of 4 percent over three years. Population projections indicate an overall population increase in Barnet of 6 percent by 2005. This would suggest that the building rate for year-round dwellings in Barnet can be expected to accelerate slightly over the next decade, but that growth will be small overall. Seasonal housing growth in Barnet was projected to be 1.6 percent in the 1990-92 period, less than the 4.6 percent seasonal growth rate projected for the county. The following table indicates the rate of residential growth in Barnet over the last five years.

Table 5: Comparative Statistics on Housing from the Grand List, 1988 and 1993

Grand List Category	1988	1993	%Change
Single Family Dwellings			
R-1 (lots under 6 acres)	305	322	5%
R-2 (lots of 6 acres or more)	121	149	23%
Mobile Homes	123 (included 85 seasonal)		
with land		39	
without land		70	-11%
Vacation Homes			
V-1 (lots under 6 acres)	116	123	6%
V-2 (lots of 6 acres or more)	29	33	14%

Source: Barnet Grand List, 1988 and 1993

** BARNET * TOWN * PLAN **

The Demand for Housing

At the current rate of housing growth, based on building permits issued over the last three years, Barnet's housing needs will be met if the current building permit rate continues, or even if it declines slightly. Housing demand is a function of population growth and changes in the average household size. Average household size has been declining and this trend is expected to continue. Average household size in Barnet in 2005 should be 2.69, down from 2.73 in 1990. Including a standard 5% vacancy rate, 585 year-round units will be necessary in 2005 to house Barnet's projected population of 1,496.

In 1988 there were a large number of relatively small pre-existing vacant lots, many of which would be suitable for house sites. While these numbers will have diminished slightly in the last five years, it is believed that they are representative today.

Size of vacant lot:	Number of lots in 1988:
Lots under 1 acre	35
Lots of 1-3 acres	33
Lots of 3 to 10 acres	47
Lots of 10 to 25 acres	70
Lots of 25 acres or more	91

Affordability of Home Ownership

Whether housing is affordable for Barnet residents depends on a wide variety of national, regional and local influences including housing sales prices, construction costs, land costs, mortgage interest rates, property taxes, and the expectations of buyers and sellers in the housing market. One way to assess affordability is to determine whether the median family income in Barnet is sufficient to purchase the median residential dwelling in the town.

Median Sales Price: According to data compiled from property transfer tax records, the median selling price of a house in Barnet has decreased by 14 percent from \$71,750 in 1990, based on 8 residential sales, to \$62,000 in 1993 (Jan-Nov), based on 16 sales. Note: 1991-\$100,000 (5 sales); 1992-\$79,750 (20 sales). The median price of a house in Caledonia County in 1990 was \$79,500 and \$77,750 in 1993 (Jan-Nov), a decrease of 2 percent.

Median Family income: The most recent measure of Barnet's median family income, the 1990 US Census, shows that median family income increased by 83 percent, from \$15,671 in 1979 to \$28,646 in 1989. The table below compares this to county and state median family

** BARNET * TOWN * PLAN **

income figures. Family income reflects all the wage earners in a family over 16 years of age. The percent change between 1979 and 1989 is influenced by second family members joining the work force.

Table 6: Comparative statistics: Median Family Income

Unit	Median Income 1979	Median Income 1989	% Change
Barnet	\$15,671	\$28,646	+83%
Caledonia Cty.	\$15,248	\$29,877	+96%
Vermont	\$19,815	\$34,870	+76%

Source: U.S. Census, 1980 and 1990

National and state housing policies agree that homeowners should expect to pay no more than thirty percent of their gross income on housing costs (mortgage or rent, insurance and taxes). Using 1990 figures, the most recent year for which we have both median family income and median residential unit cost for Barnet, we can calculate whether housing is affordable. Based on a home mortgage of 8 percent over 30 years, 27% percent of median family's income would be needed to afford the median home in Barnet. This is within the affordable range of 30% accepted nationally, and 28% demanded by banking institutions. The median residential sale price has actually decreased since 1990 to about \$62,000 in 1993.

It is important to note, first, that median family incomes are often based on two wage earners per family, and second, that in addition to monthly payments, first-time home buyers must have the savings necessary to cover a down-payment and closing costs. Respondents to a recent New England study identified this initial cost as the greatest barrier to home ownership. There are, however, a number of existing mortgage programs which offer low-or-no down payment loans to qualified buyers.

Affordability of Rental Housing

The rental housing market in Barnet is quite limited, consisting primarily of older single-family residences which have been subdivided into apartments, and a few apartment buildings. A significant proportion of the rental housing stock is in deteriorating, older buildings. The best units are difficult to secure because of lack of availability and pricing. According the 1990 U.S. Census, the median rental for a housing unit in Barnet was \$291. The 1990 U.S. Census defines the poverty threshold as a family income of below \$12,674 for a family of four, or \$7,501 for a two person household of residents over 65. The family of four living at the poverty threshold can afford a rent of \$316 per

** BARNET * TOWN * PLAN **

month, spending the accepted standard of 30 percent of their gross income on rent. The household of two residents over 65 living at the poverty threshold should expect to pay monthly rent of no more than \$188. The median monthly rental of \$291 in Barnet will be unaffordable for these elderly renters without subsidy.

According to a housing study prepared in 1993 for Northern community Housing Corporation, there is a need for federally subsidized elderly rental housing in Barnet.² The study revealed that Barnet and the towns immediately surrounding it have a concentration of elderly households, and that a substantial portion of these households have low income levels (less than \$15,000). The study revealed a need for small, affordable units for low income households, especially those headed by persons over 65 years of age. The availability of such units would make it possible for some long-term residents to remain in Barnet in their latter years.

Housing: Goals

Goal: To ensure that residential development in the town is consistent with orderly growth and preserves the rural character of the town.

Recommended Actions:

1. In order to preserve the rural character of the town, new housing should be encouraged where zoning permits a higher density of housing near the existing villages. This might be achieved through encouraging the use of the Planned Unit Development. However, moderate to low-income housing should not be confined to these areas.
2. Study the feasibility of adopting a Transfer of Development Rights program within the Zoning Ordinance to encourage development on the edges of existing villages and to preserve open space.
3. Those seeking building permits in less-accessible locations should be made aware that fire-fighting services for them, may be limited, as compared to more accessible parts of town.
4. The town should adopt subdivision regulations that will allow orderly growth and the provision of municipal services at an affordable cost to the community.

² Market Feasibility Analysis for Elderly, Rental Assisted Apartments in Barnet, Vermont.
Douglas J> Kennedy and Associates: September, 1993.

** BARNET * TOWN * PLAN **

5. The Planning Commission should encourage development which preserves meadowland (land including pastureland, hayland or cropland) in rural districts by encouraging siting of new structures which are to be located outside the village districts in less visible areas along the edges of open fields or in wooded areas which border them.

Goal: To ensure a variety of housing units for all income levels within the town, emphasizing when possible the rehabilitation of existing structures.

Recommended Actions:

1. Inform residents about federal and state programs for weatherizing, rehabilitation and home financing by making the information available through the town clerk and zoning administrator.
2. Consider the feasibility of offering density bonuses and other incentives for planned unit developments (PUD's) that provide affordable housing.
3. Single and two-family dwellings are most in keeping with the historic rural character of the town. Apartment structures of over four-units will be considered under the provisions of the zoning by-law, but are not recommended outside village districts.
4. Town authorities should work with public and private housing agencies to provide adequate rental assisted apartments within the village district to meet the needs of Barnet's elderly, long-term residents.

10. VILLAGE ISSUES

Introduction

There are five incorporated villages in the town of Barnet: Barnet, East Barnet, West Barnet, Passumpsic and McIndoe Falls. Traditional development with homes clustered tightly together surrounded by farms, forest land, dispersed residential housing, commercial activity and recreational areas is essential to the beauty and traditional rural character of Barnet, and should be encouraged and preserved. Commercial enterprise within the larger villages provides essential goods and services within walking distance of residents thereby enhancing village life. However, increased traffic congestion, strip development, inharmonious new construction and the lack of affordable housing within villages are all threats to Barnet's traditional villages.

Village Issues: Goals

Goal: To encourage the location of appropriate businesses and services within villages which are conducive to village life and within walking distance of the residents.

Recommended actions:

1. Identify which commercial enterprises and essential services needed by the residents are currently lacking.
2. Work with regional economic development organizations to encourage the location of these businesses and services within the villages.
3. Commercial enterprises such as stores should be located where they are convenient to the walking public, thereby contributing to village life and reducing the traffic congestion which results from dependence on the automobile.
4. Acceptable commercial structures for the I-91 interchange area should be limited in number and carefully situated to maintain the rural character of the village of Barnet.
5. Adopt Zoning Bylaw provisions which will encourage the clustering of new commercial activities in existing village centers, or at selected points off the main road with a shared point of access, to avoid strip development, especially along Route 5. Where shared access is not feasible, the Zoning Bylaw should require large commercial lot size and road frontage.

** BARNET * TOWN * PLAN **

Goal: To protect areas and structures of historic, architectural and cultural merit and to preserve the visual integrity of Barnet's villages and historic districts.

Recommended actions:

1. Study the feasibility of establishing Design control Districts in those areas of Barnet which may be determined to be critical to the historic character and visual integrity of the Town.
2. Church Street should continue to be primarily residential in order to maintain the beauty and character of the Village of Barnet.

11. EDUCATION

The high quality and reasonable cost of public education in Barnet tends to attract new residents to the community. The increased space requirements and other costs related to providing educational services may become burdensome to the Town. The capabilities of our schools, particularly maintaining the current student-teacher ratio, should keep pace with expanding new requirements in order to retain the high quality of education Barnet now provides.

Education: Goals

Goal: To continue to provide a high quality and affordable education to the children of Barnet.

Recommended Action:

1. The Planning Commission should maintain communication with the School Directors concerning long-range facility needs.

12. HISTORIC, CULTURAL AND SCENIC RESOURCES

The general constancy of late 18th and 19th-century Vermont farm and village architecture has caused the Barnet area to be visited and photographed by thousands of tourists who appreciate its uniqueness. Radical departures from traditional architecture are inappropriate and should be discouraged in areas where particularly fine old buildings now stand.

Very historic houses, barns, and commercial buildings which have retained most of their original character should be preserved as having both historic and cultural significance. Examples of historic houses are the Galbraith-Kitchel House, the Thurston Kinney Place, and the Strobridge House on West Barnet Road, a salt box. Examples of unusual barns are the Moore-Willis round barn, Ernest Roy's high-drive barn, the Bailey New-England-style barn, and Hoyt's English-style barn. Examples of the prominent remaining commercial buildings are Thresher's Mill, Burbank's Store (The Barnet Village Store), Fairbank's Store (The Dunbar home) and the former Ide's Feed Store. These structures, and others, exemplify both our historic and our cultural heritage and should be preserved for future generations.

Entire villages or certain village districts are worthy of protection by the creation of designated Historic District Design Control Districts to preserve their historic and visual integrity. In Barnet village, for example, it would be desirable to protect and preserve the 19th century architecture of the old commercial square at the intersection of US Route 5 and Anderson Street, to keep it compatible with the rest of Church Street.

First consideration for designation as Design Control Districts should be given to preserve areas in Barnet, like Barnet Village's commercial square, that are scenic, historically and culturally significant. Examples of such areas include, but may not be limited to, are the Walter Harvey Church area in Mosquitoville, the Bayley-Hazen Military Road through Barnet, much of Barnet Center, the Church area to the Old West Road in West Barnet, Church Street in Barnet Village, and McIndoes Academy.

Barnet's scenic areas and magnificent vistas are too numerous to list; each of us has a particular favorite. They offer pleasure to residents and visitors alike, enjoyed from our roadsides and our porches, and are an integral part of our community's identity. Threats to these scenic vistas include incompatible development on open meadows and along ridge lines, as well as clear-cutting in highly visible areas.

Historic, Cultural and Scenic Resources: Goals

Goal: To protect areas and structures of historic, architectural and cultural merit and to preserve the visual integrity of Barnet's villages and historic districts and individual structures.

Recommended actions:

1. Encourage the owners of historic structures to preserve and maintain them for posterity.
2. The protection of existing churches, cemeteries and former school buildings should have a high priority. These buildings should have appropriate and pleasant surroundings.
3. Markers should be erected where appropriate indicating locations of historic brick kilns, granite quarries, and the Marl Kiln, and an inventory of archeological sites within the Town should be created.

Goal: To protect Barnet's many scenic vistas for the enjoyment of residents now and in the future.

Recommended Actions:

1. Encourage the siting of residential development which does not degrade our scenic vistas.

13. RECREATION

Barnet offers many recreation opportunities to be enjoyed by all ages. These include an ample opportunity for recreation, whether enjoyed alone, within the family, or in other small groups. Boating, swimming, water skiing, and fishing are permitted on the many high-quality waters of the Town. Opportunities for snow travel by cross-country skis, snowshoes, and snowmobile are plentiful through Barnet's forests and meadows. Hunters are able to enjoy easy travel, fine scenery and game. Bicycling, hiking, picnicking, ice skating, snow sliding, softball and other activities are enjoyed informally by Barnet's residents. An active program of organized sports activities, including swimming lessons and basketball are offered through the school and the Harvey's Lake Beach Committee. Besides a recreation field for soccer and baseball, The Barnet School property includes a Nature Trail and cross-country ski trail.

Despite many existing informal recreation opportunities, a multipurpose trail dedicated to outdoor recreation should be considered. A 1993 Recreation Needs Inventory conducted by NVDA revealed a need for safe, off-road trails for walking and biking and a variety of other activities. Abandoned railroad beds and flood plain areas on riverbanks make ideal locations for multi-purpose greenways. In addition, the improvement of boating access to the Town's scenic rivers can be combined with the development of greenway trails to create a network of recreational and transportation opportunities. As mentioned in the Economic Development section of this plan, existing recreational resources, and those yet to be developed, by attracting multi-season visitors to Barnet, can make a substantial contribution to the economic base of the Town.

Recreation Goals:

Goal: To enhance and co-ordinate the existing informal recreation opportunities in Barnet.

Recommended actions:

1. Appoint a Barnet Recreation Committee to study recreation needs and to work with existing organizations to develop greenway trails and improved river recreation access in Barnet.
2. Work to obtain recreation easements which will assure public access for low-impact recreation like fishing and walking along Joe's Brook, the Steven's River, the Barnet Center Road, Sara Moore Pond, Warden's Pond and the Rake Factory and Bony Woods area.

** BARNET * TOWN * PLAN **

3. As local paved roads are improved and resurfaced, the shoulders should be widened to make recreational and non-motorized use of these scenic roads safer and more attractive.
4. Continued co-operation between sportsmen's groups, such as The Vermont Association of Snow Travelers (VAST), and private landowners should be encouraged so responsible enjoyment of nature will not be encumbered by trespassing problems.
5. Development and maintenance of trails in remote areas by public or private sector should be encouraged to provide the opportunity for serious hiking.

14. TRANSPORTATION

Introduction

Barnet's geography dictates that transportation needs within its boundaries are met almost exclusively by the private automobile. Barnet residents are therefore dependent upon a well-maintained road system. Other transportation services are available, though limited. The Vermont Transit bus may be taken north or south from Barnet Village several times each day, although this is seldom used as local transportation. Rural Community Transportation (RCT) currently provides van transportation to disabled, elderly or incapacitated Barnet residents, primarily on a contract basis with local health care and social service providers. These services are available on a limited basis for other residents on a fee-for-service basis. A number of light trucking businesses are located in the Town.

Approximately 110 miles of roads are maintained in Barnet. Many of these are used by school buses, which makes it especially important that they be passable and safe. Many of the Class III roads are difficult to plow because of close banks and trees. The Town Highway Department continues to improve Class III and Class II roads as money becomes available. There is some resistance to the change in scenery that road improvements cause. Such surface improvements can have a negative impact on the scenic value of a road.

Highways. The following classes of highways have been designated within the town of Barnet:

- | | |
|----------|---|
| Class I | (State highways maintained by the Town) There are no Class I highways in the Town of Barnet. |
| Class II | (State-aid highways) There are 15.6 miles of state-aid roads in Barnet consisting of Joe's Brook Road, Comerford Road, West Barnet Road and several short pieces. The Vermont Agency of Transportation allows the Town a variable sum per mile per year for maintenance and construction of Class II roads. |

** BARNET * TOWN * PLAN **

- Class III (Town highways) There are 66.59 miles of Town highway for which the state allows a variable sum per mile per year for maintenance, but gives no construction costs. The State has its own minimum standards for these roads, which frequently are not in keeping with the wishes of property owners because the density of traffic may not warrant required upgrading. The unnecessary upgrading of a little-used road can change the character of an area and should be carefully considered prior to approval.
- Class IV (10.95 miles) No work is done on most of these roads, but they can be re-opened at any time by order of the Selectmen. Homes built on these roads can bring about their re-opening. Selectmen should weigh the costs and benefits to the town of re-opening Class IV roads prior to approval.

Legal Trails. There are at least two former town highways, now known as legal trails, in Barnet.

Interstate 91. Maintained by the State of Vermont, I-91 runs for approximately ten miles within the Town, and Exit 18 is located on the edge of Barnet Village. The right-of-way acquisition of land to construct this highway removed approximately 380 acres from the Town's tax base.

US Route 5. A major north-south highway in the State, Route 5 links four of Barnet's villages and is maintained by the State of Vermont.

Rail Service. Rail-freight services are available in St. Johnsbury on the Canadian Pacific Line's Lyndonville subdivision which runs from Newport to Wells River, passing through Barnet. A railroad siding serves Morrison Feeds and could serve other industries. The Canadian Pacific Railroad intends to lease the operation of this line which may make possible the return of special passenger train service. It is doubtful, however, that demand would be sufficient to warrant regularly scheduled passenger service on the line.

Transportation: Goals

Goal: To maintain a safe and passable network of roads at a cost affordable to the Town.

Recommended actions:

1. For the sake of clarity, Class IV roads should be designated IV (A) maintained; or Class IV (B) unmaintained.
2. The upgrading of Class IV roads to Class III especially for residential development should be approved only after careful consideration by the Selectmen.
3. Keeping in mind that the improvement or upgrading of roads can have a negative impact on the scenic value of an area, the wishes of adjacent property owners and the density of traffic should be considered by the Selectmen in the improvement of Class II and Class III roads in Barnet.
4. The West Barnet Road and the Joe's Brook Roads should receive special priority for upgrading to meet both current and anticipated future needs.

Goal: To decrease the dependence of Barnet's residents on private automobile transportation whenever possible.

Recommended actions:

1. Barnet should actively encourage the continued availability and extension of public van service like the Rural Transportation Corporation now provides.
2. The Town should actively encourage the development of better bicycle-pedestrian pathways within the developed areas of Barnet, and the construction of bicycle-pedestrian lanes along paved town roads as they are improved or repaired.
3. The feasibility of rails-to-trails projects for both transportation and recreation in Barnet should be studied.
4. Consideration should be given to establishing a commuter parking area in the vicinity of the I-91 Interchange 18 to encourage car-pooling and to discourage roadside parking.

15. ENERGY AND COMMUNICATIONS

Electrical power is provided in Barnet by Green Mountain Power and Central Vermont Public Service Corporation. Telephone service is provided by NYNEX and Continental Telephone. Cable television service is available within the village limits of Passumpsic, Barnet Village and McIndoe Falls.

There is a growing awareness of the long-term economic, environmental, and social costs of our energy choices. The use of energy should be an important consideration in local decisions about municipal services and facilities, land use, building standards, and our local economy.

Most of the money Vermonters spend on fossil fuel leaves the state and local economy. Only 20 percent of the dollars spent on nonrenewable fuels stays in the state, while 80 percent of that spent on wood remains in the state. Replacing fossil fuel systems with renewable wood or hydropower energy systems would keep the energy dollar within the local or regional economy.

Improvements in communication made possible by fiber-optics and other advanced communication technologies will have an enormous impact on how and where business is conducted in Barnet, and in the state. However, rural areas like Barnet are traditionally the last and least served with access to new technologies. The availability of the most advanced communication technology is a priority for Barnet, not only because of its economic value to residents, but also because it has the potential to bring the outside world into the lives of residents.

Energy and Communications: Goals:

Goal: To promote a reduction in local dependence upon costly nonrenewable energy sources.

Recommended Actions:

1. Encourage the development of alternative energy sources in the Town, especially renewable energy sources such as wood, solar, and wind.
2. Continue the town policy that projects for the construction or maintenance of public buildings will consider energy efficiency and costs in the planning process.

16. MUNICIPAL SERVICES

Public Buildings, Facilities and Land. (These facilities can be located in Appendix III, Map A.)

Town Forest. The Town Forest was acquired by the Town of Barnet in 1957 and covers an approximate area of 196 acres. It is located on the east side of the Passumpsic River at Passumpsic and contains a substantial stand of hard and soft wood. The area also has a borrow pit for gravel which serves the Town's needs. The municipal landfill formerly located here was sealed and closed in 1992. The Town is responsible for monitoring and maintaining this area.

Roy's Mountain Wildlife Management Area. Located in the towns of Barnet and Ryegate, this area is state-owned and contains approximately 1,036 acres that are within the Town of Barnet. The area is located in the south central part of Town and contains the summit of Roy's Mountain, part of Jewett Pond and wetlands south of Harvey's lake to the Ryegate town line. It is managed by the state as wildlife habitat and is accessible to the public.

Harvey's Lake Beach and Picnic Area. The Harvey's Lake Beach, traditionally called Sunny Beach, and the adjoining picnic areas, which contains a permanent picnic shelter, are situated at the north end of Harvey's Lake. The beach and picnic area are bordered on the east by the Stevens River and cover about one half the north beach area. The area is supervised in the summer months and organized swimming instruction is offered. A fee is charged for the use of the parking, beach, bathhouse and picnic area.

Town Garage and Equipment. The Town garage and salt shed (added in 1976) are located in the southeast corner of the Barnet Village Fire District, just east of old US Route 5. This area houses all equipment associated with the construction and maintenance of Town roads. A full-time mechanic is employed at this location to perform normal maintenance and most repair work to the inventory of

Town equipment. It is anticipated that the existing facility will become inadequate for the Town's needs within the five year life of this plan.

Town Clerk's office and Public Library. The Town Clerk's office and Barnet Public Library are located in a two-story wood-frame building on the east side of US Route 5 just north the center of Barnet

Village. Recent improvements to this building have increased its energy efficiency and reduced maintenance costs. There is adequate parking. The Town office on the first-floor level is open on week days from 9:00 AM to 12:00 PM and 1:00 PM to 4:30 PM.

** BARNET * TOWN * PLAN **

The Public Library. on the second floor level of the Town Office building, is open Monday, 4-7:30 PM; Wednesdays, 1-5:30 PM; and Saturday, 10-4 PM. Special accommodations have been made for the use of the library by handicapped individuals. However, a need for adequate space and handicap access which meets federal standards will necessitate the relocation of the library within the five-year life of this Plan.

Town Hall and Fire House. The Barnet Town Hall and Fire House are located on the north side of Church Street in Barnet Village. The Town Hall is a wood-frame building built circa 1850. It is available on a limited basis for social and recreational use. In the 1950's, a concrete block addition was made to the Town Hall. This new area provides restrooms and houses the Town's fire trucks and other support fire-fighting equipment. A rescue squad unit is stationed in West Barnet. A common heating system serves both buildings. Handicapped parking and an access ramp in to the Town Hall are available. New and expanded uses for the under-utilized Town Hall will be explored within the five-year life of this plan. It is anticipated that the existing Fire House is inadequate to meet the Town's future needs.

Town School and Land. The Barnet School and the adjoining recreation field occupy a ninety-six acre site on the West Barnet Road.

Police Protection. Town-organized police protection and law enforcement is limited. Accordingly, strong support should be given the State Police, the County Sheriff, and local constables. The Caledonia County Sheriff provides regular patrol services to the Town.

Fire Protection, First-Aid and Rescue Services. There are five fire districts within the Town of Barnet, however, all major firefighting equipment is stored and maintained in the Village of Barnet. There is also a fire house and rescue truck with some fire-fighting equipment located in West Barnet. The volunteer Barnet Rescue Service responds to emergency medical calls. In addition, Barnet is served by the Caledonia-Essex Area Ambulance Service (CALEX) which provides pre-hospital emergency care.

Solid Waste. With the closing of the Town Landfill in 1992, Barnet joined the Northeast Kingdom Waste Management District in order to meet its legal and environmental obligation to protect the public health and welfare under Act 78. Barnet has one supervisor and one alternate on the District's Board. The District provides Barnet with programs for solid waste planning, handling, recycling and disposal. Barnet maintains a solid-waste transfer station for its residents at the site of the former landfill and

** BARNET * TOWN * PLAN **

accepts household trash. There are also trash haulers who collect door-to-door for those householders who wish. Barnet has joined the Northeast Kingdom Recycling Co-op and began collecting recyclables in 1993. Barnet has one member and one alternate on the Co-op Board.

Sewage Disposal and Water Supply. Barnet Village has a 68 hookup water system owned by the Fire District. McIndoe Falls water system is owned by the local fire district and has 56 hook-ups with 10 more available for expansion. Passumpsic Village is served by the St. Johnsbury water system with 45 hook-ups and expansion capacity to 55. West Barnet has a private water system serving 20-25 homes in the village area. The remaining households maintain private springs or wells. There are presently no public sewage treatment facilities in the Town.

Cemeteries. The Town contributes to the maintenance of three cemeteries: Stevens Cemetery, Palmer Cemetery and the Pleasant View Cemetery. Other cemeteries include the West Barnet, Barnet Center, Walter Harvey, and McIndoe Falls cemeteries.

Municipal Services: Goals

Goal: To provide adequately for the health, safety and general welfare of the citizens of Barnet.

Recommended actions:

1. The Selectmen should continue to plan to provide adequate facilities for the Barnet Public Library and the Fire House and the Town Garage.
2. Appropriate expanded and alternative uses for the Town Hall should be considered.
3. A number system, eventually computerized, should be developed in order to identify quickly the precise location of every structure in the Town.
4. Installation of central water systems should be encouraged in cluster developments. Such water supply, when installed, should be of drinking quality. Under no condition should the waste disposal system invade the water supply.

17. ADJACENT COMMUNITIES

Barnet depends on adjacent communities for many services. The town is part of a mutual aid agreement for fire fighting, the Town's high school students all go out of Barnet for their education, and many of the jobs that residents rely on are in other communities. Barnet has always maintained an excellent relationship with its neighbors, a relationship that should continue. Moreover, the people of Barnet recognize that, because the Town does not exist in isolation from the region, Barnet should take an interest in planning decisions made by adjacent communities.

18. IMPLEMENTATION OF THE PLAN

The following is a comprehensive list of actions recommended by this Plan, arranged by section for easy reference. A time line for achieving each objective is noted, as well as the public or private entity which is most appropriately responsible for achieving the objective.

Agriculture:

1. Establish a volunteer Conservation Commission for the purpose of making an inventory of the town's critical farm lands based on historic and existing use and soil categories; receiving gifts of land for conservation purposes; recommending appropriate local farm land conservation strategies; assisting the planning commission on natural resource issues; and encouraging residents' understanding of agricultural resources by conducting public educational activities. The Conservation Commission should also explore effective local incentives for farm and forest land protection. Strategies which might be explored are: tax stabilization, purchase of development rights, deeding of conservation easements to land trusts, local transfer of development rights (TDR) provision for the zoning bylaw.

The Selectmen shall specify the duties and limitations, of the Conservation Commission, and at all times the Conservation Commission should seek the permission and co-operation of landowners in carrying out its duties.

Selectmen: year 1; Conservation Commission: years 2-5; Planning Commission: years 2-5

2. Encourage more local marketing of agricultural and forest products. Local consumption of local products profits the producer, the consumer and the environment.

Town-wide: on-going

3. Encourage residential development within or on the edges of the villages in order to reduce development pressure on productive agricultural lands.

Planning Commission: on-going

4. Study the feasibility and possible revision of the local productive land tax stabilization ordinance to encourage and assist in the maintenance of the present uses of Barnet's agricultural, forest and other undeveloped land.

Conservation Commission: year 2; Selectmen: year 3

** BARNET * TOWN * PLAN **

5. Study the feasibility of a "Farmland overlay District" in the Zoning Bylaw with special provisions for maintaining productive agricultural use of prime agricultural land as determined by the Planning Commission and the Conservation Commission.

Planning Commission: year 1

Forest Land

1. Establish a volunteer Conservation commission (see #1 under Agriculture).

Selectmen: year 1; Conservation Commission: years 2-5; Planning commission: years 2-5

2. The Conservation Commission should promote the use of "Acceptable Management Practices" (AMP's) by forest land owners and commercial timber harvesters through locally sponsored education programs which also address sustainable harvesting techniques and the advantages of forest management plans.

Conservation Commission: on-going after year 1

3. Encourage development within or on the edges of the villages in order to reduce development pressure on productive forest lands.

Planning Commission: on-going

4. Study the feasibility of a local forest-land tax stabilization ordinance which will enhance the viability of productive forestry in Barnet and encourage the maintenance of open land unencumbered with man-made structures.

Conservation Commission: years 2-3

5. Study the feasibility of a Forest Land Overlay District in the Zoning. Bylaw which will guide development in forested tracts identified as having prime productive forest soils according to site soil indexes. Within this district, the Planning Commission should give special consideration to the effects of development on critical natural resources including wetlands, wildlife habitat, water supply sources, and fragile natural areas.

Planning Commission: years 1-3

Open Land:

1. The overall intent of Town regulations, including the Zoning Bylaw, should encourage the maintenance of open land when practical.

Planning Commission: on-going

** BARNET * TOWN * PLAN **

Water Quality:

1. The Planning Commission and the Conservation Commission, when it is established, should seek opportunities to inform land owners about Vermont's Wetland Rules in order to prevent development activities which are detrimental to the resource and may be irreversible.

Planning Commission: on-going; Conservation Commission: years 2-5

2. For the sake of clarity, the Planning Commission should consider including the Town's designated shoreline on the zoning map as a Shoreline Zoning District subject to the existing Shoreline Regulations in the Zoning Bylaw.

Planning Commission: years 1-5

3. In order to protect the water quality, wilderness character, wildlife habitat and rare plant species, the Planning Commission should continue to require adequate undisturbed buffer strips around the designated undeveloped ponds and streams.

Planning Commission: years 1-5

4. Consider revising the Zoning By-law to include the standards set forth in state guidelines called "Acceptable Management Practices" for maintaining water quality during logging operation, and at construction sites.

Planning Commission: years 1-5

5. The Conservation Commission should work with the Lake Harvey's Association to encourage the maintenance of the lake's water quality.

Conservation Commission: years 2-5

6. Barnet's public officials should continue to cooperate with the Connecticut River Watershed Joint Commission in the development of the Corridor Management Plan.

All local officials: on-going

Natural Areas and Wildlife:

1. Create a Conservation Commission which would identify natural areas within Barnet and assess their importance, and rank these natural areas by priority for protective action.

Selectmen: year 1; Conservation Commission years 2-5

2. The Conservation Commission could work with landowners to protect the sites which are in private ownership.

Conservation Commission: years 2-5

** BARNET * TOWN * PLAN **

3. Areas important to wildlife such as beech and red oak stands and spruce/fir forests should be identified and mapped by the Conservation Commission.

Conservation Commission years 2-5

4. The Conservation Commission should sponsor a workshop for landowners on the enhancement of wildlife habitat on private land.

Conservation Commission: year 3

Growth and Economic Development:

1. Create an inventory of the existing and potential recreational opportunities in the town which would include, for example, Harvey's Lake, existing hiking trails and potential recreation trails.

Recreation Committee: year 2

2. Encourage a diversity of sustainable uses in the town through zoning which would allow variety of low-impact commercial and recreational uses in a range of districts. Examples of such development would include Bed and Breakfast establishments and four season recreational centers like the Craftsbury Touring center as well as a variety of home occupations and light industry.

Planning Commission: years 2-5

3. Educate local entrepreneurs about the availability of small business development services and funds.

State and regional economic development agencies: on-going

4. No large, heavy industry incompatible with the agricultural, rural and natural resource values of Barnet should be located in the town. There should be a diversity of local commercial and service enterprises and the local labor market should be used as much as possible in these enterprises.

Selectmen: On-going; Planning Commission: on-going

5. Conduct a study which will determine the actual cost of a variety of development scenarios to the town of Barnet.

Planning Commission: year 3

Housing:

1. In order to preserve the rural character of the town, new housing should be encouraged where zoning permits a higher density of housing near the existing villages. This might be achieved through encouraging the use of the Planned Unit Development. However, moderate to low-income housing should not be confined to these areas.

Planning Commission: on-going

** BARNET * TOWN * PLAN **

2. Study the feasibility of adopting a Transfer of Development Rights program within the Zoning Ordinance to encourage development on the edges of existing villages and to preserve open space.
Planning Commission: years 3-4

3. Those seeking building permits in less-accessible locations should be made aware that fire-fighting services for them may be limited, as compared to more accessible parts of town.
Planning Commission: on-going

4. The town should adopt subdivision regulations that will allow orderly growth and the provision of municipal services at an affordable cost to the community.
Planning Commission: on-going

5. The Planning Commission should promote development which preserves meadowland (land including pastureland, hayland or cropland) in rural districts by encouraging siting of new structures which are to be located outside the village districts in less visible areas along the edges of open fields or in wooded areas which border them.
Planning Commission: on-going

6. Inform residents about federal and state programs for weatherizing, rehabilitation and home financing by making the information available through the town clerk and zoning administrator.
Town Clerk: on-going

7. Consider the feasibility of offering density bonuses and other incentives for Planned Unit Developments (PUD's) that provide affordable housing.
Planning Commission: years 2-5

8. Single and two-family dwellings are most in keeping with the historic rural character of the town. Apartment structures of over four units will be considered under the provisions of the zoning by-law, but are not recommended outside village districts.
Planning Commission: on-going

9. Town authorities should work with public and private housing agencies to provide adequate rental assisted apartments within the village district to meet the needs of Barnet's elderly, long-term residents.
Selectmen: on-going; Planning Commission: on-going

** BARNET * TOWN * PLAN **

Village Issues:

1. Identify which commercial enterprises and essential services needed by the residents are currently lacking.

Planning Commission: on-going

2. Work with regional economic development organizations to encourage the location of these businesses and services within the villages.

Planning Commission: on-going; Selectmen: on-going

3. Commercial enterprises such as stores should be located where they are convenient to the walking public, thereby contributing to village life and reducing the traffic congestion which results from dependence on the automobile.

Planning commission: on-going

4. Acceptable commercial structures for the I-91 interchange area should be limited in number and carefully situated to maintain the rural character of the village of Barnet.

Planning Commission: on-going

5. Adopt Zoning Bylaw provisions which will encourage the clustering of new commercial activities in existing village centers, or at selected points off the main road with a shared point of access, to avoid strip development, especially along Route 5. Where shared access is not feasible, the Zoning Bylaw should require large commercial lot size and road frontage.

Planning Commission: years 2-5

6. Study the feasibility of establishing Design control Districts in those areas of Barnet which may be determined to be critical to the historic character and visual integrity of the Town.

Planning Commission: years 2-5

7. Church Street should continue to be primarily residential in order to maintain the beauty and character of the Village of Barnet.

Planning Commission: on-going

Education:

1. The Planning Commission should maintain communication with the School Directors concerning long-range facility needs.

Planning Commission: on-going

** BARNET * TOWN * PLAN **

Historic, Cultural and Scenic Resources:

1. Encourage the owners of historic structures to preserve and maintain them for posterity.

Historical Society and Planning Commission: on-going

2. The protection of existing churches, cemeteries and former school buildings should have a high priority. These buildings should have appropriate and pleasant surroundings.

Planning Commission: on-going; Historical Society: on-going

3. Markers should be erected where appropriate indicating locations of historic brick kilns, granite quarries, and the Marl Kiln, and an inventory of archeological sites within the Town should be created.

Historical Society: years 2-5

4. Encourage the siting of residential development which does not degrade our scenic vistas.

Planning commission: on-going

Recreation:

1. Appoint a Barnet Recreation Committee to study recreation needs and to work with existing organizations to develop greenway trails and improved river recreation access in Barnet.

Selectmen: year 2

2. Work to obtain recreation easements to assure continuing public access for low-impact recreation like fishing and walking to areas such as Joe's Brook, the Steven's River, the Barnet center Road, Sara Moore Pond, Warden's Pond and the Rake Factory and Bony Woods area.

Recreation Committee: on-going; Conservation Commission: on-going

3. As local paved roads are improved and resurfaced, the shoulders should be widened to make recreational and non-motorized use of these scenic roads safer and more attractive.

Selectmen: on-going

4 Continued co-operation between sportsmen's groups, such as The Vermont Association of snow Travelers (VAST), and private landowners should be encouraged so responsible enjoyment of nature will not be encumbered by trespassing problems.

Recreation Committee: on-going

** BARNET * TOWN * PLAN **

5. Development and maintenance of trails in remote areas by public or private sector should be encouraged to provide the opportunity for serious hiking.

Recreation Committee: on-going

Transportation:

1. For the sake of clarity, Class IV roads should be designated IV (A) maintained; or Class IV (B) unmaintained.

Selectmen: year 1

2. The upgrading of Class IV roads to Class III especially for residential development should be approved only after careful consideration by the Selectmen.

Selectmen: on-going

3. Keeping in mind that the improvement or upgrading of roads can have a negative impact on the scenic value of an area, the wishes of adjacent property owners and the density of traffic should be considered by the Selectmen in the improvement of Class II and Class III roads in Barnet.

Selectmen: on-going

4. The West Barnet Road and the Joe's Brook-Roads should-receive special priority for upgrading to meet both current and anticipated future needs.

Selectmen: on-going

5. Barnet should actively encourage the continued availability and extension of public van service like the Rural Transportation Corporation now provides.

Selectmen: on-going

6. The Town should actively encourage the development of better bicycle-pedestrian pathways within the developed areas of Barnet, and the construction of bicycle-pedestrian lanes along paved town roads as they are improved or repaired.

Selectmen: on-going; Recreation Committee: years 2-5

7. The feasibility of rails-to-trails projects for both transportation and recreation in Barnet should be studied.

Selectmen: on-going; Recreation Committee: years 2-5

8. Consideration should be given to establishing a commuter parking area in the vicinity of the I-91 Interchange 18 to encourage car-pooling and to discourage roadside parking.

Selectmen: year 1

** BARNET * TOWN * PLAN **

Energy and Communications:

1. Encourage the development of alternative energy sources in the Town, especially renewable energy sources such as wood, solar, and wind.

Town-wide: on-going

2. Continue the town policy that projects for the construction or maintenance of public buildings will consider energy efficiency and costs in the planning process.

Selectmen: on-going

Municipal Services:

1. The Selectmen should continue to plan to provide adequate facilities for the Barnet Public Library and the Fire House and the Town Garage.

Selectmen: on-going

2. Appropriate expanded and alternative uses for the Town Hall should be considered.

Planning Commission: on-going; Selectmen: on-going

3. A number system, eventually computerized, should be developed in order to identify quickly the precise location of every structure in the Town.

U.S. Government and Barnet Emergency service providers: on-going

4. Installation of central water systems should be encouraged in cluster developments. Such water supply, when installed, should be of drinking quality. Under no condition should the waste disposal system invade the water supply.

Planning Commission and Zoning Administrator: on-going

APPENDIX I. TEN ELEMENTS OF CHAPTER 117

Vermont Statute Title 24, Chapter 117 is the enabling legislation for local land use planning and regulation in Vermont. It requires that the ten elements in Section 4302 be addressed in the municipal plan. The following list gives the location of each element within the plan.

- (1) A statement of objectives and policies
 - * The entire document presents policies and objectives
 - * Sections 1,2,3,8,18,18
- (2) A land use plan consisting of a land use plan and maps
 - * Sections 1,2,3,5 and Appendix III
- (3) A transportation plan
 - * Section 14 and Appendix III
- (4) A utilities and facilities plan
 - *Sections 15 and 16 and Appendices II&III
- (5) A plan for the preservation of natural areas, and scenic and historic features
 - *Sections 6,7, and 12 and Appendix III
- (6) An educational facilities plan
 - * Sections 11 and 16 and Appendix III
- (7) An implementation program
 - * Section 18
- (8) Adjacent Municipalities
 - * Section 17
- (9) An energy plan
 - * Section 15
- (10) A housing element
 - * Section 9