

WEST FAIRLEE TOWN PLAN

Adopted

October 3, 2002

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I. PREFACE

The West Fairlee Town Plan has been prepared under the authority of the Vermont Planning and Development Act by the West Fairlee Planning Commission. Responsibility for adoption of the Plan is given to the local legislative body, the Board of Selectmen.

In a broad sense this Plan represents an expression of how we, the residents of West Fairlee, would like to see our town develop. As a means of attempting to influence what form this growth will take, a series of planning policies and recommendations have been set forth herein. These address such matters as municipal services and facilities, housing, economic development, roads, recreation, scenic and historic resources, and land use planning. It is intended that these policies and recommendations will serve to assist town officers in the exercise of their official duties and also ensure that the expressed desires of the residents of West Fairlee play a major role in influencing decisions affecting the town's future. This Plan has been designed to also serve as the basis for a continual local planning program designed to promote orderly growth and development.

Plan Definitions

Goals, objectives, policies, and recommendations of a plan must be viewed as an integrated, interdependent system of statements that have clear relationships to each other and to the body of the plan. The definitions of these terms must be made clear for the understanding of each plan section as well as the coordination of the plan sections with each other. The terms defined below are used throughout the plan:

GOALS are long-range town aspirations which represent significant positive gains which should be achieved by municipal governments and serve to establish the directions that a town will take. The "goal" describes the end condition that is sought;

OBJECTIVES are attainable targets which are action oriented and designed to address outstanding town problems. An objective is a measurable component of a goal. Objectives are achieved in part by implementing planning policies;

POLICIES are guidelines for action which direct the achievement of objectives and enable the town to respond to a wide range of problems as they arise. A policy is a guide toward certain courses of action;

RECOMMENDATIONS are courses of action designed to achieve objectives and are suggested courses of action that may be used to solve existing problems and to avoid their recurrence. These may include performance criteria, specific strategies, changes in administrative procedures or suggestions for further study.

II. INTRODUCTION

A. THE PLANNING PROCESS

The first effort at organizing a formal planning program in West Fairlee began in 1971 and culminated two years later in 1973 with the adoption of a Town Plan. During the five-year life of the original Plan, the Planning Commission presented for consideration a permanent zoning ordinance. This proposed ordinance was defeated by the voters at the March, 1975 town meeting. In 1979, the original Town Plan was reviewed, updated and adopted for another five-year period. In 1986, a new Town Plan was prepared and it was adopted in 1987. Following that, a Zoning Ordinance proposal was drafted for consideration by Town voters. That proposal was defeated in a vote held in 1988.

In 1991, the Town Plan was again overhauled and adopted by the Selectboard following a series of public hearings. That Plan expired in December, 1996. This Plan represents a modest revision to the most recent Plan and, if adopted again, will stand as public policy. A Town Plan does not have the power of law designated to a zoning ordinance and should not be confused with such. The one exception to this rule is under Vermont's Act 250 law affecting major development where, under Criterion (10) of Section 6086 of the Act, a project must be shown by the applicant to conform with any duly adopted local or regional plan.

B. POPULATION PATTERNS AND PROJECTIONS

An analysis of past population trends, present characteristics, and future projections is important in order to anticipate and plan for changes likely to come to West Fairlee. Increases in population will translate into new demands for municipal services adding to the costs of local government. It is in West Fairlee's best interest to try to minimize any sudden and substantial jumps in population growth that will have the effect of putting a severe strain on the town taxpayers to provide services. West Fairlee population growth has increased dramatically in the period 1980-1990. During that period, population grew by 48%, one of the fastest growth rates in the State of Vermont, according to the U.S. Census Bureau. New projections based on the 1990 U.S. Census will be available in the near future show a slow but steady increase in population in West Fairlee as well as neighboring communities.

The following table gives past and present estimates as well as future projections:

<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1985</u>	<u>1988</u>	<u>1990</u>	<u>1997</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>
363	333	337	427	446	466	633	565	726	553	578

Sources: Figures for 1950-1990 - U.S. Census Bureau
 Estimates for 1985 and 1988 - Vermont Department of Health
 1997 Estimate - West Fairlee Town Clerk and Planning Commission
 Projections for 1995-2010 VT Department of Health, based on 1980 U.S. Census

III. PLAN ELEMENTS

A. UTILITY AND FACILITY

FIRE PROTECTION

Fire protection is accomplished by the West Fairlee Volunteer Fire Department, whose station is located on Route 113 in the Village. Personnel include a Fire Chief, Assistant Fire Chief, Secretary/Treasurer and approximately twenty volunteer firemen.

The station maintains the following equipment:

DESCRIPTION	YEAR	CONDITION
Pumper, Chevrolet	1975	
Pumper, Mack	1962	very good
Maxian Pumper	1971	very good
Dodge 4WD Forest Fire Vehicle	1935	excellent
Resuscitator & 4 Scott Air Packs		
Hose Drying Tower		
3 Portable Pumps		
Smoke Ejector		
1,000 gallon Portatank		
4 Collible Vest Packs		

The real need of the Department at this point in time is for volunteer manpower rather than special firefighting equipment, trucks, or storage facilities.

ISO Commercial Risk Services, Inc., rates West Fairlee for insurance purposes as Class 9 for commercial buildings and Class E for residential property, effective since January 1, 1981, for structures within five miles of a fire station.

POLICE PROTECTION

Police coverage is provided by the county sheriff's office, and the Vermont State Police. At the present time, this protection is adequate. A Town Constable is elected each year.

AMBULANCE SERVICE

Ambulance coverage is provided by the Upper Valley Ambulance Service. They are assisted by the Thetford, Bradford, and Vershire Fast Squads.

SOLID WASTE

Closing of the Upper Valley Landfill in Post Mills left West Fairlee residents without a designated disposal site. Presently, most waste finds its way to area transfer stations and is then trucked to Bethlehem, New Hampshire for final disposal.

A very active volunteer group directed by a Selectmen appointed recycling committee operates a monthly transfer station at Bean Hall for recyclable materials and solid waste. After individual drop-off, these materials are then transferred to area recycling centers.

West Fairlee is a member of, and has a representative on, the Greater Upper Valley Solid Waste Management District. The District consists of 10 towns and its purpose is to assist member towns in the disposal, reuse, recycling and reduction of solid waste.

It is anticipated that the Town, working with the District, can greatly improve its current system of solid waste reduction and disposal.

LIBRARY

The town library is located in the Community Building and is funded each year by a small appropriation voted at March Town Meeting. Staffed by a paid librarian, the library is open from 2:30 to 5:30 p.m. on Friday and 6:00 to 8:00 p.m. on Wednesday.

SCHOOLS

The Westshire School provides instruction to children from grades kindergarten through fifth. At present there are approximately 100 elementary children. A wood frame addition was erected in 1999. The full-time staff includes a teaching principal, six instructors, and six aides. The School enjoys the benefits of many volunteers.

The school has just undergone P.S.A. standards testing and received high marks. The School adequately meets the present needs of West Fairlee's students. The West Fairlee Planning Commission should monitor the growth of the number of school age children so that the Town can provide for the future needs of the Town's children.

West Fairlee pupils in grades six through twelve attend the Town's school, Rivendell.

TOWN-OWNED LANDS

The Town of West Fairlee owns the land upon which the school and Town Hall stand (approximately two acres), as well as eight cemeteries. The turn-of-the-century Town Hall, having been renovated recently, is available to town residents for social and other functions. Besides these properties, a one-half acre piece of the old dump in Thetford belongs to the Town. No new land purchases are being contemplated at this time.

OTHER PUBLIC LANDS

There is a state Wildlife Management Area, covering 101 acres, off the west side of Back Street. The State also owns a public access boat ramp on Route 244 at Lake Fairlee. The public access is located on a parcel of land which is .25 acre in size. The Village of Bradford owns 160 acres of woodland near the Bradford Town Line. The Town of Thetford owns and operates Treasure Island, a public recreation area on Lake Fairlee.

PUBLIC UTILITIES

Except for electrical and telephone service, there are no public utilities within West Fairlee. Water supplies are accomplished by on-site wells and springs while sewage disposal systems are mostly of the septic tank-leach field design.

CEMETERIES

- Wild Hill Cemetery
- Middle Brook Cemetery
- Blood Brook Cemetery
- Kidder Hood Cemetery
- Scrutton Hill Cemetery
- Krook Meadow Cemetery
- West Fairlee Village Cemetery
- West Fairlee Center Cemetery

Lots are available at some of the cemeteries listed above. Information is available from the Cemetery Commission.

Goals:

1. To improve and expand the quality and quantity of the Town's recreation facilities and programs.
2. To ensure the efficient delivery of all public safety services.
3. To adopt a capital budget and 5-year capital improvements plan.

Policy:

1. It is a policy of the West Fairlee Town Plan to expand utilities/facilities in a rational and phased manner to avoid unexpected burdens on the Town's tax rate.

B. ENERGY

The electric utility power, supply, transmission and distribution for West Fairlee is franchised to Central Vermont Public Service Corporation (CVPS) of Rutland, Vermont and Washington Electric Service from Barre, Vermont.

This power supply comes from a diverse mix of hydro, nuclear, and fossil fuel. However, with certain contracts being terminated, such as the New York Power Supply, rates for electricity are beginning to rise dramatically. CVPS has indicated double digit rate increases for the near future.

Part of the rate increase problem is the nature of the electrical demand for CVPS customers. Very low demand in the summer and a very high demand in the winter has created two rates. The winter rate gives CVPS customers one of the highest in New England from December through March. According to the Vermont Public Service Board, this rate should discourage electric heat from being added and improve efficiency of existing residential, commercial and industrial customers.

The most recent concept approved by the Public Service Board in 1990, is the concept of least cost planning. If a utility can prove that saving a watt through conservation is cheaper than producing a watt by building generation and transmission facilities, the former is given priority. These conservation programs are available to all customers at little or no cost since it is built into the rate structure.

Electric energy efficiency can keep the West Fairlee electric demand down and require less facility upgrade by CVPS.

Goal:

1. To provide energy resources at reasonable costs while ensuring public health, aesthetic quality, and environmental safety.

Objectives:

1. Encourage the conservation of energy resources and the use of renewable, alternative sources of energy.
2. Promote a compact, land efficient form of development by emphasizing development in the Village area and discouraging energy wasting strip development.
3. Encourage building design and subdivision standards that maximize solar exposure.

Policies:

1. Any new building in the Town of West Fairlee should be required to go through a no charge CVPS analysis to prove electric energy load is the most efficient within economic reason.
2. Monitor State and Federal programs aimed at conservation and the development of alternative forms of energy and share this information with residents and the development community.

C. LAND USE

TOWN SETTING

The Town of West Fairlee is located in the eastern portion of Orange County and is bounded by the Towns of Fairlee, Bradford, Vershire, Thetford, Corinth, and Strafford. Vermont Route 113 serves as the main highway artery passing through the southwest corner of town.

Most of West Fairlee's 13,429 acres are characterized by rolling hills with dense forest cover (estimated at 89 percent) and little open land. West Fairlee is rural residential in nature with most of the resident population having settled along existing town roads.

EXISTING LAND USE

In order to gain an understanding of the land and structural resources existing in West Fairlee, the town's Grand List Book for 1995 was examined. Presented below, Table 1 is the breakdown of structural land use based in part on the categories established by state law and used in the listing of real property.

The predominant structural land use in West Fairlee is clearly shown below in Table 1 to be residential, although from an acreage standpoint residences and other structures occupy only a small portion of the total land area (Table 2). Most of the residential uses are single family homes rather than attached housing or apartments. In 1985, twenty percent were mobile homes, and thirty-one percent were vacation properties. It is important to note that this last category constitutes a significant factor in the overall land use and development pattern of the community. Three existing summer youth camps border Lake Fairlee and numerous seasonal homes are located within West Fairlee.

There are no industrial or manufacturing uses listed and only thirteen commercial properties operate within town. The number of farms stand at four. The demand for land use within the community has, as in other area towns, shifted away from agricultural and forestry in favor of residential uses. This trend seems more than likely to continue as the tri-town area (Lebanon-Hanover-Hartford) grows outward. Much of West Fairlee's land, however, still remains in an undeveloped state. This might be looked upon as a real opportunity to plan now so that future growth will take place in a beneficial manner and not result in a deterioration of our community.

Analyzing listed values and local tax revenues generated from eight land use categories in the 1995 Grand List (see Table 3) also shows that both year-round and seasonal homes comprise well over sixty percent of the total listed value of real estate. The next largest contributors are commercial properties, woodland parcels and farms, in that order.

TABLE 1
West Fairlee Existing Land Use, 1995

TYPE OF USE:	Residential I*	Residential II**
Residential		
Single Family, Permanent	92	66
Mobile Homes	37	with land-33
Vacation Homes and Camps	43	30
Farm Parcels	4	
Commercial	13	
Industrial	0	
Public Buildings	2	

* = under six acres

** = six acres or more

TABLE 2
Estimated Acreages By Land Use, 1995 Grand List

TYPE OF USE:	ACREAGE
Cropland	467
Pastureland	1,072
Woodland	12,025
Site	<u>606</u>
TOTAL	14,170

Note: It was necessary to adjust downward the estimated acreage figure for woodland in order to reach a total of 13,429 acres.

TABLE 3
Total Listed Values and Percentages By Land Use, 1995

TYPE OF USE:	Residential 1	Residential 2
Permanent Residential	\$7,416,500	\$10,663,400
Mobile Homes	\$ 486,860	\$ 1,555,700 (MH with land)
Vacation Homes	\$3,039,400	\$ 4,087,700
Commercial		\$3,218,700
Utilities and Electric (2 parcels)		\$ 519,500
Farm Parcels (4 parcels)		\$1,164,500
Woodland		\$3,274,900
Government (2 parcels)		-0-
Miscellaneous (35 parcels)		\$1,448,100
Total Grand List:		\$36,866,000

Exempt Properties - 9 parcels

FUTURE LAND USE PLAN

It can be seen from the foregoing sections that the Town of West Fairlee has a distinct pattern of settlement which has emerged over time in response to cultural and social attitudes and changes, as well as to natural processes and formations of the land. This pattern features a small and localized village center with relatively high-density development and limited commercial uses. It is surrounded by very sparsely settled rural, agricultural and forest lands. Over the years, this pattern of settlement has worked for the sociological, psychological, and aesthetic benefit of West Fairlee, while simultaneously supporting an economic system which is both efficient and desired.

Therefore, the policies and recommendations set forth in this Plan are designed to fit the needs and desires of people living in West Fairlee and are to be used by West Fairlee's decision-makers to guide growth to the most appropriate locations.

In addition, West Fairlee has both a need and a right to assess proposed development, and to provide a degree of regulation of new building to ensure that too-rapid expansion of West Fairlee does not unreasonably and adversely affect West Fairlee's ability to pay for the services that increased development requires.

Clustered Units And Open Spaces - The West Fairlee Town Plan strongly encourages clustering of development to maximize open space and minimize the cost of infrastructure and the loss of open space, farmland and forestland. Planned Residential Development and Agriculture Planned Residential Development is the preferred alternative over conventional subdivisions. The use of these techniques are encouraged in all areas of Town.

Planned Residential Development - The purpose of a planned residential development is to enable and encourage flexibility of development of land to preserve open space.

Agricultural Planned Residential Development - The purpose of an AG-PRD is to guarantee the continuance of agricultural land by enabling the owner to sell his non-tillable land as a PRD, such PRD to contain up to the maximum density allowable on the entire parcel, with the remaining farm land taxed at its current use value plus any reserved future density.

Planned Unit Development - (with minimum acreage requirements) is also possible throughout town. The purpose is:

1. To facilitate and encourage flexibility of development of large parcels of land.
2. To preserve a maximum of open space while permitting a multiple of uses.

Goal:

1. To maintain the high quality rural/village character of West Fairlee, preserving exceptional scenic beauty, the many natural resources of the Town while allowing for moderate growth.

Objectives:

1. Manage growth and development in a manner that protects West Fairlee's natural resources, preserves the area's cultural and historical assets and does not strain municipal services and facilities.
2. To strongly discourage all proposed development where there is limited or no capacity in existing infrastructure available to support the proposed development.
3. Allow for a diversity of uses within the Town.
4. Encourage the voluntary conservation of undeveloped lands.
5. Preserve active farm and forest lands.
6. Maintain the diversity and vitality of West Fairlee Village as the cultural, residential and economic hub of the Town.
7. To strongly encourage the use of cluster, PRD, and PUD development techniques.
8. To see that future growth occurs at a rate commensurate with the Town's ability to reasonably assume additional costs brought on either directly or indirectly as a result of that growth.

Policies:

1. Future development within West Fairlee should be guided by and related to the existing settlement patterns as well as to natural environmental constraints.
2. To the extent possible, this Plan encourages future commercial growth to locate in and around the present village areas to maintain a community focus.

With the goal in mind of developing a future land use plan which would provide for future growth needs while maintaining a quality living environment, the Planning Commission began a three step process, beginning with an inventory of existing physical resources. This effort involved detailed studies of existing resource materials including:

1. A Natural Resources Study done by an Orange County Technical Team in January, 1971.
2. Topographic maps of West Fairlee.
3. Soils maps of West Fairlee supplied by the Soil Conservation Service from which Two Rivers-Ottawquechee Regional Commission Staff produced a series of land capability maps showing the following characteristics:
 - a. Slope - shows those lands in Town with their slope.
 - b. Soil Drainage - includes soils subject to flooding, those permanently wet or with a seasonal high water table, others that are shallow to bedrock, and those soils that are well-drained.
 - c. Soil Potential for Agriculture - rates West Fairlee soils for agricultural production using highest, good, low, and limited categories.
4. The Flood Insurance Rate Map for West Fairlee prepared by the Federal Emergency Management Agency (FEMA).

In addition to the above sources which are of a more physical nature, the Planning Commission paid attention to the following other criteria in developing the Future Land Use Map:

5. Present development patterns and likely future trends.
6. West Fairlee's General Highway Classifications Map.
7. Community facilities and services as well as public utility service areas.
8. A Planning Questionnaire distributed in 1991.

The second step was to analyze these many inputs and review alternative approaches to designating future land use areas. The pros and cons of each variation were discussed in great length at Planning Commission sessions. Finally, recommendations were given in the form of a Future Land Use Map which divides the town into seven land use areas. This third and final step is actually a graphic representation of what the Town considers to be a reasonable plan for accommodation of future growth.

For the purposes of implementing the above, this Plan recommends that West Fairlee establish and map (in the Appendix) the following land use areas, as outlined below.

FLOODPLAIN

Adjacent to the Ompompanoosuc River and its tributaries are lands subject to periodic flooding. A natural part of the river, floodplains are nearly level areas bordering the banks of streams that serve to retain excessive amounts of water during periods of heavy rains or spring thaws. They often provide excellent soils and opportunities for agricultural use. Floodplains are unsuitable for development because of the high loss potential for life and property as well as the limited ability of septic systems to perform adequately during periods of high water. The purpose of this Land Use category which is found on the Official Flood Hazard Boundary Maps is to complement the West Fairlee Flood Hazard Zoning Bylaw which seeks to prevent increased flooding caused by development of lands in flood prone areas and to minimize losses due to floods.

Because most development is incompatible with soils and other natural functions of the river, only uses of agriculture, recreational, and open spaces are encouraged in floodplains. All other land uses are discouraged.

VILLAGE

West Fairlee's recognized village area is the only existing high concentration settlement area of town. This area serves as the focal point in West Fairlee, in contrast to the outlying countryside. The more concentrated density of development, the mix of private, public and community facilities, and the location give residents a desirable "sense of place" and add immeasurably to the social well-being of the community. Townspeople continue to socialize at the corner store, send their children to the Village school, attend church and town meetings, and much more.

In order to maintain and enhance the attractiveness of the Village and strengthen its role as town center, care must be taken to assure that future development is carefully sited, provides adequate water supply and sewage disposal facilities, does not pose traffic problems, or significantly threaten the general character of the area or the welfare of present residents. If new development can meet

these considerations and other environmental standards, then it will surely improve the vitality of the existing Village. The alternative is to promote the growing pattern of monotonous strip commercial and residential development seen in more urban areas, which clearly is not in the best interests of West Fairlee.

The entire Village area contains the existing built-up portions as well as other contiguous lands which appear to have some potential for development from a physical standpoint. Uses recommended for the Village include agricultural, recreational, municipal, residential, retail/commercial and light industrial. Density of development, if ever prescribed through a zoning bylaw, could be made higher to make it more feasible to build in the Village and allow for rehabilitation of older homes into apartments. Minimum lot sizes would be determined by soil suitability for wastewater disposal, however, one-half acre minimums are generally desired.

MEDIUM DENSITY - RURAL

Much of the land in this category borders existing State and Town highways and generally features soil and slope conditions which will provide for easier installation of on-site wastewater facilities. Also, the Medium Density - Rural sections of West Fairlee are located along the public utility networks where there are fewer impediments to development activities. The purpose of this Land Use category is to allow a higher density in this non - village area than is allowed in other rural or conservation areas. These areas are closer to municipal services.

In order to provide for economically viable agriculture adjacent to low-to-moderate density residential growth within these areas, this Plan strongly suggests that clustered development techniques be utilized for larger project development. These development techniques maintain the rural character and preserve agriculture and open space features of these areas.

It is anticipated that agriculture will also continue as a viable use within the Medium Density - Rural areas of West Fairlee. According to the Soil Conservation Service, 15 percent of West Fairlee soils have better than good potential for agricultural use (See Soils Map in Appendix), and the bulk of these soils are located in the Medium Density - Rural Area.

The outline of the Medium Density - Rural areas is reflective of soil and slope conditions and existing development locations. These lands have a grade less than 15 percent, are fair to well drained, and are near existing Class III town highways. Minimum lot size guidelines are 2-acres per dwelling unit unless some form of Planned Residential Development and clustering technique is used.

Uses allowed in Medium Density - Rural include residential, small cottage industries, home occupations, agriculture, forestry, public utilities, and outdoor recreation. Some limited light industrial uses may be appropriate along Route 113 near the Crossroads area and near State Aid 2. The light industrial uses should only be allowed as long as existing uses are not adversely affected.

LOW DENSITY - RURAL

This area includes those lands which exhibit limitations for development based principally on physical criteria, such as steeper slopes, typically more shallow soils, or poor drainage characteristics. Access and proximity to existing utility services is limited or non-existent in these areas. The purposes of this Land Use category is to eliminate undue demand for new or extended municipal services in outlying areas that would cause a burden on the Town; maintenance of the rural character and beauty of the existing countryside; and to discourage intensive development in areas where slopes or soil conditions dictate otherwise.

One of West Fairlee's most valuable resources is the exceptional scenic quality of some of its upland areas. The attractiveness of these areas is derived from and directly attributable to a variety of elements which make up the land use pattern of the area. These factors, both natural and manmade, provide a rich visual experience for both residents and visitors in West Fairlee. Characteristics which comprise such scenic values include the mixed pattern of open spaces to wooded areas, the prominence of clear unobstructed panoramic views of distant ridges and ravines, and the non-intensive nature of the use of the land.

Another integral element comprising the scenic features of this area, is the type of roads and roadsides throughout the area. These byways consist of narrow gravel roadways with roadsides of diverse and contrasting features. These backroad features, combined with sequence of openings and closings in the roadside canopy, provide an experience which is not obtainable on high speed and more efficient highways.

It is the intent of this Plan, through the designation of this area as Low Density - Rural, to provide for the maintenance and modification of the landscape in a manner which will not cause unnecessary or irreparable damage to these features. Their destruction would serve to degrade the scenic, economic and cultural values of West Fairlee.

Residential development and other types of development within this area can occur only in a manner which serves to maintain the visual focus on important scenic features through the screening of aesthetically displeasing objects, the maintenance of visual diversity and contrast through the placement of structures which will not adversely modify the sequences and views to and from other areas.

Based upon the physical limitations of the land, and the ability of West Fairlee to provide high levels of service at reasonable costs - particularly road maintenance and fire protection, residential development should occur at low densities in these areas. Low Density - Rural areas are currently the least developed and show low potential for accepting substantial amounts of new development, especially in cases where individual on-site water and sewage facilities are being considered. Residential uses would also be perfectly acceptable if at a low density and in a location which is not so remote as to place a burden on the town to provide municipal services. These lands can have grades of between 15% and 25%, soils which are poorly to moderately well drained and are rather difficult to reach due to Class IV town highways. Minimum lot size guidelines are 5-acres per dwelling unit unless some form of Planned Residential Development and clustering technique is

used. Industrial and commercial uses are strongly discouraged. Non-intensive land uses such as agriculture, forestry, low density residential development and outdoor recreation are allowed in this area.

CONSERVATION

It is the goal of this Plan to provide for the conservation of certain natural areas which have been identified as relatively undisturbed, consisting of large tracts of quality timber and serving as home for a variety of wildlife. Such areas of the community are currently not serviced and lack such facilities as roads and utilities. Generally sub-soil conditions within these areas impose extreme limitations on development. In order to provide a fair level of community services within these areas, large amounts of public investment would be necessary and prohibitively expensive.

In that the physical limitations in these areas are so great and difficult to overcome, these lands should be developed at very low densities, and only those land uses which will not adversely affect the environmental quality of these areas should be allowed. Uses allowed include agriculture, forestry, recreation and very low density residential where site conditions allow for wastewater disposal. Minimum lot size guidelines are to be greater than Low Density - Rural.

PUBLIC LANDS

All lands in West Fairlee that are publicly owned or controlled have been placed into this category. This includes land used for municipal buildings, cemeteries, recreation, and timber management. The largest two parcels in this category are the Bradford Town Forest in the northeast corner to town and the West Fairlee Wildlife Management Area southwest of the Village. The remaining small lots are owned by the town and used for the town hall, fire station, school, cemeteries, and a ballfield.

SHORELANDS

It is recommended that land use in the Shoreland Area be compatible with the expressed goals of maintaining the highest level of water quality, preserving the shore cover and natural beauty, and providing for multiple use of the waters in the best interests of the citizens of West Fairlee and the State. Residential, agricultural, forestry, recreational, and limited commercial uses would be appropriate in this area. Minimum standards dealing with such things as building setbacks, lot areas and sewage systems should be incorporated into a bylaw to ensure that any development activity does not degrade the very qualities that make Lake Fairlee one of the cleanest and prettiest lakes in the State of Vermont.

D. HOUSING

The following housing goals have been established to guide the Town's residential development:

Goals:

1. To encourage safe, decent, adequate and suitable housing for all of West Fairlee's residents;
2. To conserve and protect the quality of existing residential neighborhoods and to renew or rehabilitate obsolete and deteriorating dwelling units and neighborhoods; and
3. To encourage private sector development of new dwelling units compatible with existing neighborhoods.

Many towns in New England have experienced rapid economic growth and residential sprawl over the last 30 years. Quite often, their present appearance bears little resemblance to the historical development of the town. While West Fairlee has not yet experienced a great deal of dislocated development, the potential pressures for such development are present. A key element in the character of the Town is its housing - the quality, availability and variety of places for its residents to live. Housing has a large influence on the rate and direction of business and industrial growth.

A major function of housing planning is to meet two important community objectives - first, safe, adequate, and affordable shelter for present and future populations and second, suitable density and distribution of housing throughout the town. Although the provision and maintenance of a town's housing stock is primarily a private sector activity, the growth and development of housing affects the environment of the town and the facilities and services it provides or will provide. Housing constructed in the absence of adequate planning for public facilities can overburden schools, sewage treatment plants, roads, etc. Poorly located housing can pollute a water supply or destroy an important wildlife habitat. Housing that is inadequate to meet the demand in a town or region can strain adjacent towns and prevent people from living close to their jobs.

According to listers' records for 1995 there is a total of 227 year-round housing units of the following types:

Residential with under six acres of land	92
Residential with six acres and over	65
Mobile home without land	37
Mobile home with land	<u>33</u>
TOTAL	227

The single most important housing problem in West Fairlee today is that of rapidly rising costs. If this national trend continues to escalate, residents will find it more economical and attractive to rehabilitate existing deteriorating housing or perhaps purchase less expensive modular and mobile housing. The strongest need for housing at present is among our young people, very low income families, and the town's elderly residents.

Seasonal dwellings comprise the second largest form of housing in West Fairlee. The 1995 Grand List records the following vacation properties based on parcel size:

Vacation dwelling with under six acres	43
Vacation dwelling with six acres and over	<u>30</u>
TOTAL	73

Most of these dwellings are of good quality and could be used as permanent housing. If energy costs continue to rise many of these units may be offered for sale and converted to year-round homes, thus increasing the town's housing supply.

Recommendations:

1. Design and prepare an inventory of housing types, condition and cost which can serve to determine housing demand and need.
2. It is the policy of West Fairlee to encourage a regional approach to determine and meet the housing needs of low and moderate income persons.
3. It is the policy of the Town to ensure that the timing and rate of new housing construction or rehabilitation does not exceed the community's ability to provide adequate public services (e.g. schools and municipal services).

E. ECONOMIC DEVELOPMENT

In its early years, West Fairlee thrived as a community relatively independent of outside economic forces. Agriculture, forestry and mining served as the cornerstone of the local economy. Most all people worked in one of these local industries and lived within the community. This pattern of economic self-sufficiency no longer characterizes West Fairlee. Brought on in part by cheap energy and increased mobility, West Fairlee has evolved into a bedroom town with many of its people finding employment outside the town's borders. The 1990 Census indicates that a large number of residents find work as craftsmen, sales workers, administrators and laborers in such industries as construction, manufacturing, retail trade and professional service. Within the town itself, are located a general store, and gas station. West Fairlee also has a large number of other businesses and contractors located in Town. These are listed in the Appendix.

The economic future of West Fairlee depends largely on forces outside of our direct control. If employment opportunities are expanded by growth in the Bradford area as well as the Tri-Town region of Lebanon-Hanover-Hartford, then indeed the impacts will be felt in our town. Land values and taxes are still relatively low by comparison, and so long as energy is available and affordable, West Fairlee will continue to feel the pressure from these two employment centers. In all likelihood, the trend in West Fairlee will continue to be construction of new residences rather than commercial or industrial development.

Goal:

1. To encourage moderate economic growth and diversification in a way that is consistent with West Fairlee's identity as a rural New England Town.

Objectives:

1. Maintain the health and vitality of the Town's home occupations and small industries.
2. Continue to have the Village of West Fairlee serve as the focal point for commerce, culture and residences.
3. Promote economic diversification through the expansion of environmentally benign light industries and professions which do not have a negative impact on the aesthetic quality of the area.
4. Encourage the continuation operations of agriculture and forestry enterprises.

Policy:

1. It is a policy of the West Fairlee Town Plan to seek economic development opportunities while not compromising the high quality of life found in Town.

Recommendation:

1. The Planning Commission, in cooperation with the Board of Selectmen, area businesses, and the Green Mountain Economic Development Corporation should conduct a community-wide planning program leading to specific economic development strategies and a plan for the Town. Following this, individual tasks designed to implement the Plan should be pursued.

F. NATURAL RESOURCES AND RECREATION

AGRICULTURE

Agriculture has been on the decline in West Fairlee for quite a few years. In 1953, there were 16 herds and 208 cows in the town. In 1969, this had dropped to 3 herds with a total of 65 cows. This drop was caused primarily by the Bulk Tank rules. Unpublished figures indicate that cow numbers have dropped further in 1970. The few farms that have remained in business have increased in size from an average of 13 cows per herd in 1953 to 22 cows per herd in 1969. Even with this increase, size of herd is considerably smaller than average for Orange County (35 cows per herd in 1969). Land in West Fairlee is not available in a proper combination of total acreage and quality needed to conduct economically sound agricultural operations. By 1997, these numbers had dropped to one large farm and five small farms of beef, heifers and sheep. The trend of agricultural decline continues. Presently the prices for bulk milk and beef have been low making it difficult for farmers to keep their operations going.

WOODLAND

In contrast with the 73% of forest land in Vermont, West Fairlee, with its total of 13,429 acres, is 89% forested. This 89% in forest land represents 12,043 acres. Of this only 1,856 acres is considered to be in farm ownership.

A full time forest products industry is lacking in West Fairlee, but markets are available in the immediate vicinity for any and all products harvested from forest land. The returns from stumpage sales and wages for labor from forest products does have an economic influence on the community. Aesthetic values attributed to forest land as they affect hunting, fishing, forest, recreation, and the overall community image should also be considered a natural resource and a town asset.

In view of past cutting practices and the high percentage of the land in forests, it is imperative that multiple use forest management be relied upon in the future. This approach to land management will furnish a sustained yield of forest products, protect and improve watershed values, provide wildlife habitat and insure a desirable forest environment for outdoor recreation. Free advice and management services to private land owners is provided by the Vermont Department of Forests and Parks through its Orange County forester and the RC&D Forester.

Over the years, the role of the county forester has changed considerably. At one time they would assist with boundary surveys, write comprehensive forest management plans, and conduct large commercial timber sales.

Today, one of the primary roles of the county forester is to help landowners determine their forest management goals and to explore the wide range of options available to achieve these goals. This often involves recommending that the landowner employ the services of a private consulting forester. Consulting foresters offer a wide range of services including management plan preparation, forest land and timber appraisals.

As has been general practice throughout the State, past cutting practices have been dictated by basic economic factors - markets were available for only the highest quality timber. As a result of this

factor, all stands now carry a high percentage of cull and low value material. Forest management practices directed toward better utilization and the development of markets for lower timber grades will be needed to reverse this quality depletion trend.

Pulpwood markets for both hardwood and softwood species are available within economic trucking distances. This outlet for cull trees and lower value species will have to be relied upon as additional forest land is brought under management. With pulpwood production as a management tool, the benefits can be two fold - a cash return from forest products and much needed timber stand improvement measure by the elimination of cull trees and inferior species.

RECREATION

Opportunities for wholesome use of leisure time are extremely important for "good living" in a community. With increasing amounts of leisure, income, population, forms of recreation, and tensions created by modern civilizations, the need for outdoor recreation opportunities will increase accordingly.

In fact the *Vermont Recreation Plan* completed in 1988, does indicate a continuing deficit the existing capacity of certain outdoor recreation resources. For these reasons it is important to inventory, evaluate, and project the need for future outdoor recreation resources.

Probably the most notable thing that can be said about recreation in West Fairlee is that, although much of the town's land use provides for meeting recreation needs of people, most of these opportunities are for non-residents and very little is provided for residents. Including land used for youth camps, vacation homes, and various forms of commercial recreation enterprises catering largely to the non-resident, a large percentage of the land serves the primary interest of non-residents. As shown in succeeding paragraphs, other than fishing, hunting, walking and snowmobiling there are practically no other public outdoor recreation opportunities.

PUBLICLY OWNED RECREATION RESOURCES

Community Owned - The town owns very little land which can be used for public recreation.

There are no developed sports facilities, no public beaches, or picnic areas, or any other form of community controlled outdoor recreation areas in West Fairlee. While there are no public beaches owned by the Town of West Fairlee, it should be noted that the Treasure Island (owned by the Town of Thetford) provides for a fee swimming to residents. There is no town forest although 160 acres of the Bradford Forest is in West Fairlee. One excellent site is located in the north east corner of Town and adjoins the Bradford Municipal Forest on the north and the Fairlee Municipal Forest on the east. This particular site would provide an excellent pond site. With the Fairlee and

Bradford Municipal Forests, this would represent a block of 1,600 acres of potential recreational land. The only community owned recreation land is two acres of land at the school on which is located 2 teeter boards, on 8' high slide, four swings, and a ball field. An additional 1.5 acres abuts the school property on which sits the town hall and library.

State Owned - The Vermont Fish and Game Department owns 99.4 acres of land in West Fairlee including .2 acre of Fishing access and 99.2 acres of wildlife management land.

Federally Owned - There are no federal land holdings in West Fairlee.

Fortunately there is still considerable potential in West Fairlee for providing outstanding public recreation opportunities for its citizens. An excellent swimming facility could be provided on Lake Fairlee. Two or more towns around Lake Fairlee could combine their resources and with federal grants (which would almost certainly be available for a multi-town project). Not only a beach but a recreation area could be developed with picnic facilities, playground apparatus, and playfields.

The Ompompanoosuc River, Middle and Blood Brooks have considerable potential for fishing and should be protected with streambank zoning. In future years, the community may want to acquire access points to these tributaries and develop walking or riding paths along their bank.

Horseback riding, snowmobiling, cross country skiing, and just plain walking are rapidly gaining in popularity. There are several old roads in West Fairlee that can be used for these purposes. Often arrangements can also be made with private landowners to establish a trail across their property. Such trails should be clearly marked and a brief description published which states the conditions under which the trail can be used and cooperating landowners recognized. The trails in these towns should be connected into a regional system to provide for longer and more varied trips. If possible such trails should go by historic, natural areas, or areas with outstanding views such as the view from the Fish and Game property or the Jennings' place.

The land around the school and town hall could be utilized to provide better recreation. The playground apparatus could be greatly improved by constructing additional apparatus using locally obtained materials. Plans for these apparatus are available from the Vermont Division of Recreation. The ball field could also be improved with grading, benches, etc.

PRIVATE AND COMMERCIAL RECREATION RESOURCES

There are two youth camps in West Fairlee. Camp Aloha Hive owns 455 acres and 58 staff people serve a capacity of 128 girls. Camp Wyoda owns 103 acres, has 100 girl capacity and 35 staff. Camp Billings is located largely in Thetford but has two acres in West Fairlee. These camps contribute significantly to the tax base while demand little in community services.

A rather unique recreation area in West Fairlee is the "Wild Hill Game Preserve", which provides boar hunting under controlled conditions. There are 522 acres in the game preserve, much of which is fenced in for the boar hunting.

There would seem to be considerable potential for additional private and commercial recreation development in West Fairlee because it is already a growing recreation area, has the lake nearby, and is located near an Exit on Interstate 91. Such facilities as private campgrounds, riding stables, hunting and fishing preserves, trails for snowmobiling and horseback riding, are among those for which there can be expected to be additional future demand. Just how much of this kind of development the town wants will be determined by the particulars of each individual proposal.

WATER RESOURCES

The average annual precipitation in the Town of West Fairlee is 38 inches and the runoff averages 19 inches. The mean annual snowfall for this area is 75 inches.

Most of West Fairlee lies in the Ompompanoosuc River Basin with the remaining northerly portion in the Waits River Basin. The primary streams in the town are the Ompompanoosuc River, Copperfield Brook, a tributary of the Ompompanoosuc River, Blood Brook, Middle Brook, both draining into Lake Fairlee, and Bear Notch Brook, a tributary of Middle Brook. There are no lakes or ponds of any magnitude in the town with the exception of Lake Fairlee, a small portion of which is located in the southeastern corner of the township. However, Lake Fairlee has a significant impact on West Fairlee and the area.

Existing water supply and sewage treatment is handled on an individual basis. Water is obtained primarily from dug wells, springs and in some cases, drilled wells. Sewage is handled by septic tanks or cesspools. It is anticipated that continued use of individual facilities for water and sewage should meet the needs of West Fairlee in the future. The Town is covered by the On-Site Sewage Program.

West Fairlee has some land which is prone to flood damages. During the flood of November, 1927, flood stages of fifteen feet or more were attained in the village of West Fairlee.

These flood-prone areas are still subject to periodic inundation and should be protected from unwise use. Flood-prone areas exist on the Ompompanoosuc River, Middle Brook and Blood Brook. These areas should be identified.

The shores of Lake Fairlee have not yet been zoned. This problem is more than just a concern of West Fairlee and will require regional planning and cooperation.

SOILS

Soils are one of our most important resources in any community. To maintain a quality environment, it is essential that land be developed in accordance with soil limitations for that particular use.

The soils of the town were studied, classified, and mapped by soil scientists of the USDA Soil Conservation Service. They made this survey to learn what kind of soils are in the area, where they are located, and how they can be used. The survey was conducted as a part of the National Cooperative Soil Survey Program.

As the maps were being made, the soil scientists studied soils along road banks, in gravel and borrow pits, and in other excavated areas where the soil layers could be seen easily. They bored many holes with soil augers. They also dug many pits to study the soil layers, known as soil profiles. By examining the soil profiles and comparing them to other soil profiles already described in other places, the soils were classified and will be named according to nation-wide uniform procedures. As soil scientists traveled over the land, they also observed steepness, length, and shape of slopes; kinds of native plants or farm crops; kinds of bedrock; and many other things related to soils.

After a guide for classifying and naming the soils had been prepared, the soil scientist drew the boundaries of the individual soils on aerial photographs. Some of the boundaries include scattered bits of other kinds of soils which were not large enough to separate. This fact makes detailed site investigation important.

A copy of the detailed soil survey and interpretations for various uses had been furnished to the West Fairlee Town Planning Commission. The general soil map and interpretations included in this report have many of the individual soil units grouped together.

Goals:

1. Soil and water are two resources that make up a community's most basic natural resource. Most life forms depend on the availability of both these naturally occurring elements for their very survival. It is therefore critically important to protect especially sensitive areas, those with steep slopes and shallow soils, from damaging soil loss and erosion. Furthermore, it is a goal of this plan to work to improve surface and ground water quality. Conservation of this resource is necessary to safeguard future drinking water supplies and for protecting the water quality of Lake Fairlee for the benefit of both year-round and seasonal residents.
2. It is a goal of this plan to try to enhance opportunities for outdoor recreation. Any community effort or program to ensure controlled future public access to both public and private lands, waters, or facilities for recreation, should be supported.
3. Although there are few operating commercial farms left, agriculture remains a strong influence in West Fairlee. This plan recognizes the economic and social benefits for farming, local food production, and open space preservation, and therefore would like to see agriculture, at any scale, continue as an important part of the way of life in West Fairlee.
4. Given the large amount of forested land in West Fairlee, sound wood lot management practices and timber stand improvement proposals should be encouraged.
5. The natural areas described in this Plan are truly an asset to our Town. Therefore, it is a goal of this Plan to provide for the long term protection of these valuable resources.

Recommendations:

1. The following measures are suggested as alternative means of preserving the natural areas identified in the Plan as an Inventory of Special Places:
 - a. Acquisition of such areas through public purchase, accepting gifts of land, or with the aid of matching funds.
 - b. Instead of fee-simple, outright purchase, the town could choose to negotiate a transfer of development rights. Under this approach a land owner would agree not to build, cut trees, or disturb the natural area in question.
 - c. Dedication of a natural area as a "park" if included as part of a land subdivision.
 - d. Including the most significant natural area within a Conservation and Resource District made part of a proposed zoning ordinance, with restrictions on permitted uses.

- e. Establish a town Conservation Commission to be responsible for planning and maintenance of natural areas.
2. In order to promote conservation of valuable soil and water resources, the following measures are recommended:
 - a. Continue to administer the permanent flood plain bylaw to control development within the town's designated flood hazard area.
 - b. Continue to administer the town health ordinance and participate in the on-site program sponsored by the White River Natural Resource Conservation District.
 - c. Discourage development in areas with very steep slopes (+25%) where erosion is apt to be more acute.
 - d. Push for erosion control measures to be made part of all logging operations, backroad maintenance projects, excavations, and site improvement jobs.
 - e. Adoption of a permanent shoreland zoning bylaw regulating growth around the shores of Lake Fairlee.
 3. The following measures are recommended as alternative means of developing recreational facilities for residents of West Fairlee:
 - a. It is recommended that access rights or shoreland property on Lake Fairlee be acquired by the Town.
 - b. The present state-owned Fish & Game public access area could be improved by providing for off-street parking.
 - c. A multi-purpose trail system could be developed with the cooperation of private landowners for snowmobiling, cross country skiing, hiking, and horseback riding.
 - d. That any future recreation project consider using matching federal and state funds to ease the burden placed on the local taxpayer.
 4. In order to preserve agriculture and the rural landscape it creates, the following recommendations are made:
 - a. That town officials make owners of productive farm and forest land aware of the benefits of Vermont's land use assessment program.
 - b. That every effort be made to protect prime agricultural land from conflicting uses in a future zoning proposal.
 - c. That the possibility of incorporating a private, non-profit land trust be explored as a means of preserving farmland.

G. TRANSPORTATION

West Fairlee's rural and undeveloped character, as evidenced by its many miles of unpaved roads, is the reason most of us want to live here. When we want to go hiking, biking, snow shoeing, skiing, etc., we can pretty much go where we want. We therefore must protect our trails and scenic roads from degradation.

Due to the state's rapidly growing population and increased demand for mobility, an effective transportation system is an integral part to any community's growth and economic well-being. While there are many elements to a transportation system, such as rail, air and water, this Plan will concentrate exclusively on the network of highways and roads. Ideally, this network should provide for a system that promotes efficient and safe through traffic as well as providing access to and from individual properties. The importance of providing a system such as this centers on the fact that highway construction and maintenance is one of the larger items in the Town budget. A map of West Fairlee's transportation system is provided in the Appendix.

Due to an increased demand for mobility and communication, an effective transportation system has become an integral part of any community's future growth and economic well-being. This Transportation Element looks at West Fairlee's present system of roads and highways and makes recommendations on how best to maintain and improve the town's transportation network.

The Town of West Fairlee is primarily concerned with public safety on all of its traveled highways. School buses and other passenger vehicles, as well as heavier commercial vehicles, should be able to safely travel all Class 2 and Class 3 town highways in all seasons of the year.

The town is also concerned with the economics of highway repair and maintenance. Heavy vehicles such as milk, concrete, fuel, and log trucks can potentially cause severe damage to road surfaces and bases. A system of both general and specific permits has been developed by the selectmen to deal with this. Load limit posting of most town roads in the spring has also been very helpful.

The West Fairlee Transportation Plan is presented in three parts. First is a listing of existing highways and an inventory of Town highway construction and maintenance equipment. Next is a discussion of the different types or functional classifications of highways and lastly are policy recommendations for West Fairlee's Transportation Plan.

The general highway map of West Fairlee, updated annually by the State Department of Highways, shows a total for both state and town systems of 38.16 miles. This figure breaks down as follows:

Class 1 Town Highways	0.00 miles
Class 2 Town Highways	8.95 miles
Class 3 Town Highways	11.49 miles
Class 4 Town Highways	13.37 miles
State Highways (VT 113 & 244)	<u>4.35 miles</u>
TOTAL	38.16 miles

FUNCTIONAL CLASSIFICATION

Local Town highways are classified into four principal categories according to their level of use and condition. In addition, these classifications are used to determine the level of state aid given to the towns yearly for maintenance.

Class 1 town highways form the extension of a state highway route and carry a state highway route number. These are determined by the State Highway Board.

Class 2 town highways are the most important highways in each town. Their purpose is to serve as inter-town arterial roadways providing for through traffic. The Selectmen with the approval of the Board determine all Class 2 highways.

Class 3 town highways are all traveled town highways other than Class 1 or 2. This category includes the many local collector roads which serve to provide year round public access. The Selectmen determine these highways after conference with the State Board. Class 3 highways must be negotiable, under normal circumstances, all seasons of the year by a pleasure car of standard manufacture. Minimum standards, as set by the state, include sufficient surface and base, adequate drainage, and sufficient width to permit winter maintenance.

Class 4 town highways are all other town highways including trails and pent roads. These are all determined by the Board of Selectmen. Class 4 highways are not maintained during the winter months. Summer maintenance is based strictly upon the availability of funds. This maintenance may include an annual grading, removal of fallen trees, and repair of washouts. It is desirable to keep Class 4 roads open to four-wheel drive vehicles and fire-fighting equipment.

Of the nearly 34 miles of town roads, the town currently maintains approximately 20 miles on a year-round basis. The remaining 14 miles are Class 4 roads which are not maintained in all seasons.

West Fairlee's road network stems from the two state highways that traverse the southeast and southwest corners of town. Vermont Route 113 connects West Fairlee Village with Vershire and Post Mills, while Vermont Route 244 serves the Lake Fairlee area, tying together Vermont Route 113 and U.S. Route 5. The two major town roads, Middle Brook and Blood Brook Roads, serve as collector highways and run in a north-south direction. Given the location of existing development, West Fairlee's roads are considered adequate to meet present needs.

Due to limited municipal taxes to pay for major improvements, no major upgrading of Class 4 highways is planned in the next five years. Conversely, no abandonment of Class 4 roads should occur due to their recreational use by Town residents. The Town does have a number of legal trails which are not maintained by the Town. These are used by Town residents for recreational purposes.

Goals:

1. To improve the quality of West Fairlee's transportation and road systems in order to promote safety, alleviate traffic congestion and maintain the scenic quality of roads wherever possible.
2. It is a goal of this Plan to facilitate the adequate and economical provision of transportation and to ensure that future decisions regarding road improvement and acceptances are in the public interest and based on adopted road policy.

Recommendations:

1. It is recommended that the Town adopt the following specific classification types to guide the Town toward a transportation network which is efficient, economical and provides for orderly and controlled development:

Regional Highways: - These are arterial highways which connect larger population areas outside the Town. The primary purpose of this type is to serve traffic moving through the Town. Access to abutting properties is secondary and not directly on a Regional Highway.

Collector Roads: - This type of road forms a connecting link in the pattern of roadways, joining local town roads to the regional highway network. While these roads serve abutting properties, their primary function is to serve as a local connection between villages.

Local Town Roads: - These roads comprise the final element of the highway network. For the most part, they are solely within the jurisdiction of the Town. Access to abutting properties is their primary function and movement of through-traffic is secondary.

2. The Town should adopt a policy that states that in the event a development is proposed on a Class 4 Town highway, the Town should, prior to granting a permit, formally indicate that the Town is not responsible for either the costs of roadway maintenance or the cost of upgrading the highway to Class 3 status.
3. The Town should consider formally adopting a Highway Ordinance which establishes the policies and procedures for maintaining and upgrading existing Town roads and describes construction standards and procedures for accepting new roads into the Town highway system.
4. In keeping with the Town's desire to maintain its rural and scenic character, the Town should investigate the feasibility of conducting an objective scenic roads survey and designate any such roadways as scenic in accordance with Vermont Statutes.
5. It is recommended that the Town conduct a detailed survey of all Town bridges and develop long-range guidelines for the rehabilitation and replacement of such bridges and to prioritize the needs. This is especially important due to the possible increased level of state funding for local bridge work. These should be included in the Town's Capital Budget and 5-year Capital Improvement Program (CIP).
6. It is recommended that the Town consider adopting a policy which prohibits adding additional laneage to Routes 113 or 244 within Town boundaries.

H. SCENIC AND HISTORIC RESOURCES

SCENIC AND HISTORIC SITES

West Fairlee was originally a part of the Town of Fairlee and was chartered as such in 1761 by New Hampshire with a total of 27,000 acres.¹ The charter was granted to Josiah Chauncy and 63 other members then making up the town.

One of the first settlers to move into what is now West Fairlee was Elijah Blood and his family who built in the eastern part of town in 1778 and from whence the name Blood Brook originated. In 1779, Nathaniel Niles settled near the middle part of town on what is now called Middle Brook. The other major water flow in the town is the Ompompanoosuc River crossing the southwestern part of town.

During the summer of 1793, while West Fairlee was still a part of Fairlee, Samuel Morey operated the first American steamboat on the Connecticut River. Three years later in 1796, a part of the town, and what is now West Fairlee, decided to separate from the Town of Fairlee. The following reasons were given for the separation: it was felt 27,000 acres was too large for one town government; there was a large natural mountainous division separating the east and west parts of town; and there was a family feud between the Moreys' and the Niles'. In order to settle things, the new town of West Fairlee was formed and organized the following year on March 31, 1797 when it had its first town meeting.²

Population grew until it reached a peak around 1880 with a total of 1,038. This was at the peak of the copper mining which was big business for this area. At the cutback of some of the mines and closing of others in 1884, population had declined to 337. Today the population has increased back up to 633 persons.

Some of the buildings and organizations of interest are the Congregational Church in West Fairlee Center, the Congregational Church in the village, and the Town Hall.

The church in West Fairlee Center was organized in December of 1809. The present well-kept structure which is only used on an occasional basis was built in 1855 at a cost of \$2,000. The Congregational Church in the village was originally the Methodist Episcopal Church and was organized as such in 1877. The present structure was built in 1855 with a seating capacity of 300 people at a cost of \$2,000. This church is still being used on a regular basis today. The Town Hall called Bean Hall after Alvah Bean, who donated it to the town, was built around 1904. The first floor was the meeting hall, the second a theater and the top floor a Masonic Lodge. The Masonic Lodge was chartered in January 1863 with 150 members and is still active today. Many of the other older buildings and records of the village were destroyed when a part of the town was lost by fire in the late 1800's. This is intended as only a partial list of the scenic and more historic public buildings

¹ Vermont Historical Gazetteer, Vol. II, Pub. by Miss Ann Hemenway, 1871, p. 908-911.

² Gazetteer of Orange County, 1762-1888, Hamilton Child, Syracuse, N.Y., June 1888, p. 1005

which should be preserved. To be sure there are many more private buildings and cellar holes that should be mentioned but this is left to the development of the townspeople.

Before leaving the historic part of the town, it should also be mentioned that there are eight cemeteries located throughout the town, some of which are better kept than others. Nathaniel Niles is buried in the West Fairlee Center cemetery while several of the war patriots are buried in the Village cemetery. Many of the rest are more or less family cemeteries but all are a part of the town history.

INVENTORY OF SPECIAL PLACES

The following inventory of natural, scenic, and historic areas is included as part of this Town Plan because these particular resources have been singled out by the planning Commission and townspeople as being of special significance. Careful consideration should be given toward preservation of all these "special places" in the overall planning program.

NATURAL AREAS

For purposes of this Plan, a natural area is defined as an area of land or water which has been relatively undisturbed by man and retains unusual flora, fauna, geological, scenic, or similar features of special interest.

Peat Bog - This area lies on the north side of the "Robinson Hill Road" leading from the Middle Brook Road to West Fairlee Village. Its unique qualities make it an interesting natural area and a desirable environmental study area. It is well located in regard to access for study groups from the school.

Robinson Hill Road - The Robinson Hill Road area affords scenic views of both the Middle Brook Valley and the West Fairlee Valley. The old road, in conjunction with the Peat Bog and the double view, constitute a unique rural byway.

Bear Notch Area - The Bear Notch Area of West Fairlee is situated northwest of West Fairlee Center. It has some of the largest parcels of undeveloped land in town. This area has had a colorful history with many logging operations. Now it is used by residents and nonresidents alike for snowmobiling, hiking, hunting, and other sports and activities.

Brush Wood Road - This Class 4 road, Town Highway #19, is reached by turning right, three miles north on Blood Brook Road. A short distance after turning onto the road, on the right, is the tallest white spruce tree in Vermont. This road offers a nice dirt road atmosphere. One can turn left after about .6 mile onto the Brown Road, which will take you into Bradford or you can remain on Brush Wood Road and travel to Lake Morey in Fairlee. It is a nice road to walk or travel by vehicle in summer months.

Scrutton Hill Road - This road goes from foot of Wild Hill over Scrutton Hill through Scrabble Hollow to Corinth. This road is an example of the many back roads in town that used to be through open farmland, now woodland. It also goes by the Wild Hill Game Preserve and one of the old cemeteries in town.

Scrabble Hollow - Located in the northwest corner of town, Scrabble Hollow contains muck soils. This watershed serves as the source of a small stream which drains north into Bradford

and eventually into the south branch of the Waits River. The area represents approximately ten acres of excellent wildlife habitat.

Old Buffalo (Elevation 1,669 feet) - This area affords a 360 degree view of the surrounding countryside and is accessible by foot. Old cellar holes near the summit attest to former settlement and agricultural use.

Lake Fairlee - Over one and one-half miles of the lake lie within West Fairlee. Along with summer camps and a small number of private dwellings, the shore contains some fine freshwater marshlands. In addition to the scenic qualities, the shoreline supports a variety of fish and waterfowl, and should be recognized as an integral part of the lake/shore habitat.

SCENIC AREAS

These areas are considered to be locations within West Fairlee that command the most spectacular scenic vistas and panoramas.

The Fogg Farm - One mile off Wild Hill Road and presently an orchard, this farm offers a view of the mountains, valleys, Lake Fairlee, woodlands, and homesteads.

Tebbetts Notch - Located off the Tebbetts Notch Road and presently in pasture, this area offers a view of the mountains, valleys, and streams.

Cook Farm - In back of the farm on Tug Hill Road, one can get a marvelous view of nearby mountains and valleys.

Robinson Hill Road - There are scenic views from many areas along this road. The view of West Fairlee Village from the west end is excellent.

The Jennings Place on Jennings Road - Three miles off South Road and presently pasture and woodland, this location offers an excellent view of the mountains all the way down the Connecticut Valley.

Spaulding Hill - At an elevation of 1,690 feet anyone walking to the top of Spaulding Hill is greeted with beautiful views. Access is via Brush Wood Road.

Driving along 244 at the edge of Lake Fairlee - One gets many beautiful views of the lake and background mountains.

Both Bear Notch Road and Kidderhood Road - Both have scenic areas of interest along their bounds as well as being a rural country road, each in itself.

Jennings' Place on Jennings Road and the fields above Cook Road - For hiking, these offer excellent opportunities to view much of the Connecticut Valley in that area.

Again this is intended as only a partial listing and should have more local input for more complete detail.

HISTORIC AREAS

West Fairlee is endowed with a good many historic buildings and sites both public and privately owned. Among the public buildings in the town, perhaps the oldest are the Community Club House (date unknown), the Congregational Churches (1855), and Town Hall (1904).

The Community Club House in West Fairlee Center is the earliest public building having once served as the School District No. 3 school house. Although the date of construction has not been determined, long-time residents claim it was one of the earliest schools in West Fairlee.

A sawmill built on Blood Brook on Marsh Hill Road was the first business to come to town. The mill was owned by the Miller family for many generations and provided lumber for most of the early settlers. A sawmill still stands on the same site today.

Eight small cemeteries are town-owned and of historical interest (See section on Cemeteries).

In addition to the above noted sites, the State of Vermont Division for Historic Preservation has conducted an historic sites survey for West Fairlee which includes a rather comprehensive description of many more structures with historical value.

Goal:

1. As with natural areas, there is a public benefit achieved when areas with exceptional scenic and historic value are preserved for future generations. For this reason, it is a goal of this plan to identify these sites and encourage local protection programs.

Policies:

1. It is the intent of this Plan to preserve outstanding scenic areas and to maintain the relationship between countryside and villagescape, and to discourage developments which have an undue adverse impact on locally recognized scenic resources. As a means of maintaining or enhancing the scenic values existing in West Fairlee, the following design considerations should be considered in creating plans for new development:
 - a. Locate structures or buildings away from highly visible ridgelines to a lower backdrop on a hillside;
 - b. In sensitive areas, partially screen the development by placing it in wooded areas;
 - c. Design buildings and structure so that they are reasonably compatible with traditional patterns, scale, size form, etc. and to leave vistas open;
 - d. Minimize sprawling structures all over a site, resulting in a loss of open or farm land; and
 - e. Place powerlines, towers, roads, drives, and similar structures in a manner as to reduce the visual impact, if any.

2. Land development should be planned so as to minimize the unnecessary loss of historic or archeological resources determined to be of local, state, or federal significance. In areas determined archaeologically sensitive, landowners are encouraged prior to construction to contact the State Archeologist for assistance.
3. Land development adjacent to areas of historic significance should be encouraged when the design fits the context of the character of the area.
4. Restoration and the adaptive reuse of historic buildings and neighborhoods are encouraged when such projects do not significantly alter the distinguishing qualities of the structure or area.
5. Public improvements, such as road rebuilding, and utility construction, should be developed to avoid undue impacts on significant historic or archeological resources.
6. Strip development, being sprawling commercial type uses immediate to major roads, it generally viewed negatively by the traveler and are to be discouraged. Developers seeking to place commercial projects in these areas are encouraged to use design principles to minimize adverse affects on scenic resources.

Recommendations:

1. The following measures are recommended to help maintain the town's scenic and historic resources:
 - a. Scenic overlook areas could be developed within the public right-of-way or on private lands with permission. A picnic table or two and waste containers might also be provided.
 - b. A uniform system of markers or signs might be interesting to both townspeople and visitors alike.
 - c. A mountain-top park or reserve could be established on a highly scenic area of West Fairlee.
 - d. That the Women's Village Improvement Committee might as a community service take an interest in promoting an appreciation of historic structures and sites.
 - e. That the Vermont Division for Historic Preservation, "Historic Sites and Structures Surveys" be recognized as a useful reference in any historic preservation effort.
 - f. Town roads with exceptional scenic value could be designated as "scenic roads", thereby affording them a degree of protection from poorly designed improvements which threaten their scenic attributes.

I. INTERGOVERNMENTAL COORDINATION

West Fairlee is bounded by six towns, two of which share only a small segment of common border. The four principal adjacent towns are Fairlee, Bradford, Vershire, and Thetford. At this writing, all of these four towns have both municipal plans and zoning regulations in effect.

For the most part, the suggested land use areas within the Land Use Element seem compatible with land use districts and zones within abutting communities. Along the eastern boundary, where West Fairlee touches Fairlee, this plan proposes to establish Low Density - Rural and Conservation against the Fairlee Residential Zoning District. The northern sector abutting Bradford is also designated Low Density - Rural and Medium Density - Rural where Bradford currently has residential zoning with a 40,000 sq. ft. minimum lot size. Along the southern boundary with Thetford, in the vicinity of Post Mills and Lake Fairlee, we have the Low Density and Medium Density - Rural and Shoreland categories meeting both a Rural Residential zone (80,000 sq. ft.) and a Village Residential zone (20,000 sq. ft.). Our Medium Density - Rural area along Route 113 would adjoin Vershire's Rural Residential Zone 1, and the remaining lands in West Fairlee would adjoin Vershire's Rural Conservation Zone 2.

These conditions may of course change as new growth takes place and communities find it necessary to update their plans and periodically make amendments to existing zoning and subdivision bylaws. It is hereby recommended that in any future planning or implementation effort, careful attention be paid to adopted policy of all adjacent communities. An understanding of the regional impacts of how decisions in our town affect our neighbors and vice versa will in the long run benefit us all.

West Fairlee is a participant in the work of the Two Rivers-Ottawaquechee Regional Commission. Over the years, it has directly assisted and advised in the development of the Regional Plan and the region's Transportation Plan. Both of these policy plans are in effect and are used by the Commission, state agencies, municipalities, and others as a means of evaluating the appropriateness of future development and conservation of the Region.

As is the situation with the West Fairlee Plan, a primary goal of the Regional Plan is to promote a land use settlement pattern mindful and complementary to the existing pattern. That is, advancing the settlement of villages and hamlets surrounded by less dense settlement, rural in character, or large areas in natural vegetation. The West Fairlee development philosophy complements the Regional Plan.

Goal:

1. To plan for the harmonious development of the region and to work with neighboring towns to address mutual concerns.

Objectives:

1. Work to maintain the natural beauty of the region while allowing for economic growth.
2. Develop regional solutions to problems that transcend town borders.

Recommendations:

1. Continue participating in the Two Rivers-Ottauquechee Regional Commission.
2. Exchange planning information and development trend data with neighboring communities.
3. Begin reviewing State Agency planning documents to follow possible impacts on West Fairlee.

J. PLAN IMPLEMENTATION

PUBLIC METHODS

This Plan has set forth certain recommendations and policies for accomplishing its stated goals and objectives. These goals and objectives can be realized by following the provisions for adopting, maintaining and implementing the Town Plan as provided for in the Vermont Planning and Development Act (24 V.S.A., Chapter 117).

TOWN PLAN ADOPTION

Sections 4384 and 4385 of the Act describe in detail the statutory procedures required for adoption of a town plan. In brief, the plan is prepared by the Planning Commission who, as a group, hold a warned public hearing on their proposal. Following this hearing, the Commission may make amendments before submitting the plan to the board of Selectmen for their review and comment. At this point, the Selectmen are also free to make changes, but within a 30-90 day period must hold one or more public hearings, after public notice, on the proposed plan. Following the final public hearing, the Selectmen are then authorized to adopt the plan by resolution. The document becomes effective immediately upon adoption.

TOWN PLAN MAINTENANCE AND AMENDMENT

This Plan will be effective for five years from the date of adoption after which time it shall expire and have not further force. The Town may, however, readopt the Plan as expired or about to expire and therefore have it remain in effect for the next five years. We may also choose to make amendments at any time before this date, following the same procedure as for adoption. (Reference: 24 V.S.A., Chapter 117, Section 4387)

TOOLS FOR IMPLEMENTATION

Planning Commission may move to implement the Plan and its policies by presenting for consideration one or more of the following bylaws. It should be stressed that in order for any of these bylaws to be adopted, voter approval at a regular or special town meeting must be obtained. All four types of bylaws shall have the purpose of implementing the goals and objectives of this Plan.

Zoning Regulations - A municipality may adopt zoning regulations after a town meeting vote to permit, prohibit, restrict, and determine land development. Zoning is a legal process designed to protect the health, safety and welfare of a community by control of the use of land. Zoning bylaws usually involve the division of a community into districts, each having specified uses permitted as well as area, dimensional and performance standards to control the uses.

Subdivision Regulations - Another common method to help implement a Town Plan is for the town to adopt subdivision regulations setting forth the procedures, requirements and specifications for the division of land into two or more parcels. Such things as design of streets and lots, installation of utilities, and reservation of park or school land are normally contained in a subdivision bylaw.

Official Map - Although not a frequently used method, a municipality may also adopt an official map showing the location and widths of existing and proposed rights-of-way of all streets or drainageways and the location of all existing and proposed parks, schools, and other public facilities.

Capital Budgeting - A capital budgeting program allows the municipality to list and describe an annual capital budget and capital program for a period of not less than five years. No capital project shall be authorized or undertaken unless included in such a program as adopted or amended. (Reference: 24 V.S.A., Chapter 117, Section 4401)

PRIVATE METHODS

While bylaws, most commonly zoning and subdivision ordinances, are the primary means of implementing recommendations in this Town Plan, it must be emphasized that there are other directions that can be taken to achieve this Plan's expressed goals and objectives. Private initiatives and non-regulatory approaches such as tax stabilization agreements, fee simple, less than fee purchase, and gifts of land can supplement the four previously mentioned tools. Groups that might get involved in these kinds of programs would include the municipality, a special interest group such as a conservation commission or historical society, or a non-profit private land trust.

Without some form of guidance for growth, land can be irreparably consumed by our activities with little regard for balanced economic, community and environmental concerns. Thoughtful design of the location and character certain activities in town can reduce taxpayer expenses on municipal services and provide protection for the resources, character and economic livelihood deemed valuable to its citizens. Strip development with massive lighted signs along roadsides may not be the best way to design commercial areas in some towns. It may not be what the community wants or needs for itself. Towns with homesites placed in the middle of open fields or conspicuously cluttered along scenic ridgetops may not be the type of community people want to leave for their children. At first thought, most people think "Well, if we don't want something undesirable to occur, we need a law against it." You may not need a law at all! The typical notion of concentrating land use regulation at the solely governmental level or not at all is outdated and unjustified. Many other means can be used to achieve well-designed and healthy communities.

PRIVATE/PUBLIC DEED COVENANTS

Covenants are agreements or conventions as formal promises when one party pledges that something either will or will not be done. They are not laws, but contractual agreements. They are most frequently used in conveyances of real estate where the "promise" is attached to the title - and hence the owner - of the property. They don't have to run with the property and can change from year to year, owner to owner if desired. They can apply for a specific period or run with the title of the land perpetually. Just as traditional zoning ordinances change with conditions in the community, so can covenants. If the community is concerned with the future of some particular part of town, perhaps for a future school site or open space preservation, getting covenants promising certain types of uses or prohibitions on certain types of uses can accomplish the same result as affirmative or prohibitive zoning - without laws and the administration of a zoning program. Covenants are usually enforced by the grantor and can go to court like any contract. Enforcement is between landowners, with no government involvement. Covenants could be written to give town officials the standing as agents

of the parties to enforce certain covenants on land if so desired. Since the contractual agreement is essentially private and can often be assigned to others, the opportunities are almost endless.

It may work exceptionally well in areas with contiguous agricultural lands or scenic views deserving protection from insensitive growth design. Private parties contractually agree to develop or not develop their land in a particular fashion so everyone benefits - all without governmental regulation - a strictly private market approach.

NUISANCE RULES

Many aspects of uncontrolled growth are not critical to health and safety, but merely impose undesired effects upon the community. Noise, lights, impaired views, visual offenses to cultural standards, and other effects can be controlled without resorting to land use permits and zones of allowed uses. Simple revisions to nuisance rules can accomplish a great deal, with the neighboring landowners as the primary source of administration - not the government. Private landowners or tenants are the ones who benefit from the prevention of nuisances, and protect the community by protecting themselves - all without land use permit programs. All that is needed is an objective public index of nuisances by which activities are judged.

The nuisance concept is based on the theory of undesired trespass upon private land by others or their actions. Nuisance protection has been used as a simple and privately-stimulated mechanism to ensure unobstructed views, ample open-space, prevention of pollution, protection of property values, quiet surroundings, freedom of light and air, traffic control and many other aspects of community life often encompassed by "traditional" land use permit scenarios, when they really did not have to be.

PENALTIES AND PAYMENTS

Another alternative to "zoning regulations" is the simple concept of the fine or impact fees. Although seen by some as ineffective against uncaring developers with deep pockets, fines can prove to be effective as a means of preventing certain undesired effects of certain growth patterns. Essentially, a community could impose a schedule of fines based on deviation from a set of land use standards and the cost to remedy or offset the effects. Where a project under traditional "zoning" programs often would either be built to regulatory standards or not at all (you get a permit or you don't), a fine system would merely charge the developer for his degree of deviation, allow the project and then hopefully use the funds to help purchase other lands for protection or otherwise invest it in offsetting the harm by promoting other community amenities. This fine approach is fraught with problems, but it can be used successfully in many cases where a zoning regulation is neither desired or practical. Its primary usefulness is not in replacing land use permits, but filling certain gaps where permits don't quite seem appropriate or worth the trouble to administer.

TAX PROGRAM ADJUSTMENTS AND PUBLIC INVESTMENT CONTROLS

The private and public free market system responds instinctively to expenses of buying, selling and maintaining commodities such as land. Tax structures can be adjusted to encourage or discourage different forms of investments in land and developments without involving land use permits and traditional zoning concepts. If preservation of open land is desired, taxing wasteful consumption of open space may discourage the waste. If affordable housing is desired, favorable tax conditions can promote it.

One tax scenario is where rural land is taxed low according to its current use and burden on municipal services, but taxed high for development - thereby discouraging development in rural areas. In the village centers, land is taxed according to its higher burden on municipal services, but development is taxed at a low rate, thereby encouraging development in the village centers and not in the countryside.

Again, those with wealth may pay the costs and essentially neutralize the growth control efforts intended, but other safeguards can be built into a program for a community.

Public investment control in the traditional form of road, sewer and water infrastructure can guide what type of growth occurs in different areas of towns and regions. Often overlooked by people concerned with growth management, public investment control can be a great and often more influential guiding force in the development of our land - without traditional zoning programs.

PUBLIC LAND BANKING

Although regarded by some as undesired accumulation of land in government control, public land acquisition and banking can help a community or region avoid certain blights of unmanaged growth. Land trusts as holders of the property can help overcome the "government-owned land" fear in most cases. Outright purchases of land by governmental entities, donations of land or development rights by private landowners can help build a bank of land for different uses. These uses can be for preservation, school sites, business areas, watersheds, waste facilities, transportation or a whole range of other purposes. These lands can be scheduled for sale or auction at a later date, or retained by the government or land trust with leases to users.

In some cases, land for affordable housing is purchased by or donated to a land trust who sells affordable homes (rental or owner-occupied) with profit-restrictions attached to the deed in

perpetuity. This means people are free to buy and sell the homes, but the escalation of the price is limited by the deed covenant. Perpetual affordability is promoted, while people buy and sell the homes openly.

LEASES

Land deemed to be desirable for open space, affordable housing or commercial development or other uses could be managed through a series of renewable short or long-term leases by the community or other entities such as community lands trusts. This is an alternative to traditional land use regulations in that uses are not prohibited, but certain development rights are leased from the landowner for desired periods, essentially preventing those uses from occurring during the period of the lease. This preserves the desired use of the land by the community, while the landowner enjoys income from the land. Some oppose this scheme as a potential form of "blackmail" where the landowner could charge exorbitant fees to not develop his land his way ("Pay me more or I'll develop the land in a way you don't like.") The beauty of this technique is the potential to link lease payments and tax bill adjustments between landowners and community. It can also be adjusted by the community and landowners to reflect modern needs and desires.

TRANSFER OF DEVELOPMENT RIGHTS

Certain rights in land can be leased, sold and altered in non-regulatory managers to effect growth management objectives. Development rights could be purchased from a landowner to preserve certain lands in their natural state, and then transferred to another part of town to enable denser development than would normally be allowed under "traditional" regulatory programs. "Sending" and "Receiving" areas can be set up according to open space, residential and commercial needs. The sending landowner gets income from the receiver landowner for his development rights, and the receiver recovers his expense in added density of units or activity on his site. There are many successful implementations of this strategy throughout the country.

SITE/NEIGHBORHOOD PLAN PROVISION

Another alternative to telling someone to develop land in a certain way via a regulation, is to provide planning services to the landowner. For example, imagine a farmer has a tract of open land deemed valuable as open space to the community, but also valuable for home or business development. Instead of telling the landowner he or she can't develop the land for certain uses using some regulation, or spending hundreds of thousands of dollars to purchase the land or development rights, why not offer a creative site plan to allow the limited and thoughtful development of the site with plenty of open space preservation and aesthetic design - free of charge?

If a community wants to make sure certain land uses are developed in a way that blends into the countryside and not wastefully consume it, the community could offer professional site design services to the landowners to help ensure the desired quality of development. The service could be provided at no charge or a cost-shared by the community. The landowner may want to take advantage of a professional site design, especially if it increased the salability or value of the site. Other incentives like tax credits or density bonuses could be awarded to the landowner if they used the site design offer.

SUMMARY

This quick list is not a complete list or description of all the options and complementary tools in replacement of traditional "zoning" programs as we know them, but a small idea list of how we can approach growth management without resorting to over-regulatory techniques. In reality, a blend of many private and public techniques to address each type of issue is the best way to accomplish the goals communities see for themselves. Don't be tied down in traditional ways of thinking. Explore new and innovative options. Invent some and share them with others if they work well for you.

In considering any of these approaches, it is important to know the limits of Constitutional law, Public Trust doctrines, tax policies, public rights, private rights, sound land use principles and legal policy development. Seek advice from as many sources as you can before embarking on any program involving land uses.

THOUGHTS FOR THE FUTURE

It is impossible to look at a town like West Fairlee as an entity in itself. This may have been possible 100 years ago. Today, residents of West Fairlee find employment in other towns, yet keep their place of residence in West Fairlee. The town is a major attraction to persons living in the more congested areas of the Northeast and offers a place for rest and relaxation. This, undoubtedly, is one of the prime reasons why just over one-fifth of the tax base of the town is in the form of vacation properties. There would appear to be little question that vacation properties will increase in West Fairlee in the years ahead.

Residents of West Fairlee must participate with residents in nearby towns in the development of regional centers taking advantage of economics of operational scale. The center for commerce, medicine, and employment is primarily the White River Junction, Hanover, and Lebanon complex. There is every indication that this trend is likely to continue for many years to come. Residents of West Fairlee should recognize this and develop goals for itself within the context of "how and where" West Fairlee fits into the larger region. Active participation in regional planning efforts is extremely important if a valuable regional plan is to be developed. Only through such participation can a plan be developed that will adequately serve both urban and rural areas in the region. West Fairlee has a role to play in the future. While it may not be a source of employment for commercial activity, it may become important as a bedroom community for individuals working in other areas within the region.

It is vital that residents of West Fairlee consider carefully the wise development and conservation of their natural resource base. Poorly planned natural resource development may have irreversible effects. All development must be carefully weighed in light of the impact on the natural resource base of the area.

After studying all parts of the natural resource inventory the people of West Fairlee should take a critical look at themselves, establish goals, and develop a sound plan within the framework of plans being developed by neighboring towns. The Planning Commission stands ready to give assistance if the community so desires.

IV. APPENDICES

A. MAPS

Map of West Fairlee soils

Map of Primary Agricultural soils

Map of Future Land Use

Map of Existing Land Use (Cover Types)

Map(s) of Transportation System, Water Features, Utilities/Facilities, Education

Those maps listed above that are not included in this published Town Plan are part of the adopted Town Plan but are located in the Town Clerk's Office.

B. BUSINESSES IN WEST FAIRLEE

1. Aloha Foundation, Inc. - Summer Camp for children
2. B and B Cash Market - General Store
3. John Blake - Bulldozer and backhoe work
4. Russell Bragg - Mason
5. Douglas Broadbent - Baker
6. Camp Billings, Inc. - Summer Camp for children
7. Central Vermont Public Service - Utilities - Electric
8. Paul's Garage - Auto Repair
9. Meadow View Auto Body - John Cray
10. Ervine Eastman - Garage and Store
11. Margaret Fogg - Apple Orchard
12. Malcolm Godfrey - Bulldozer and backhoe work
13. Chuck Eaton - Auctioneer
14. William Richter - Wild Game Preserve
15. Evan Rowell - Backhoe and road work
16. Shingle Mill Dam, Inc. - Dam to produce electricity
17. Washington Electric Coop - Utilities - Electric
18. Mistyridge Kennel - Dog Kennel/Boarding
19. Horizon's. - Summer Camp for children
20. Huntington Trailer Park - George Huntington

21. Mill Dale Farm - Franz Schweitzer

22. Joe Blair - Carpentry

23. Sharon Petersen - Crafts

24. Robert Sweet - Builder

25. Blayne Hill - Meat cutting

26. Tugg Hill Enterprises and Sugarhouse - Jack of All Trades