

About this Plan .....	9
1. Overview of the Town of Maidstone (Current Town Plan).....	9
1.1. History.....	10
1.1.1. Current Town Plan .....	10
1.1.2. Maidstone, by Hon. Moody Rich, Vermont Historical Gazetteer, Vol 1 (1867) (Archive.org), Images 1063-1083, Pages 1025-1045 .....	12
1.1.3 Maidstone Lake – History of Guildhall .....	14
1.2. Community Profile.....	15
1.1.3. Taxable Parcels .....	15
1.1.4. Other Parcels.....	15
1.1.5. Population Growth.....	15
Maidstone Total Population, 1790-2020 .....	15
Maidstone and Adjacent Communities Population Growth.....	16
2. State Required Elements .....	16
2.1. A STATEMENT OF OBJECTIVES, POLICIES, AND PROGRAMS ‘ .....	16
Survey Summary ‘ .....	16
Likes and Dislikes .....	16
Long term goals .....	17
Survey Results .....	17
Maidstone in the future ‘ ‘ .....	17
The Town should take steps to protect the Town from .....	18
State Planning Goal, Abstract:.....	18
Regional Vision: .....	18
2.1.1. Statement of Land Uses .....	19
Current Town Plan – Overall Vision Statement .....	19
2.1.2. Objectives .....	19
Current Town Plan – Statement of Planning Goals .....	19
2.1.2. Policies.....	20
2.1.3. Programs .....	20
2.2. A LAND USE PLAN, ‘ .....	20
2.2.1. Land Use Areas .....	20
2.2.1.1. Current Town Plan - Proposed Land Use .....	20
2.2.1.2. Transect/Character Zones .....	21
2.2.1.3. Maidstone Current Land Use Districts.....	24

2.2.1.4. Maps .....	36
NVDA Regional plan - Future Land Use and Development Use Goals: .....	38
NVDA Regional plan - Future Land Use and Development Use Strategies: .....	38
Current Maidstone Town Plan: Implementation Plan – Proposed Land Use .....	39
Relationship of Maidstone’s Town Plan Land Use with those of adjacent communities (for Required Element 8).....	39
Conclusions and notes: .....	39
2.2.2. Location, amount, intensity, and character of land uses .....	40
2.2.3. Identification of Historic Downtown Development .....	40
2.2.4. Forest blocks, wildlife habitat and habitat connectors .....	40
2.2.4.1. NVDA Regional Plan – Current Land Use Map (2017) .....	40
2.2.4.2. NVDA Regional Plan, Vol. II, Ch. 7 – Natural Resources:.....	41
ACCD Planning Atlas .....	47
2.2.4.2. West Mountain Wildlife Management Area .....	49
2.2.5. Prospective.....	54
2.2.5.1. Map.....	54
2.2.5.2. Statement .....	54
2.3. A TRANSPORTATION PLAN, consisting of a map and statement of present and prospective transportation and circulation facilities...’ .....	54
2.3.5. Current Town Plan - Transportation .....	54
Statement .....	54
Vision .....	55
Issues/Concerns:.....	56
Recommended Actions:.....	56
State Planning Goal: To provide for safe, convenient, economic, and energy efficient TRANSPORTATION systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.....	56
2.4. A UTILITY AND FACILITY PLAN, consisting of a map and statement of present and prospective community facilities and public utilities...’ .....	56
2.4.5. <i>Current Town Plan</i> .....	57
(SPG) 24 V.S.A. § 4302 (c)(12) To plan for, finance, and provide an efficient system of PUBLIC FACILITIES AND SERVICES to meet future needs.....	58
NVDA Regional plan – Recreational Facilities Goals and Strategies (indented) .....	58
NVDA Regional plan – Child Care Goals and Strategies (indented).....	59
NVDA Regional plan – Telecommunication Goals and Strategies (indented) .....	59

NVDA Regional plan – Security and Emergency Service Goals and Strategies (indented) .....	60
NVDA Regional plan – Water Supply Goals and Strategies (indented) .....	60
NVDA Regional plan – Wastewater, Sewage and Stormwater Management Goals and Strategies (indented) .....	61
NVDA Regional plan – Solid Waste Management Goals: .....	61
2.4.6. Map .....	62
2.5. A statement of policies on the preservation of rare and irreplaceable NATURAL AREAS, scenic and historic features and resources:’ .....	62
2.5.5. Current Town Plan - Natural Areas .....	62
2.5.5.1. Statement .....	62
2.5.5.2. Vision .....	63
2.5.5.3. Issues/Concerns .....	63
2.5.5.4. Recommended Actions .....	63
2.5.5.5. Current Maidstone Town Plan: Implementation Plan: Natural Areas .....	63
2.5.6. Maidstone Cave .....	63
2.5.7. Scenic and Historic Features.....	64
Euro-American Historic Sites .....	64
2.5.8. Natural Resources .....	67
Granite of the Maidstone Pluton.....	67
Copper .....	67
Lead .....	67
2.5.9. Endangered and Threatened Species .....	69
State goal: To identify, protect, and preserve important natural and historic features of the landscape, including: .....	69
NVDA Regional Plan – Historic, Cultural & Scenic Goals and Strategies (indented) .....	69
(SPG) 24 V.S.A. § 4302 (c)(6) To maintain and improve the QUALITY OF AIR, WATER, WILDLIFE, FORESTS, AND OTHER LAND RESOURCES. ....	69
(SPG) 24 V.S.A. § 4302 (c)(10) To provide for the wise and efficient use of Vermont’s NATURAL RESOURCES and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area. ....	70
NVDA Regional Plan – Natural Resource Goals:’ .....	70
NVDA Regional Plan – Natural Resource Strategies:’ .....	70
2.6. An EDUCATIONAL FACILITIES PLAN consisting of a map and statement of present and projected uses and the local public school system.....	71
2.6.1. Current Town Plan: Education .....	71

(SP) 24 V.S.A. § 4302 (c)(3) To broaden access to EDUCATIONAL and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters. ....	72
NVDA Regional plan – Educational Facilities Goals and Strategies (indented).....	72
(SP) 24 V.S.A. § 4302 (c)(3) To broaden access to EDUCATIONAL and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters. ....	72
NVDA Regional plan – Educational Facilities Goals and Strategies (indented).....	72
2.6.2. Map .....	73
2.7. A recommended program for the IMPLEMENTATION of the objectives of the development plan.	73
State authorized regulatory tools .....	73
Nonregulatory implementation tools .....	73
2.7.1. Current Maidstone Implementation Plan .....	74
PROPOSED LAND USE [RE 24 V.S.A. § 4382(a)(2)] .....	74
AGRICULTURE [RE 24 V.S.A. § 4382(a)(2), SPG 24 V.S.A. § 4302 (c)(9)].....	74
FORESTRY [RE 24 V.S.A. § 4382(a)(2), SPG 24 V.S.A. § 4302 (c)(9)] .....	74
NATURAL AREAS [RE 5, SPG 5, 6, 10].....	74
SHORELAND [RE 5, SPG 6] .....	75
TRANSPORTATION [RE 3, SPG 4].....	75
RECREATION [RE 2, SPG 8].....	75
ECONOMIC DEVELOPMENT [RE 11, SPG 2] .....	75
EDUCATION [RE 6, SPG 3] .....	75
HOUSING [RE 10, SPG 11].....	76
UTILITIES/FACILITIES [RE 4, SPG 12].....	76
ENERGY [RE 9, SPG 7] .....	76
ADJACENT COMMUNITIES [RE 8].....	76
2.8. A statement indicating how the plan relates to development trends and plans for ADJACENT MUNICIPALITIES, areas and the region developed under this title.....	76
2.8.1. Current Maidstone Town Plan - Impact of Adjacent Communities .....	76
Recommended Actions:.....	77
2.8.2. Relationship of Maidstone’s Town Plan Objectives with those of adjacent communities.	77
1993, 2007 and 2016 (Current) Maidstone Town Plans: Statement of Planning Goals .....	77
2007 and 2016 Maidstone Town Plans: Statement of Planning Goals (not in the 1993 Maidstone Town Plan).....	85
Additional Objectives from Adjacent Towns: .....	86
2.8.3. Maidstone and surrounding area Town Plans.....	87

Maidstone, VT; 1993, 2007 and 2016 Town Plans: Statement of Planning Goals .....	87
Brunswick, VT; 2019 Municipal Plan, Statement of Objectives .....	88
Ferdinand, VT; Unified Towns & Gores of Essex County, VT (UTG), Local Development Plan .....	88
Guildhall, VT; 2013 Municipal Plan, Goals, Objectives & Component Plans .....	89
Granby, VT, Town Plan, 2016 .....	89
2.9. An ENERGY PLAN; .....	89
2.9.1. Current Town Plan – Energy .....	90
Vision .....	90
Issues/Concerns:.....	90
Recommended Actions:.....	90
(SPG) 24 V.S.A. § 4302 (c)(7) To make efficient use of ENERGY, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.....	90
NVDA Regional Plan – Energy Goals and Strategies (indented).....	91
NVDA, Maidstone Energy Profile.....	94
2.10. Housing Element ‘ .....	94
2.10.1. Current Town Plan - Housing .....	95
Statement .....	95
Vision: .....	95
Issues/Concerns: .....	95
Recommended Actions:.....	95
(SPG) 24 V.S.A. § 4302 (c)(11) To ensure the availability of safe and AFFORDABLE HOUSING for all Vermonters.....	96
NVDA Regional Plan – Housing Goals and Strategies (indented).....	96
2.11. Economic Element ‘ .....	97
2.11.1. Current Town Plan .....	97
Vision: .....	97
Issues/Concerns:.....	97
Recommended Actions:.....	98
(SPG) 24 V.S.A. § 4382(a)(11) An ECONOMIC DEVELOPMENT element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.....	98
(RE) 24 V.S.A. § 4302 (c)(2) To provide a strong and diverse ECONOMY that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes. ....	98
NVDA Regional Plan – Economic Development Goals and Strategies:.....	98

2.12.	Flood Resilience Plan	100
	(A) A flood resilience plan that:	100
	(B) A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.	100
2.12.1.	Current Town Plan	100
	Existing Conditions	100
	FLOOD RISKS IN MAIDSTONE	101
	Uplands and Wetlands	102
	Transportation Infrastructure	102
	Emergency Relief and Assistance Fund	102
	(SPG) 24 V.S.A. § 4302 (c)(14) To encourage FLOOD RESILIENT COMMUNITIES.	104
	NVDA Regional Plan – Flood Resilience Goals:	104
	NVDA Regional Plan – Flood Resilience Strategies:	104
3.	Appendix	105
3.2.	24 V.S.A. § 4382. The Plan for a Municipality [Required Elements]	105
	(a) Consistent with and compatible:	105
	(1) A statement of OBJECTIVES, POLICIES, AND PROGRAMS of the municipality to guide the future growth and development of land, public services, and facilities, and to protect the environment.	105
	(2) A LAND USE PLAN, which shall consist of a map and statement of present and prospective land uses, that:	105
	(3) A TRANSPORTATION PLAN, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads, and port facilities, and other similar facilities or uses, with indications of priority of need.	105
	(4) A UTILITY AND FACILITY PLAN, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs, and method of financing.	105
	(5) A statement of policies on the preservation of rare and irreplaceable NATURAL AREAS, scenic and historic features and resources.	106
	(6) An EDUCATIONAL FACILITIES PLAN consisting of a map and statement of present and projected uses and the local public school system.	106
	(7) A recommended program for the IMPLEMENTATION of the objectives of the development plan.	106

(8) A statement indicating how the plan relates to development trends and plans for ADJACENT MUNICIPALITIES, areas and the region developed under this title.....	106
(9) An ENERGY PLAN, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy.....	106
(10) A HOUSING element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.....	106
(11) An ECONOMIC DEVELOPMENT element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth. ....	106
(12) FLOOD RESILIENCE.....	106
(A) A flood resilience plan that: .....	106
(B) A flood resilience plan reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.....	106
(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section. ....	107
(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to: .....	107
(d) Where appropriate, a municipal plan may provide for the use of “transit passes” or other evidence of reduced demand for parking spaces in lieu of parking spaces. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 7, eff. April 11, 1972; 1975, No. 236 (Adj. Sess.), § 2; 1979, No. 174 (Adj. Sess.), § 8; 1985, No. 188 (Adj. Sess.), § 10; 1987, No. 200 (Adj. Sess.), §§ 8, 10, eff. July 1, 1989; 1989, No. 280 (Adj. Sess.), § 7; 1991, No. 130 (Adj. Sess.), § 2; 1995, No. 122 (Adj. Sess.), § 2, eff. Apr. 25, 1996; 2003, No. 115 (Adj. Sess.), § 89; 2011, No. 52, § 33, eff. July 1, 2012; 2013, No. 16, § 4, eff. July 1, 2014; 2013, No. 146 (Adj. Sess.), § 6, eff. May 27, 2014; 2015, No. 171 (Adj. Sess.), § 17, eff. Jan. 1, 2018.).....	107
3.3. State Planning Goals - 24 V.S.A. § 4302. Purpose; goals.....	107
(a) General purposes. ....	107
(b) Continuing planning process that will further the following goals.....	108
(c) In addition, this chapter shall be used to further the following specific goals: .....	108
(1) To plan DEVELOPMENT so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.....	108

(2) To provide a strong and diverse ECONOMY that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.....	108
(3) To broaden access to EDUCATIONAL and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.....	108
(4) To provide for safe, convenient, economic, and energy efficient TRANSPORTATION systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers. ....	108
(5) To identify, protect, and preserve important NATURAL AND HISTORIC FEATURES of the Vermont landscape, including: .....	108
(6) To maintain and improve the QUALITY OF AIR, WATER, WILDLIFE, FORESTS, AND OTHER LAND RESOURCES.....	109
(7) To make efficient use of ENERGY, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases. ....	109
(8) To maintain and enhance RECREATIONAL opportunities for Vermont residents and visitors.....	109
(9) To encourage and strengthen AGRICULTURAL AND FOREST industries. ....	109
(10) To provide for the wise and efficient use of Vermont’s NATURAL RESOURCES and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.....	109
(11) To ensure the availability of safe and AFFORDABLE HOUSING for all Vermonters. ....	110
(12) To plan for, finance, and provide an efficient system of PUBLIC FACILITIES AND SERVICES to meet future needs. ....	110
(13) To ensure the availability of safe and AFFORDABLE CHILD CARE and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development. ....	110
(14) To encourage FLOOD RESILIENT COMMUNITIES.....	110
(d) Plans and regulations prepared under the authority of this chapter .....	110
(e) Use of goals. ....	110
(1) The goals established in this section shall be employed, as provided under this chapter, to carry out the general purposes established in this section. ....	110
(2) After July 1, 1989, none of the following shall be prepared or adopted, unless consistent with the goals established in this section: .....	111
(f) Standard of review. ....	111
(1) Consistent with the goals .....	111
(2) Compatible with .....	111



## About this Plan <sup>1</sup>

The plan is intended to be a dynamic document that provides basic guidelines and an overall vision for the future of the community. It is comprehensive and addresses many different issues facing the Town today. Each section contains background information, a discussion of the current issues and needs, and recommended actions to address these needs.

It is recognized that planning for the future is a process which can best be done as a continuing activity, and this Town Plan is a policy guideline that should change as the needs and desires of the community change.

## 1. Overview of the Town of Maidstone (Current Town Plan) <sup>2</sup>

Maidstone is a quiet, peaceful and healthy agricultural community located in Essex County, Vermont. Comprised of 20,436 acres, it is bounded on the northeast by the Town of Brunswick, east by the Connecticut River, and southwest by the Towns of Guildhall and Granby and west by the Unorganized Town of Ferdinand.

The land along the Connecticut River is fine sandy loam and very productive land for hay, silage corn and pasture. This area is subject to the overflow from the Connecticut River. Between the Connecticut River bottomlands and the uplands is a stretch of very fertile soil great for potatoes and gardens. The uplands are mostly mountainous and rocky; not being well adapted to cultivation, they are mostly wooded.

Maidstone has an abundant supply of surface water. In the northwest corner of town lies West Mountain Pond, 1,235 feet above sea level; its outlet is West Mountain Brook, which runs eastward. Dutton Pond is located in the center of town and has its outlet in Dutton Brook, which flows eastward to Cutler Mill Brook. Steven's Pond is located in the southeastern part of town about a half mile from US Route 102. Maidstone Lake, which lies in the southwest corner of the town, is 3 miles long and 1 mile wide. While ponds are basically undeveloped, Maidstone Lake has extensive camp development and is a popular summer resort with an increasing number of year-round residences. Paul Stream flows through the northwestern part.

Maidstone's most spectacular scenic views, which are rarely observed by tourists, can be seen from Maidstone Hill, Bear Hill and Stoneham Mountain. Bear Hill, with an elevation of 1,765 feet is located between Route 102 and the North Road. Many early farm settlements were first started here. Those who wander to this high pinnacle may see a breathtaking view of the valley. There are splendid views from Maidstone Hill, west to Maidstone Lake and east to the valley below. Maidstone Hill's natural wonders include a number of caves.

The population of Maidstone has changed dramatically over the past 200 years. It seems to be rising again and unofficially the 2020 estimate is 211. The number of nonresidents fluctuates with the seasons. According to the 2012 Maidstone Grand List there were 104 residential dwellings, 210 vacation homes, 8 mobile homes and 2 farms. There were 93 households in Maidstone in 2010 and the median age was 52.7.

---

<sup>1</sup> Maidstone Town Plan, 2016, "About This Plan," [page 5](#).

<sup>2</sup> Maidstone Town Plan, 2016, "Town Overview," [pages 9-10](#).

Finally, according to the U.S. Census, the median household income was \$19,107 in 1999 and \$45,625 in 2012.

Maidstone has no village, post office, school, store, gas station, tavern or doctor's office. It depends on the neighboring towns for all these services.

## ***1.1. History***

### **1.1.1. Current Town Plan <sup>3</sup>**

There are many interesting aspects to Maidstone's history. Mrs. Amy taught the first public school in town in a log house in 1786. This school stood just east of the J.W. Webb place (now LeFoll's). The 1840 school statistics show that Maidstone had four school districts with four common schools totaling 90 pupils. The total operating cost was \$534.76. There were nine teachers employed, one male and eight females. The average weekly salary including board was \$3.13. The entire school income was \$422.56 and the total amount expended was \$534.76. Mrs. Jennie K. Stanley was superintendent.

The first Town Clerk was Haines French. He helped organize the town in 1788. James Lucas was the moderator at the first Town Meeting in March, 1788.

The first physician was Dr. Cheney, who remained only a short time. Isaac Stevens owned the first tavern and the first two stores were owned by Abraham Gile and Isaac Smith.

The defendants in the first lawsuit ever put on the docket in Essex County Court were James and Nancy Lucas of Maidstone. This suit for slander was continued from the first term at Lunenburg to the second term in 1801 at Brunswick where the plaintiffs, John and Anna Hugh obtained a verdict of \$14.41 in damages and \$0.70 for costs. Elijah Foote of Guildhall was the lawyer for James and Nancy Lucas.

The first known suicide in Essex County took place in Maidstone in 1802 when Dr. Taber's wife's body was found in the Connecticut River. A jury brought in a verdict as to the cause and determined it had to have been homesickness and discouragement. One of the first deaths in town was Jeremy Merrill who was killed by a falling tree limb.

There used to be a Last Factory located on what used to be the old Drew place on the North Road. Lasts were soles of shoes made mostly from rock maple. Most of the work was done by hand with saws. The wood was split by hand finished with a drawshave.

There was an up-and-down sawmill located somewhere behind the old Booth place (now Cardin's). They did quite a business there and used the brook as a source of power with a water wheel to run the saw. A ditch was dug in the vicinity of Stevens Pond and allowed to fill with water, which was then released to power the mill. This ditch would hold enough water to power the sawmill for an entire days' sawing. All finish work and planing was done by hand. Many of the timbers in the old houses in town were sawn there.

---

<sup>3</sup> Maidstone Town Plan, 2016, "A Brief Town History," [pages 11-13](#).

By the old Howe farm (now Fay's), between the main road and the old railroad bed, there used to be a place where potato whiskey was made. Potatoes were crushed in something like a cider press. They would boil and catch the steam through coal and let it run down in a bottle. This would then ferment. In those days, you could buy a jug of liquor in any store with no tax or license. This whiskey business ran for some 49 years but went out before the railroad went through. Maidstone is now a dry town.

The Honorable John G. Beattie, a long time Maidstone resident born in 1891, stated that the townspeople of his day *"scratched around in the dirt and raised a few vegetables and had a cow or two. Lumbering was the most important industry and that's what my grandfather did"*.

In the olden days, most every farm at one time or another would be the Keeper of the Pound. A pound was a place where stray animals were kept-usually some resident's barnyard.

Mr. Beattie was well informed about the schools of his day, his mother being a teacher who taught school on Bear Hill in one room of a house called the Hawkins House. There were 17 pupils at the time and 15 or 20 families living in that area at the time. There were three schools on the River Road at one time: one near the old Booth house, one at McDade's and one near what is now Fay's. There was also a school on the North Road near Allin's. As more families moved in an area of town, a schoolhouse was built or moved to accommodate pupils in that area.

When asking Mr. Beattie about his recollections of past town history, and in talking about old town buildings and property, he stated that the first log house in town was built on the hill across the Beattie house. When asked about how old he thought his home to be, he answered, *"This house was built by Jesse Hughes who was a Superior Judge. He died in 1839. His wife Dorcas died in 1837. Mr. Hughes built this house but didn't live to enjoy it long. I have called the building of this place 1820-21-22. The up and down plank partitions are characteristic of the early 1800's. Mr. Beattie's grandfather bought the place in January 1842 and put on the ell part of the house and the flat roof.*

Below what is now the McVetty property, across from the old Crown place, there used to be a blacksmith shop. It has probably been gone since the early 1920's. The Noble residence used to be called the old Schoff place and the meadow across the road by the river was known as the Schoff meadow. There also used to be a large brick house near what is now Norman Young's barn.

George Taylor ran a post office that was located where Mr. Lamoureux now lives. The mail came and went on the Main Central Railroad. It is said that in the hallway there were some 20 boxes at a time.

In 1902, ten people from Guildhall made arrangements with Mr. Beattie's father to build a camp on the first flat beyond the Beattie's homestead. This later became known as Camp Essex. They would come on weekends with a horse and wagon. Mr. Beattie's father was raising buckwheat there at the time.

Electricity first came to town when Col. Benton bought what is now the old Ford homestead (where Knight's currently live). This would have been somewhere around 1925.

The first cars in town were remembered well by Mr. Beattie. He recalled: *"The first cars were hupmobiles"*. Frank Curtis had one, I remember. In 1914 he could never get up Berge Hill in Guildhall in low no matter how much juice he gave it. The older cars had more noise than power.

When Mr. Beattie was a little boy, he remembers that there weren't many woods around – mostly open country. He remembers attending school in the McDade schoolhouse. A teacher by the name of Miss Coyne walked night and morning to school across these pastures from the North Road area.

Mr. Beattie also remembered the log drives that used to come through our area on the Connecticut River. When asked if he ever took part in these drives, he commented: *I always got around eating some of the baked beans and cookies the cook would make*". The drives went through between March and the first of June. It would depend on how high the water was. They sometimes camped on the Lamoureux place, near the old Sullivan place and Mr. Beattie's land, too. Any place that was dry but near the river was a good place for a camp. There would be two or three six-horse teams that would pull the logs in the river. Some of the logs would get stranded on sandbars and meadows on their long ride to Massachusetts.

As for the original records of the town, it has been told that whoever had the field book in his possession was crossing the river on the ice in the spring and lost it in the water. Thus not many early records can be found. Our best records lie with our people and their memories of the past. The few stone foundations and markers that are left commemorate what our town has stood for. Our job now is to preserve and not destroy what our town has stood for in the past and what it stands for now.

Notes from the Lake:

- The Maidstone State Forest Lands were purchased in 1938 from the New Hampshire-Vermont Lumber Company (predecessor of St. Regis Paper Company). Ten years later, St. Regis conveyed a right-of-way to Route 102.
- The first recorded timber harvest was in 1899 by the Connecticut Valley Lumber Company to salvage wood during an outbreak of spruce budworm.
- The Connecticut Valley Lumber Company during the period of 1915 to 1921 had log drives down Paul Stream and the Connecticut River.
- An early record shows that the Lake was stocked during the years 1885 and 1886 when 5,000 salmon were placed in the lake. During this period fish were shipped via rail to a point close to the stocking site and then transported by horses to the received waters.
- In 2001 Maidstone State Park was placed on the National Register of Historic Places.

Ours is a proud little town, proud of our past and proud of what we have become. Nowhere on earth can one find more peace, beauty and splendor.

**1.1.2. Maidstone, by Hon. Moody Rich, Vermont Historical Gazetteer, Vol 1 (1867) (Archive.org), Images 1063-1083, Pages 1025-1045 <sup>4</sup>**

Maidstone was chartered by Gov. Wentworth, of New Hampshire, under George III., Oct. 12, 1761 ; bounded N. by Brunswick, S. by Guildhall, E. by Connecticut river, W. by Granby and Ferdinand; containing, as chartered, 25,000 acres. <sup>5</sup>

---

<sup>4</sup> Hemenway, Abby Maria, Vermont Historical Gazetteer, Vol 1 (1867), "Maidstone," by Hon. Moody Rich (Archive.org), [Images 1063-1083, Pages 1025-1045](#).

<sup>5</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1063, Page 1025](#).

The grantees of Maidstone were all Connecticut men, and none of them ever became settlers of the town, which proved a serious obstacle to its early settlement, as all who desired to purchase lands were obliged to go to Connecticut or New York for that purpose.<sup>6</sup>

In December, 1774, the proprietors allowed to Arthur and Thomas Wooster each 100 acres of land, as a reward for beginning a settlement in Maidstone in 1772 ... Micah Amy, John Sawyer, J. Sawyer, Jr., Deliverance Sawyer, Benj. Sawyer, Mr. Merrill, Enoch Hall, Benj. Whitcomb, John French, and Jeremy Merrill, who had settled in said township and begun improvements, were each allowed 100 acres, ... provided, they paid their proportion of taxes, and consented to hold the same under the proprietors and for them, and that they continue their respective settlements and improvements from year to year at least 5 years. As above, we have the names of twelve settlers in town commencing in 1772, and prior to 1774, besides the Col. Bailey whom the said committee is directed to take the advice of, is supposed to be Ward Bailey, who was one of the first settlers. There were others, of a still earlier date, of whose names we have no record. One, Mr. Mardeen, lived near the small brook still bearing his name, which runs across the highway between Mr. Beattie's and Dr. Dewey's, probably as early as 1770. He might have been the first mechanic in town, as he was basket maker. A son of his, born about 1770, weighing two and a half pounds at birth, attained at full maturity to the very respectable weight of two hundred and some odd pounds—perhaps was the first child born in town.<sup>7</sup>

Messrs. David Gaskill, Abraham Gile, Benjamin Byron, John Hugh, E. Torrey, Jos. Wooster, Reuben Hawkins and some others came into this town about the year 1780 and '81.<sup>8</sup>

The Indians in this part of the country were of the St. Francis tribe in Canada. This country was called by them " Coos," which signifies " The Pines." They had a trail from the territory of that tribe in Canada, to the Penobscot river in Maine. After crossing the Memphremagog, they would take the Clyde river, which would lead them to Island Pond, then cross to the Nulhegan river and down that to the Connecticut, thence to the upper Ammonoosuc, and up this river to some point in the present town of Milan, N. H., where they crossed to the Androscoggin, thence down the last named river. On this trail they passed through the settled portion of Maidstone, and were a source of great annoyance to the inhabitants. During the Revolutionary war the Indians received \$5 bounty for each captive alive, or scalp that was taken by them.<sup>9</sup>

In 1786 Eben W. Judd surveyed and lotted the lands of the town, and the unsettled line between Maidstone and Guildhall was established by his survey. He at first met with much opposition from the settlers, who were jealous of their rights and fearful they should be disturbed in their lots; but the matter was finally amicably arranged, and the survey accepted by the unanimous vote of the town.<sup>10</sup>

In March, 1788, the town was organized. James Lucas was moderator of the first town meeting, and Hains French, first town clerk. In 1786 Messrs. John Rich, John Hugh and David Gaskill were appointed a committee to alter the highway through the town, where they thought most advantageous to the public. The road was probably laid out sometime previous.<sup>11</sup>

The first public school in town was taught by Mrs. Amy, in 1786, in a log-house just east of the present residence of J. W. Webb. The scholars came from the three towns of Maidstone, Guildhall and Northumberland, N. H.<sup>12</sup> ... The present [1867] number of school districts in town are 7, and average time of schooling in a year 5 months, except private schools in families ; number of scholars, 65. We have no

---

<sup>6</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1064, Page 1026](#).

<sup>7</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1065, Page 1027](#).

<sup>8</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1066, Page 1028](#).

<sup>9</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1066, Page 1028](#).

<sup>10</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1067, Page 1029](#).

<sup>11</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1068, Page 1030](#).

<sup>12</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1067, Page 1029](#).

high school established here, but the fact that every farm through the town on the river has supported children of its owner at some of the high schools of the country shows that the people are not entirely indifferent to education and its objects.<sup>13</sup>

#### MAIDSTONE LAKE.

This beautiful sheet of water is situated near the western boundary of the town. It is three miles in length and one in width. Its waters are clear, deep and silvery, containing a species of trout called lunge. In 1853 a dam was made at the outlet, and the waters raised 6 feet, affording the most desirable water-power. At the same time a saw-mill was erected by Mr. Norris, which has manufactured large quantities of lumber, and is now in operation. This lake is surrounded entirely by a forest of pine, spruce and hemlock. On the eastern side of the lake, near the base of a hill, is a **cave which is occasionally visited by explorers of nature's wonders, some of whom have traversed its subterranean passage to the distance of 200 feet.** This portion of the town, of about five thousand acres, is very well adapted to cultivation and improvement; is covered with pine, spruce and hemlock, interspersed with birch, cedar, and rock-maple, and is watered by Paul stream, which has its rise in Granby and Ferdinand ; running east and receiving the waters of the lake, finds its way through the corner of Brunswick, and empties into Connecticut river. This stream embraces superior mill-privileges, and undoubtedly is not surpassed in northern Vermont. In 1854 a large saw-mill was erected on this stream, in Maidstone, which annually manufactures 2,000,000 feet of lumber, which goes over the Grand Trunk railway to Portland market. Both the above mills are owned by the firm of Brown and Follansby.<sup>14</sup>

There are [in 1867] two smaller saw-mills in town; one on the mill brook, built the past season on the site of an old one useless from age, by Z. K. Washburn; the other, on a small brook on the farm of James Follansby, and is now owned by J. Follansby & Joseph Rich. The first saw-mill in town was built on this brook by Moody Rich, in 1828.<sup>15</sup>

The village of Guildhall being near the line between that town and Maidstone, accommodates one as well as the other with mechanics' stores, post-office, church, &c., &c.<sup>16</sup>

Historic little Maidstone, birth place of heroes ..., located picturesquely up toward the highlands, or upon the upper banks of the fair Connecticut, is, for loveliness of landscape, unsurpassed in all Switzerland-like New England. Beautiful Maidstone !<sup>17</sup>

#### 1.1.3 Maidstone Lake – History of Guildhall<sup>18</sup>

... Maidstone Lake, Although seemingly foreign to the subject of this History, we cannot help saying a few words about this beautiful lake, which is located so near our town. The lake is surrounded entirely by forests of the most beautiful pine, spruce and hemlock trees.

It is three miles long and one mile "wide. Its waters are clear, deep and silvery, containing a species of trout called lunge. It is one of the lovely and romantic spots of the State. Near the easterly side of the lake, and near the base of a hill is a cave, which is a most wonderful place. One can traverse its subterranean passage for many hundred feet.

---

<sup>13</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1068, Page 1030](#).

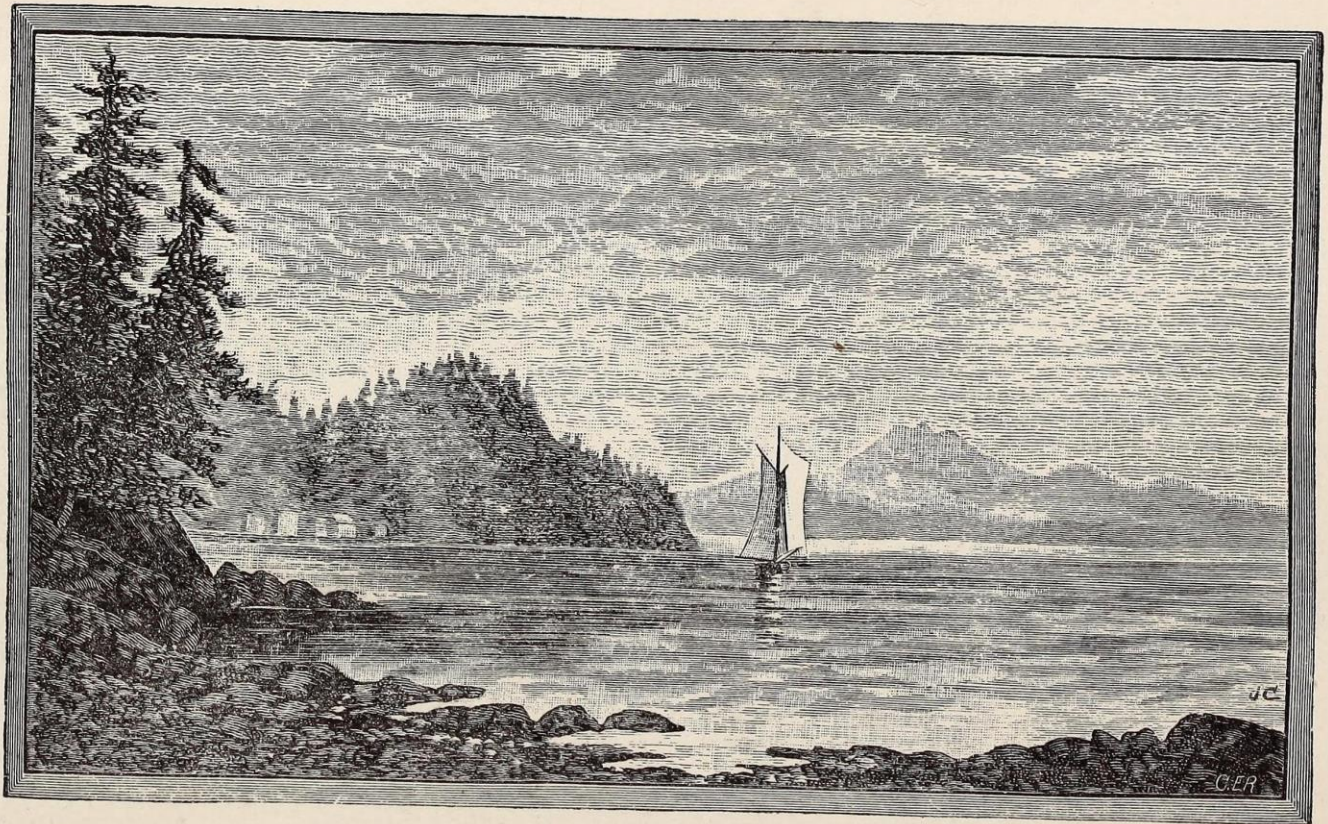
<sup>14</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1081, Page 1043](#).

<sup>15</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1081, Page 1043](#).

<sup>16</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1082, Page 1044](#).

<sup>17</sup> Hemenway, "Maidstone," Vermont Historical Gazetteer, Vol 1, [Image 1082, Page 1044](#).

<sup>18</sup> Benton, Everett Chamberlain, *A History of Guildhall, Vt.* (1886), [Page 135](#).



MAIDSTONE LAKE.

The Indian path from Maine to Canada passed through the towns of Northumberland, Maidstone, Stratford and Brunswick. After leaving Lake Memphremagog, they would take the Clyde River which would lead them to Island Pond, then across to the Nulhegan River, following it to the Connecticut, thence to the Upper Amonoosuc, and up this river to some point in the present town of Milan, N. H., where they crossed to the Androscoggin, and followed that river into Maine. It had been a common thoroughfare for two or three tribes of Indians, who respectively occupied these portions of country, for a great many years; nor was it abandoned until these Indian tribes had removed to other regions. Parties of Indians were almost every week passing either one way or the other, and as the settlements here were the only ones they met, it was very natural for them to call.<sup>19</sup>

## ***1.2. Community Profile***

### **1.1.3. Taxable Parcels**

### **1.1.4. Other Parcels**

### **1.1.5. Population Growth**

#### ***Maidstone Total Population, 1790-2020***

---

<sup>19</sup> Benton, Everett Chamberlain, *A History of Guildhall, Vt.* (1886), [Page 175](#), footnote.

**MAIDSTONE TOTAL POPULATION, 1790-2020**

<b>1790</b>	<b>1800</b>	<b>1810</b>	<b>1820</b>	<b>1830</b>	<b>1840</b>	<b>1850</b>	<b>1860</b>	<b>1870</b>	<b>1890</b>
125	152	177	166	236	271	237	259	254	198
<b>1900</b>	<b>1910</b>	<b>1920</b>	<b>1930</b>	<b>1940</b>	<b>1950</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>
206	75	171	12	396	981	78	94	100	131
<b>2000</b>	<b>2010</b>	<b>2020</b>							
105	208	211							

*Maidstone and Adjacent Communities Population Growth*

**POPULATION GROWTH – 1990 - 2020**

<b>TOWN</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>2020</b>
Brunswick	92	107	112	88
Ferdinand	23	33	32	16
Granby	85	86	88	81
Guildhall	270	268	261	262
Maidstone	131	105	208	211
Stratford, NH	928	942	746	662
Northumberland, NH	2,495	2,438	2,288	2,126

Source: Years 1990-2010, Maidstone 2016 Town Plan citing U.S. Census Bureau; Year 2020, U.S. Census Bureau

## 2. State Required Elements

### 2.1. A STATEMENT OF OBJECTIVES, POLICIES, AND PROGRAMS <sup>20, 21</sup>

to guide the future **GROWTH AND DEVELOPMENT** of land, public services, and facilities, and to **PROTECT THE ENVIRONMENT**.

#### Survey Summary <sup>22, 23</sup>

##### *Likes and Dislikes*

There were 142 responses to question “4. What do you **like** about living in Maidstone?” Of these responses, the most popular (greater than 50%) were:

1. Beautiful place (132 respondents, 93%)

<sup>20</sup> [24 V.S.A. § 4382\(a\)\(1\)](#), “Required element 1.”

<sup>21</sup> The Municipal Plan, State Planning Manual – Module 1 (April 2017, Vermont Department of Housing and Community Development (DHCD)) [Hereinafter “DHCD Planning Manual, Module 1”], “Goals, Objectives, Policies, and Actions: What’s the Difference?”, [Page 52](#)

<sup>22</sup> Maidstone Planning Commission, *An Open Meeting to Discuss the Updating and Re-adoption of the Maidstone Town Plan*, January 17, 2024.

<sup>23</sup> Maidstone Planning Commission, *2023 Maidstone Town Survey Responses Report*, [Questions 4 and 5](#).



2. Outdoor recreational opportunities (97 respondents, 68.3%)
3. Small town environment (96 respondents, 67.6%)
4. Large blocks of forest/farm land (89 respondents, 62.7%)

There were 123 responses to question “5. What do you **dislike** about living in Maidstone?” Of these responses, the three highest dislikes were:

1. Taxes are high (72 respondents, 58.5%)
2. Far from medical services (57 respondents, 46.3%)
3. Not convenient to shopping and ... (39 respondents, 31.7%)

From the above, a general goal may be to maintain the characteristics that make Maidstone a beautiful place, outdoor recreational opportunities, the small town environment and large blocks of forest/farm land and to take steps to mitigate taxes.

### *Long term goals*<sup>24</sup>

There were 137 responses to question “14. The following are important long-term goals for Maidstone:...” The goals with support over 50% were:

1. Protect forest land (125 respondents, 91.2%)
2. Protect lakes, ponds, rivers, & streams (125 respondents, 91.2%)
3. Protect agricultural land (117 respondents, 85.4%)
4. Protect wildlife habitats (116 respondents, 84.7%)
5. Protect the rights of landowners (113 respondents, 82.5%)
6. Protect wetlands (107 respondents, 78.1%)
7. Improve telecommunications (96 respondents, 70.1%)
8. Regulate large development projects (84 respondents, 61.3%)

## **Survey Results**

### *Maidstone in the future*<sup>25, 26, 27</sup>

There were 136 responses to question “7. What should Maidstone be in the future with regard to size of residential community and amount of business and industry?” Of these, 75.7% selected “a SMALL residential community with LIMITED business and industry.”

There were 139 responses to question “8. What is your opinion regarding commercial/industrial development?” Of these responses, 51.8% selected “We don’t need any” and another 38.1% selected “We need only small and clean development.”

There were 139 responses to question “11. What should Maidstone be in the future with regard to forest and agriculture?” Of these responses, 79.9% selected “a residential community with MOST of the land in forest and agriculture.”

---

<sup>24</sup> Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Question 14](#).

<sup>25</sup> Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Question 7](#).

<sup>26</sup> Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Question 8](#).

<sup>27</sup> Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Question 11](#).

*The Town should take steps to protect the Town from*<sup>28</sup>

The number of responses to question “15. The Town should take steps to protect the Town from:” is not stated, but an inspection of the chart shows overwhelming support for the Town taking steps to protect the Town from (all the available options):

1. Pollution of lakes, streams, and water supplies
2. Disappearance of forest lands
3. Disappearance of wildlife habitat
4. Disappearance of natural and open areas
5. Disappearance of agricultural lands
6. [Protect against] Increasing presence of non-native invasive species

There were 137 responses to question “19. Failed, improperly maintained, or improperly installed septic systems supporting homes on Maidstone lake parcels will and are degrading the quality of water in Maidstone Lake. The Town should take steps to ensure all septic systems are properly designed, installed, and maintained, and should seek financial assistance so that these failed systems may be fixed, if required.” Of these responses, 71.5% of the respondents selected “Agree.”

**State Planning Goal, Abstract:**<sup>29</sup>

In general, it is the intent to encourage the appropriate development of all lands in a manner which will **promote the public health, safety against fire, floods, explosions, and other dangers**; to promote **prosperity, comfort, access to adequate light and air, convenience, efficiency, economy, and general welfare**; to enable the **mitigation of the burden of property taxes on agricultural, forest, and other open lands**; to encourage **appropriate architectural design**; to encourage the development of **renewable resources**; to **protect residential, agricultural, and other areas from undue concentrations of population and overcrowding of land and buildings**, from **traffic congestion**, from **inadequate parking** and the **invasion of through traffic**, and from the **loss of peace, quiet, and privacy**; and to provide means and methods to plan for the **prevention, minimization, and future elimination of such land development problems as may presently exist or which may be foreseen** and to implement those plans when and where appropriate. In implementing any regulatory power the town shall take care to **protect the constitutional right of the people to acquire, possess, and protect property.**

**Regional Vision:**<sup>30</sup>

Vermont’s rural traditions have been better preserved in the Northeast Kingdom than in other areas of the state. **Respect for individual rights and a genuine neighborliness toward others** are values that continue as part of the social fabric here. The physical landscape has essentially remained unchanged with **compact village centers surrounded by working farms and productive forests**. When one examines local town plans throughout the region, one quickly gets the sense that **most people in this region prefer gradual change over rapid growth**. Nevertheless, **most Northeast Kingdom residents stand firmly behind development that promotes job creation and sustained economic development.**

---

<sup>28</sup> Maidstone Planning Commission, *2023 Maidstone Town Survey Responses Report*, [Question 15](#).

<sup>29</sup> Abstracted from State Planning Goal [24 V.S.A. § 4302 \(a\)](#) General purposes

<sup>30</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 8 of 302, Volume I, Regional Goals & Strategies, II. Regional Vision, [pages 2-3](#).

### 2.1.1. Statement of Land Uses

#### *Current Town Plan – Overall Vision Statement* <sup>31</sup>

The small scale, rural lifestyle will be maintained. The farms will continue to be within the river floodplain and the cottages and homes clustered around Maidstone Lake. Most of the other lakeshore and ponds will remain undeveloped. The economy will continue to rely on extracting timber resources that are now managed in a sustainable manner. New residential development will occur along previously established roads and be concentrated on Route 102, North Road and Hall Road. Hunting and snowmobile camps will increase in the forest area, however, access to these roads should be done in such a manner that will be safe and will not impede the smooth flow of traffic. The Town encourages private landowners to allow access to their lands for recreational purposes.

### 2.1.2. Objectives

#### *Current Town Plan – Statement of Planning Goals* <sup>32</sup>

1. Maintain the **scale, the traditions and the rural character** of Maidstone. Preserve those qualities that make Maidstone an attractive community in which to live, work, and raise a family.
2. Maintain the **agricultural lands** that are essential to the overall objective of preserving **open space, scenic qualities and rural flavor**.
3. Preserve the **unique natural areas and ecosystems** that make up Maidstone’s diverse and scenic landscape.
4. **Recreational opportunities** on public lands should be maintained and encouraged on private lands **only when** landowners are willing to allow public access to their lands. Those **habitats** that provide opportunities for **hunting, fishing, berry picking, hiking and so on need** to be carefully **monitored and protected**.
5. Encourage **slow, orderly growth** on the lands that are suited for development.
6. Promote **small scale, decentralized economic development**, including home-based businesses, that does not detract from Maidstone’s **rural character**.
7. Provide **high quality public services** (i.e. roads, solid waste disposal while recognizing the **limitations of the property tax system**).
8. Protect **private property values** in the Town of Maidstone.
9. Protect the Town’s **water resources**.
10. Protect the **rights of landowners**.
11. Protect the **forests lands and agricultural lands** within the Town.
12. Provide for the **proper maintenance of all roads** in Town.

---

<sup>31</sup> Maidstone Town Plan, 2016, “Overall Vision Statement/Proposed Land Use,” [page 5](#).

<sup>32</sup> Maidstone Town Plan, 2016, “Statement of Planning Goals,” [pages 5-6](#).

## 2.1.2. Policies

## 2.1.3. Programs

## 2.2. A LAND USE PLAN,<sup>33, 34</sup>

which shall consist of a map and statement of present and prospective land uses, that:

(A) Indicates those areas proposed for **forests, recreation, agriculture** (using the agricultural lands identification process established in [6 V.S.A. § 8](#)), **residence, commerce, industry, public and semi-public uses, and open spaces, areas reserved for flood plain**, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for **aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation** purposes.

(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under [chapter 76A](#) of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section [4302](#) of this title, and how the area meets the requirements for the type of designation to be sought.

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality.

### 2.2.1. Land Use Areas<sup>35</sup>

#### 2.2.1.1. Current Town Plan - Proposed Land Use<sup>36</sup>

The Planning Commission reports the traditional use of land, whether it is for timber harvesting, recreation, agriculture, seasonal camps, residential living, home occupation, or small clean development. This plan, in its entirety, functions as our land use plan. It spells out a general direction in which we want to proceed and identifies certain policies we want to encourage to help achieve our vision for the area.

Our zoning bylaws separate the town into **six districts** and we do not anticipate any major changes in these. They are **Rural Lands 1, Rural Lands 2, Lake, Ponds, Forest and Agricultural**.

---

<sup>33</sup> 24 V.S.A. [§ 4382\(a\)\(2\)](#), "Required element 2"

<sup>34</sup> DHCD Planning Manual, Module 1, "Land Use," [page 62-72](#)

<sup>35</sup> 24 V.S.A. [§ 4382\(a\)\(2\)](#), "Required element 2.A"

<sup>36</sup> Maidstone Town Plan, 2016, "Proposed Land Use," [page 16](#).

Some land use patterns are changing in Maidstone. In 1996, Champion Realty sold all the lots around Maidstone Lake. Prior to that all the lots were leased and most remained as they were built 50 or 60 years ago. Some cottages on the Lake are being converted to year-round homes or being winterized for more frequent use (80% of the town's tax base comes from Maidstone Lake). We are losing dairy farms, but the fertile land along the Connecticut River is still being hayed. North Road has seen some subdivision, which means more seasonal and residential dwellings. Route 102 still has about the same number of residential dwellings and commercial development.

In the future land use patterns will look very similar to the way they do today. In general, there will be **farmland along the Connecticut River, year-round residential dwellings and commercial development along Route 102, seasonal and residential dwellings along North Road and increased residential dwellings at Maidstone Lake.** The rest of the land will be used for **forestry, recreation, natural habitat and other similar uses.** There are always exceptions to the rule, but **in general current patterns should continue.**

The proposed land use map is also the current use map.

#### *2.2.1.2. Transect/Character Zones*<sup>37</sup>

1. Conservation & Natural Hazard Areas: Natural, open, or environmentally sensitive land.

**Purpose:** Promote the protection of natural resources and compatible recreational uses while guiding development away from important natural assets and hazards.<sup>38</sup>

#### *West Mountain Wildlife Management Area*<sup>39</sup>

West Mountain Wildlife Management Area (WMA) is a 22,736-acre parcel of land owned by the State of Vermont and managed by the Vermont Fish & Wildlife Department. Located in the towns of Maidstone, Ferdinand and Brunswick, the WMA ranges north from Maidstone Lake to Route 105, and east from South America Pond to the Connecticut River. Access is available along miles of dirt roads. Main entry points are South America Pond Road off Route 105, and Maidstone Lake and Paul Stream Roads off Route 102.

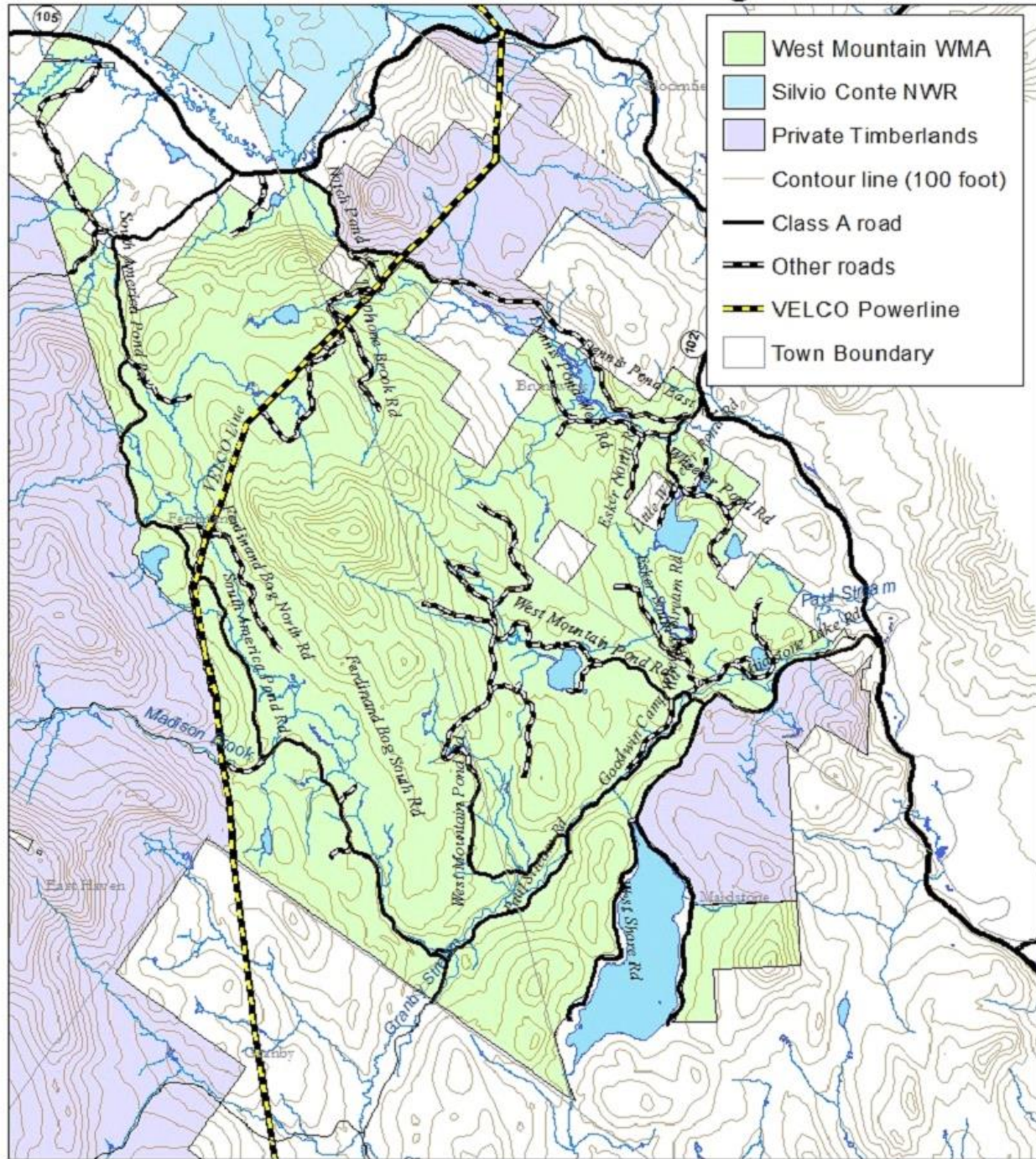
---

<sup>37</sup> DHCD Planning Manual, Module 1, "Transect/Character Zones Mapping," [page 66](#)

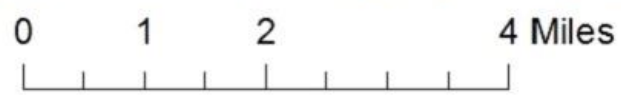
<sup>38</sup> DHCD Planning Manual, Module 1, "Transect/Character Zones Mapping, Conservation," [page 67](#)

<sup>39</sup> "West Mountain Wildlife Management Area," Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).

# West Mountain Wildlife Management Area



Created by Doug Morin  
Vermont Fish & Wildlife Department  
April 2014



For planning purposes only. Not survey accurate.

Maidstone Bends – protected land <sup>40</sup>

Permanent protection from conversion, no interference. Designated as a Nature Reserve/Preserve/Sanctuary under the stewardship of The Nature Conservancy.



Using the map above, proceeding top to bottom, left to right, the top parcel contains 68 acres, the next parcel contains 79 acres, the next parcel (which abuts the previous and is shaped like a bow-tie) contains 154 acres and the last “parcel” (the two lowest and further to the right) contain 49 acres. <sup>41</sup>

Private Conserved Land, Vermont Land Trust Easement <sup>42</sup>

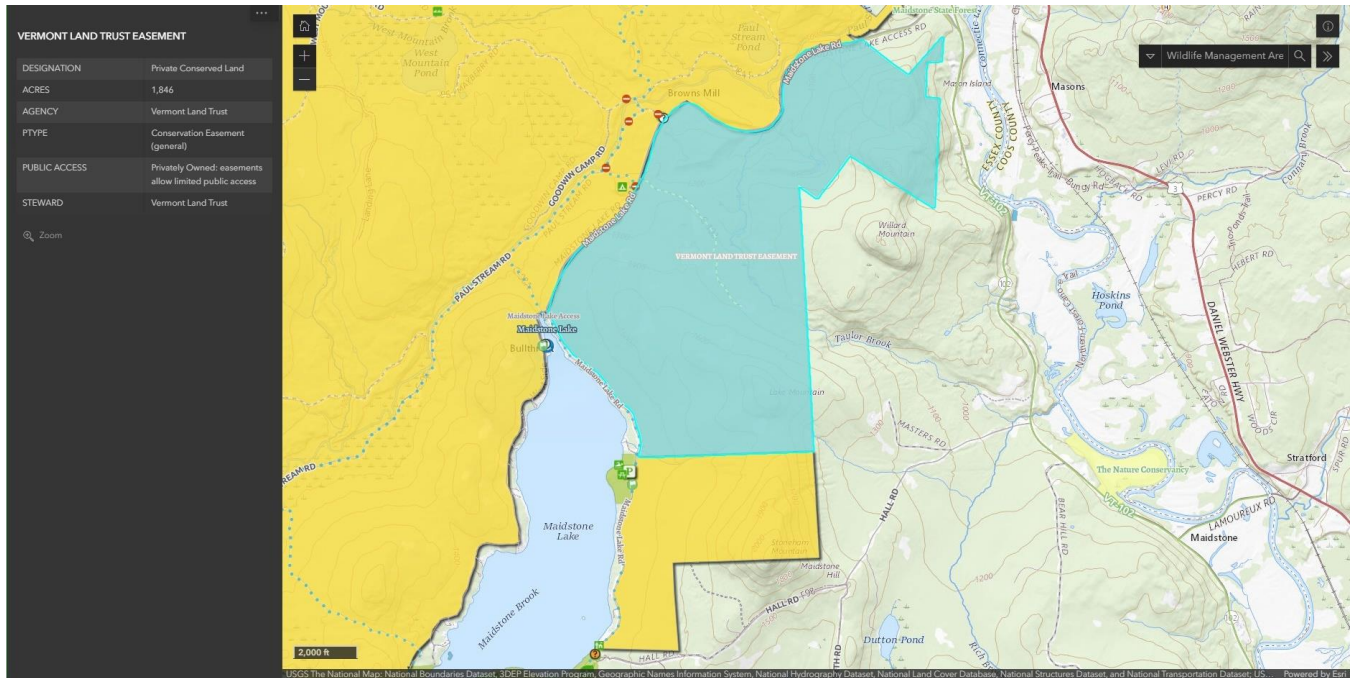
Private conserved land, containing 1,846 acres.

---

<sup>40</sup> Vermont Agency of Natural Resources, Natural Resources Atlas, Protected Lands (2018), (<https://anrmaps.vermont.gov/websites/anra5/>)

<sup>41</sup> Vermont Fish & Wildlife, WMA Locator App, ([VT Fish & Wildlife, WMA Locator App](#)).

<sup>42</sup> Vermont Fish & Wildlife, WMA Locator App, Info ([VT Fish & Wildlife, WMA Locator App](#)).



2. Working Lands/Rural: Agricultural, forested, and sparsely settled lands as well as earth resource extraction areas.

**Purpose:** Promote protection of the working landscape and support agricultural, forestry, and earth-resource-related enterprises, avoiding fragmentation of land and loss of resources and incompatible development and activities.<sup>43</sup>

3. Suburban: Low-density, primarily residential areas, typically located at the fringes of denser settlements or within commuting distance.

**Purpose:** Accommodate existing low-density residential development and provide bike and pedestrian transportation options if feasible.<sup>44</sup>

4. Neighborhood: Medium-density, mixed-use development that is primarily residential, typically located within walking distance of a downtown or village center.

5. Center (Village & Downtown): Highest-density areas of a city or town that include a variety of uses and building types.

6. Special: Areas for large-scale civic, institutional, and industrial uses.

### 2.2.1.3. Maidstone Current Land Use Districts

<sup>43</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

<sup>44</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Suburban,” [page 69](#)



## Rural Lands 1 – Residential, affordable housing, limited light commercial, <sup>45</sup> Transect zone 3 <sup>46</sup>

From Current Zoning Bylaws

### *Objective* <sup>47</sup>

The purpose of this district is to encourage residential, affordable housing and limited light commercial use.

### *Description* <sup>48</sup>

The land within 1000 feet of the road centerline West of Route 102 and all land East of Route 102 and all lands at 860 feet elevation or more from the southern boundary of the town to the stream by the oxbow on the Connecticut River, and all land at 870 feet elevation or more from that point north. It also includes those lands 1000 feet either side of the North Road from the Maidstone/Guildhall town boundary to the Wildwood Drive except those lands 1000 feet either side of Tamarack Lane (TH#7).

## Rural Lands 2 – Limited residential, Forestry, <sup>49</sup> Transect zone 2 <sup>50</sup>

From Current Zoning Bylaws

### *Objective* <sup>51</sup>

The purpose of this district is to encourage limited residential uses close to existing public roads and continued forest management practices.

### *Description* <sup>52</sup>

The land within 1000 feet of North Road, Masters Road, the Hall Road starting 1000 feet from Route 102 on the north end to the Wildwood Drive on the south end, and Tamarack Lane. (Distance measuring from the center of the roadway).

## Lake – Residential [, Recreation], <sup>53</sup> Transect zones 1 <sup>54</sup> and/or 3 <sup>55</sup>

From Current Zoning Bylaws

### *Objective* <sup>56</sup>

The Maidstone Lake District provides seasonal and year-round residential development. This definition applies to “Front yard” and/or “frontage” setback from shoreline in both Lake and Ponds Districts, and is

---

<sup>45</sup> 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: residence, commerce”

<sup>46</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Suburban,” [page 69](#)

<sup>47</sup> Town of Maidstone Zoning Bylaw (2016), [page 6](#), §210 District Objectives and Land Use Control.

<sup>48</sup> Town of Maidstone Zoning Bylaw (2016), [page 7](#).

<sup>49</sup> 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: residence, forests”

<sup>50</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

<sup>51</sup> Town of Maidstone Zoning Bylaw (2016), [page 7](#).

<sup>52</sup> Town of Maidstone Zoning Bylaw (2016), [page 8](#).

<sup>53</sup> 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: residence [, recreation]”

<sup>54</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

<sup>55</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Suburban,” [page 69](#)

<sup>56</sup> Town of Maidstone Zoning Bylaw (2016), [pages 8-9](#).

made and intended to prevent unlawful structure encroachments along such shoreline whenever the lake level is reduced from normal water level by lowering of lake or pond water levels intentionally, at dam(s) or by reason of act of God.

*Description* <sup>57</sup>

The land between the mean water level of Maidstone Lake at normal water level and the rear lot line.

**Ponds – Limited residential, Forestry,** <sup>58</sup> **Transect zone 1** <sup>59</sup>

From Current Zoning Bylaws

*Objective* <sup>60</sup>

To maintain the wilderness character of the pond while providing limited residential development with the continuance of good forestry activities.

*Description* <sup>61</sup>

The land within 500 feet of lakes and ponds over 10 acres excluding Maidstone Lake.

**Forests – Forestry, Recreation,** <sup>62</sup> **Transect zone 1** <sup>63</sup> **and/or 2** <sup>64</sup>

Current Town Plan – Forestry <sup>65</sup>

Forestland plays a critical role in supporting recreation and hunting in the town of Maidstone. Timber harvesting was a traditional way of life in the past. The amount of timber harvesting being done now has diminished considerably with the exception of large parcel landowners. Some of these large lots are being clear-cut with the intent of subdivisions for residences and others are being cut to implement timber management practices. Although some concerns are raised on these matters, it should be noted that much of the subdividing and building is now closely monitored by the State.

*Vision* <sup>66</sup>

Maintain a healthy forest through long-term forest stewardship to provide a natural habitat for wildlife, an area that will provide an enjoyable recreation area, prevent soil erosion and maintain the beauty of the community.

*Issues/Concerns* <sup>67</sup>

---

<sup>57</sup> Town of Maidstone Zoning Bylaw (2016), [page 9](#).

<sup>58</sup> 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: residence, forests, wetlands”

<sup>59</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

<sup>60</sup> Town of Maidstone Zoning Bylaw (2016), [page 9](#).

<sup>61</sup> Town of Maidstone Zoning Bylaw (2016), [page 10](#).

<sup>62</sup> 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: forests, recreation, forests blocks, wildlife habitat, habitat connectors”

<sup>63</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

<sup>64</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

<sup>65</sup> Maidstone Town Plan, 2016, “Forestry,” [page 19](#).

<sup>66</sup> Maidstone Town Plan, 2016, “Forestry,” [page 19](#).

<sup>67</sup> Maidstone Town Plan, 2016, “Forestry,” [page 19](#).

There is a perceived detrimental impact on water quality, biological diversity, soil erosion and the visual quality of the area due to timber harvesting. To ensure sustainable forest harvesting techniques are used, individual landowners should consider working with a professional forester. There are creative ways to develop land with minimal impact on forest land such as encouraging cluster development and sensible land subdivision.

*Recommended Actions:* <sup>68</sup>

1. Encourage individual landowners to consider working with a professional forester to draw up a forestry plan which will consider sustainable harvesting techniques, timber stand mix, and continuous renewal of the forest resource.
2. Encourage new development to use creative ways to develop land with a minimal impact on forest lands.

From Current Zoning Bylaws

*Objective* <sup>69</sup>

The Forest District encourages forestry activities while providing for limited residential development.

*Description* <sup>70</sup>

All the land not within any of the other districts in the town.

NVDA Regional plan – Forest Land Use Goals: <sup>71</sup>

- **Sustainable forestry** will remain an economically viable tool to preserve woodlands, open space for recreation, and local character.
- **Mixed-use forests** will allow for expanded economic benefits to forest owners while encouraging sound ecological practices and recreational access to the public.
- **Value-added processing** opportunities for wood resources in the region will increase.
- Residential and commercial **development patterns** will occur in such a way as to retain the productivity of the region’s accessible forests.
- **State and federally controlled land** is an important resource for passive **recreation** and will continue to be accessible to the public.
- Municipalities with land in municipal forests will have the capacity to **manage the land for its resource value and public recreational use**.
- **Maintain enough forest land to support wood-related industries, retain the region’s natural beauty, protect fragile areas, encourage wildlife, promote recreational usage, and maintain a healthy, sustainable forest based economy.**

---

<sup>68</sup> Maidstone Town Plan, 2016, “Forestry,” [page 19](#).

<sup>69</sup> Town of Maidstone Zoning Bylaw (2016), [pages 10-11](#).

<sup>70</sup> Town of Maidstone Zoning Bylaw (2016), [page 11](#).

<sup>71</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 12-13 of 302, Volume I, Regional Goals & Strategies, [V. Goals and Strategies, p. 6-7](#).

## NVDA Regional plan – Forest Land Use Strategies: <sup>72</sup>

- Continue to provide planning assistance to communities seeking to conserve valuable forest land. Encourage landowners to enroll productive forestland in the “current use” program. In communities that have land use regulations, encourage the use of planned unit development coupled with low density zoning to preserve larger blocks of forestland while facilitating efficient residential and commercial development.
- Connect municipalities with appropriate agencies and resources providing management assistance with municipal forests.
- Provide management, financial, and technical assistance to local forest product industries, including wood product manufacturers, sawmills, paper mills, and wood-powered electrical generators (cogeneration).
- Support the development and marketing of distinctive wood products identifiable with Vermont and/or the Northeast Kingdom.
- Support owners of forestland who implement sustainable forestry practices to market their wood and wood products.
- Expand usage of existing rail infrastructure for shipping and interface with trucking. Explore the creation of forest-related industrial zones (i.e. rail sidings for sawmills)

## Agriculture – Agriculture, Uses secondary to agriculture, <sup>73</sup> Transect zone 2 <sup>74</sup>

### Current Town Plan

#### *Statement* <sup>75</sup>

Maintaining the active farmland in Maidstone is of major concern to the residents and seasonal landowners of town. Finding ways to protect the land from development while respecting an individual’s property rights is an ongoing challenge.

In the past ten years we have gone from four (4) active dairy farms in Maidstone down to one (1). Some of the prior dairy farms have been converted to farms raising beef cattle or boarding horses. Most of the rich land along the Connecticut River is still under cultivation producing hay or other crops or being pastured. Some of this land is rented or leased by nearby farmers. As most of this land is in the floodplain, development potential is extremely limited.

Beautiful vegetable, flower and herb gardens abound in Maidstone. Several landowners supplement their income by selling these products locally and we encourage the sale and consumption of Vermont Made Products. In the summer, Farmer’s Markets are held in both Lancaster and Colebrook, N.H., with many Maidstone area people involved.

---

<sup>72</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 12 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Forest Land, [page 6](#).

<sup>73</sup> 24 V.S.A. § 4382(a)(2), “Required element 2.A: agriculture”

<sup>74</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

<sup>75</sup> Maidstone Town Plan, 2016, “Agriculture,” [page 17](#).

### *Vision* <sup>76</sup>

To maintain and expand the agricultural land base within the Town of Maidstone.

### *Issues/Concerns* <sup>77</sup>

1. The local zoning regulations should be designed to support local agriculture and discourage development of the best farmland. This can be done by designing flexibility into the review process, encouraging conservation easements on prime farmland, and allowing cluster developments if desired.
2. The Maidstone Planning Commission is concerned about the effects property tax increases will have on the ownership of large parcels of agricultural land. Tax policies should be established that would encourage the maintenance and/or working of these large agricultural parcels of land.
3. The loss of the Essex County UVM Extension Professionals located in Guildhall has directly affected our entire rural community, especially our youth.

### *Recommended Actions* <sup>78</sup>

1. Encourage diversified agricultural use of this prime land.
2. Encourage UVM Extension to staff the Guildhall office.
3. Encourage the use and sale of Vermont Made Products.

### *From Maidstone Bylaws* <sup>79</sup>

#### *Objective*

The purpose of this district is to protect major areas of prime agricultural land while allowing other uses that are secondary to agricultural use.

#### *Description*

The land along the Connecticut River at an elevation of 860 feet or less from the southern boundary of the town to the stream by the oxbow, and an elevation of 870 feet or less from that point north, as indicated on the official zoning map.

State Planning Goal: To encourage and strengthen **AGRICULTURAL AND FOREST** industries.<sup>80</sup>

- (A) Strategies to protect **long-term viability of agricultural and forestlands** should be encouraged and should include maintaining **low overall density**.
- (B) The manufacture and marketing of value-added **agricultural and forest products** should be encouraged.
- (C) The use of **locally-grown food products** should be encouraged.
- (D) Sound forest and agricultural **management practices** should be encouraged.
- (E) Public investment should be planned so as to **minimize development pressure on agricultural and forest land**.

---

<sup>76</sup> Maidstone Town Plan, 2016, "Agriculture, Vision," [page 17](#).

<sup>77</sup> Maidstone Town Plan, 2016, "Agriculture, Issues/Concerns," [page 17](#).

<sup>78</sup> Maidstone Town Plan, 2016, "Agriculture, Recommended Actions," [page 18](#).

<sup>79</sup> Town of Maidstone Zoning Bylaw (2016), Table 210.06, "AZ", Agricultural Zone, [page 12](#).

<sup>80</sup> 24 V.S.A. § [4302](#) (c)(9) – State Planning Goal

NVDA Regional plan – Agricultural Land Use Goals:<sup>81</sup>

- **Farming and agriculture** will remain an important and viable sector of the regional economy.
- **Contiguous tracts of agricultural soils** will be preserved.
- **Development of residential and commercial uses will not significantly reduce the amount of open and productive farm land.**

NVDA Regional plan – Agricultural Land Use Strategies:<sup>82</sup>

- Continue to provide planning assistance to communities seeking to conserve productive agricultural land. **Encourage the use of “planned unit development” coupled with low density zoning** and other tools to preserve agricultural resources.
- Provide technical assistance to towns seeking to encourage on-farm enterprises, through the use of **land use regulations or incentives.**
- Provide **support to farmers** interested in diversification and/or product development. Assist with grants and low-interest loans for value-adding businesses and diversification.
- Identify **funding sources** for, and **market existing and new food ventures** in the region.
- Support education efforts that teach **sustainable agricultural practices**, and the tax benefits of enrollment in the **“current use” program.**
- Support **succession planning** and efforts to connect new and expanding farmers with **affordable land.**

Wetland protection – Shoreland overlay,<sup>83</sup> Transect zone 1<sup>84</sup>

Current Town Plan

*Statement*<sup>85</sup>

Protecting water quality is a high priority in the Town of Maidstone. Activities such as logging on steep slopes or down to the water’s edge, building houses close to the water, and cutting all the vegetation along the shore all affect the quality of water. Eroded soil is the number one pollutant to Vermont lakes and ponds.

**MAIDSTONE BODIES OF WATER**

Lake Names	Size (acres)	Max. Depth (ft.)	Lake type	Watershed area (acres)	Present Uses
Dutton	--	--	No data	No data	No data
Maidstone Lake	745	121	Artificial control	310	Swimming, boating
Stevens Pond	26	9	Artificial	178	Warm water fishing

<sup>81</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 13 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Agricultural Land Use Goals, [page 7](#).

<sup>82</sup> Ibid., Image 13 of 302, Agricultural Land Use Strategies, [page 7](#).

<sup>83</sup> 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: wetland protection”

<sup>84</sup> DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

<sup>85</sup> Maidstone Town Plan, 2016, “Shoreland Areas,” [page 22](#).

West Mountain Pond	60	12	Natural	2,311	Warm & cold water fishing
--------------------	----	----	---------	-------	---------------------------

Source: Agency of Natural Resources, Water Quality Division

### *Maidstone Lake*<sup>86</sup>

Traditionally camps were built close to the water’s edge to afford the best view from the living room and front porch. The camps were used only two or three weeks a year, and the number of people staying at a camp were usually few. The dishes were done by hand, laundry done in the sink, and taking a bath meant jumping in the lake. The toilet consisted of an outhouse set back from the water’s edge.

Life around Maidstone Lake is different today. People use their camps for much longer periods of time and many have been converted [bwb: converted] to year round homes. Most camps now have showers, dishwashers, washing machines and flush toilets.

As the use of the lake has increased, so have the amount of black water and grey water and other pollution. A lake can naturally treat a certain amount of pollution but if the amount surpasses the lake’s natural ability to treat the waste, it starts to accumulate in the sediments and water column. Maidstone Lake is a cold water lake, which means it has a much harder time breaking down soap and other pollution. Once a particular concentration of pollution is reached, large algae blooms will occur and the overall water quality will diminish rapidly. And since it took a long time to build up, it will also take a long time to correct the problem once it has occurred. When the water quality does down, so will the real estate value of the camps and homes.

There are ways to prevent the degradation of water quality on a lake. It is clear that when you have a lake that is nearly totally built out like Maidstone Lake, that the challenges are quite different than if starting from scratch. But it is also clear that if some fairly strict measures are not adopted, the lake will eventually end up polluted and contain a significant algae bloom.

So the question is “How do we keep our beautiful lake clean?” The answer has several parts. We need to continue working with the Lake Association in monitoring the lake to prevent the introduction of invasive aquatic plants such as Eurasian water milfoil. We have very dedicated lay monitors who test the lake regularly for water clarity, phosphorus, and chlorophyll. At the present time the lake is in very good shape.

The Town’s regulatory jurisdiction is to the mean water level of the lake; the State of Vermont regulates the lake itself. The mean level is determined by the Vermont Department of Environmental Conservation and is currently 18 inches below the benchmark that is at the corner of the outlet dam. The preventative measures include ensuring that no black water and very little grey water enters the lake, establishing vegetative buffer strips along the shore to help prevent run-off and erosion, keeping land disturbance well back from the water, surrounding a work area with a filter screen, setting the camps back from the water’s edge to allow a greater filtering distance before any pollution that does occur enters the lake, limiting the use of accessory dwellings and travel trailers, and requiring that all year-round or enlarged camps (either horizontally or vertically) have State approved septic systems and meet all setbacks.

---

<sup>86</sup> Maidstone Town Plan, 2016, “Shoreland Areas, Maidstone Lake,” [pages 22-23](#).

### *Other Surface Waters*<sup>87</sup>

Many of the same problems and corrective measures apply to the other surface waters in Maidstone. The town has a real opportunity to develop these lands in a way to prevent problems in the future and maintain the water quality in town.

### *Vision*<sup>88</sup>

To maintain and improve water quality found in Maidstone's lakes, ponds and streams.

### *Issues/Concerns*<sup>89</sup>

1. In order to decrease the amount of siltation caused by building construction, logging and farming, erosion control standards should be adopted, including the use of silt screen fences.
2. The lakes and pond should be treated in two categories: one to remain essentially unchanged (West Mountain, Dutton and Stevens Pond) and the other to address concerns caused by extensive development around the shore (Maidstone Lake).
3. In order to protect the water quality, wilderness character, wildlife habitat, and rare plant species, large undisturbed buffer strips should be established around the undeveloped ponds and streams. Buffers at least 50 feet wide should be left along all streams and rivers in town. Following State of Vermont guidelines, the buffers around ponds and lakes should be 100 feet of undisturbed vegetation and 200 feet of contiguous vegetative cover. Active farmland would be encouraged but not required to maintain these buffer strips.
4. In order to alleviate unnecessary burdens on the camp owners, protect the water quality and streamline the permit process; the current Zoning Bylaws should be revised to regulate to the "mean normal water level". Revisions to be considered are stated in the recommended actions.
5. Logging practices in Vermont are addressed in the guidelines entitled "Acceptable Management Practice for Logging Practices in Vermont". Presently local municipalities are not authorized to enact any stricter regulations on clear-cuts or other logging practices. However, they can adopt regulations that reflect the same standards that are contained within the AMP guidelines. Due to increasing concerns about the detrimental effect of logging on water quality, the AMPs should be carefully reviewed and considered for adoption at the local level.

### *Recommended Actions*<sup>90</sup>

1. Monitor water quality reports.
2. Adopt erosion control standards.
3. Encourage communication on an annual basis between the Maidstone Lake Association and the Maidstone Planning Commission so that both groups can address land use related issues in the Maidstone Lake area for issues such as noise, light and the road.
4. Revise the Zoning Bylaws to reflect the following:
  - a. Increase the front yard setback.
  - b. Restrict additions or expansion of existing camps, either horizontally or vertically, to meet setbacks whenever possible.
  - c. Encourage the creation of vegetative buffer strips along the lakes and streams.

---

<sup>87</sup> Maidstone Town Plan, 2016, "Shoreland Areas, Other Surface Waters," [page 23](#).

<sup>88</sup> Maidstone Town Plan, 2016, "Shoreland Areas, Vision," [page 23](#).

<sup>89</sup> Maidstone Town Plan, 2016, "Shoreland Areas, Issues/Concerns," [page 24](#).

<sup>90</sup> Maidstone Town Plan, 2016, "Shoreland Areas, Recommended Actions," [pages 24-25](#).



- d. Limit the number of travel trailers that may be placed on a lot.
- e. Limit accessory dwellings in the Lake District to a year-round owner-occupied single family dwelling per lot.

From Maidstone Bylaws

#### *Objective*<sup>91</sup>

The Shoreland Overlay District is designed to protect all surface water quality and applies to all lakes, ponds, rivers, brooks and streams in or bordering the Town of Maidstone.

#### *Aquatic Ecosystems*<sup>92</sup>

##### *Lakes and Ponds*

**Maidstone Lake**, although not contained within West Mountain WMA, has most of its shoreland adjacent to WMA land. Furthermore, a large portion of the lakes watershed exists inside West Mountain WMA. Maidstone Lake has shown a slightly increasing trend in its phosphorus concentrations over the past several years. As an extremely low-nutrient lake like Maidstone, even a small increase in nutrient levels is cause for concern. Maidstone ranks in 58 the 23rd percentile of all Vermont ranked lakes, with scores for biological diversity and scenic features. Despite low nutrient levels and very clear water, it does not score well for water quality because of intensive shoreland development. Reducing erosion in the watershed and improving shoreland vegetation management strategies should be priorities for the protection of Maidstone Lake.<sup>93</sup>

##### *Fish*

Paul Stream, Granby Stream and their many tributaries support populations of wild brook trout, documented by VTFW sampling over the past decades through autumn 2013. Other species found include slimy sculpins, burbot, long- and blacknose dace, white and longnose suckers, creek chubs and common shiners. Paul Stream, Granby Stream and Madison Brook are stocked with catchable-size yearling brook trout to enhance fishing opportunity. Rainbow trout drifting out of **Maidstone Lake** are occasionally caught in Paul Stream as well. Rainbow trout and brown trout from the Connecticut River migrate into Paul Stream and spawn in its lower reaches.<sup>94</sup>

The fishery resources of Maidstone Lake are not treated in West Mountain WMA planning – it is not enclosed by West Mountain WMA and the management of its fishery resources and related recreation do not fall under the jurisdiction of West Mountain WMA.<sup>95</sup>

---

<sup>91</sup> Town of Maidstone Zoning Bylaw (2016), p. 13, §211 Shoreland Overlay.

<sup>92</sup> “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), 3. Aquatic Ecosystems, [pages 56-62](#).

<sup>93</sup> “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), 3. Aquatic Ecosystems, a. Lakes and Ponds, Maidstone Lake, [pages 57-58](#).

<sup>94</sup> “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), 3. Aquatic Ecosystems, c. Fish, Maidstone Lake, [page 60](#).

<sup>95</sup> “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), 3. Aquatic Ecosystems, c. Fish, Maidstone Lake, [page 61](#).

Recreation

**Table: Ponds, Rivers and Streams on the West Mountain WMA Lands** <sup>96</sup>

<b>Waterbody</b>	<b>Town</b>	<b>Size</b>	<b>Sport Fishery</b> s=stocked, w=wild brook trout ATS=Atlantic salmon BNT=Brown Trout RBT=Rainbow Trout	<b>Wilderness</b> – Like Rating <sup>3</sup>	<b>Access</b> f=foot/ carry-in c=car top	<b>Max. Depth</b> (ft.)	<b>Type</b>
<b>Ponds</b>							
West Mtn. Pond	Maidstone	59a.	cold /s-BKT	0	c	12	Dystrophic
<b>Rivers and Streams</b>							
Paul Stream	Ferdinand Brunswick [Maidstone]	11 mi.	s- BKT, s-ATS, w-BKT	NA	NA	NA	NA

<sup>3</sup> Wilderness-like is defined as having a wilderness character, but having a two-wheel drive access within 1/3 mile of the lake which may provide access to the lake, or having seasonal or year round-use structures, or having both of these characteristics. The maximum number of structures is an average of one per 1/3 mile of shoreline. Ratings range from 0 to 10 with 10 having the most wilderness characteristics.

**Table: Mountains and Ridges on the West Mountain WMA Lands** <sup>97</sup>

<b>Name</b>	<b>Town</b>	<b>Elevation</b>	<b>Trail</b>	<b>Notes</b>
Ridge to west of Maidstone Lake	Maidstone, Ferdinand	1,790	No	Summit is forested.
Hill south of West Mountain Pond	Maidstone	1,600	No, gravel road goes within 1,000 ft of summit	Summit is forested.
Stoneham Mountain	Maidstone	2,140	No	Summit is forested.

<sup>96</sup> “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), Table 5, [page 111](#).

<sup>97</sup> “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), Table 6, [pages 111-112](#).

**Table: Public Recreation Facilities on the West Mountain WMA** <sup>98</sup>

Facility	Town(s)	Metrics	Description and Use
Snowmobile Trails	Brunswick Maidstone Ferdinand	About 30 miles	Designated roads and trails managed by VAST as snowmobile Corridor Manager.
Equestrian Corridors	Brunswick Maidstone Ferdinand	About 25 miles	Roads managed by VHC as equestrian Corridor Manager.
Biking Corridors	Brunswick Maidstone Ferdinand	About 70 miles	Roads managed by ANR as biking Corridor Manager.
Designated Camp Sites	Maidstone Ferdinand	Two	Two open areas designated for camping off of South America Pond Road and Paul Stream Road, respectively.
Information Kiosks	Maidstone, Brunswick, Ferdinand	One kiosk at each location	Standard kiosk with information on area, management, and public uses. Located at Browns Mills, Dennis Pond entrance road, South America Pond Road at Route 105.

Other sites used informally by recreationists include the following (only included Maidstone sites):

- A shoreline access at West Mountain Pond, located in the town of Maidstone, is a path from the West Mountain Pond Road (Road #79-00-0). This site is located just to the west of the outlet of West Mountain Pond. It is an informal site that has been maintained by private individuals for the purpose of launching canoes, and other small watercraft. The water is very shallow at this site and makes launching a boat difficult. It provides good views of the pond. <sup>99</sup>

(SPG) 24 V.S.A. § [4302](#) (c)(8) To maintain and enhance **RECREATIONAL** opportunities for Vermont residents and visitors.

(A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

(B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

NVDA Regional plan – Recreation Land Use Goals: <sup>100</sup>

- Sufficient open space will be available for current and future **outdoor recreational pursuits**.
- A variety of **year-round and seasonal, indoor and outdoor recreation opportunities** will be available for residents and visitors.

<sup>98</sup> “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), Table 7, [page 113](#).

<sup>99</sup> “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), [page 114](#).

<sup>100</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 13-14 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Recreation Land Use, [pages 7-8](#).

- **Public access to water bodies** will be protected.

NVDA Regional plan – Recreation Land Use Strategies: <sup>101</sup>

- Assist towns to plan for **future recreation needs**, recognizing that privately-held land may not be available for passive recreational use in the future.
- Assist with **financing to develop additional facilities** such as sports fields, playgrounds, trail systems, ice rinks, skateboard parks, and recreation/bike paths, coordinating actions with the goals in the SCORP in order to access dedicated federal funds.
- Identify and protect **public access to water bodies**.
- Identify the **recreation facilities and activities** most needed by youths and seniors and help towns identify and secure funds for their development.
- Support local and regional **recreation events** (e.g. fairs, festivals, etc.).

Maintenance of forest blocks

Maintenance of wildlife habitat

Maintenance of habitat connectors

Other conservation purposes

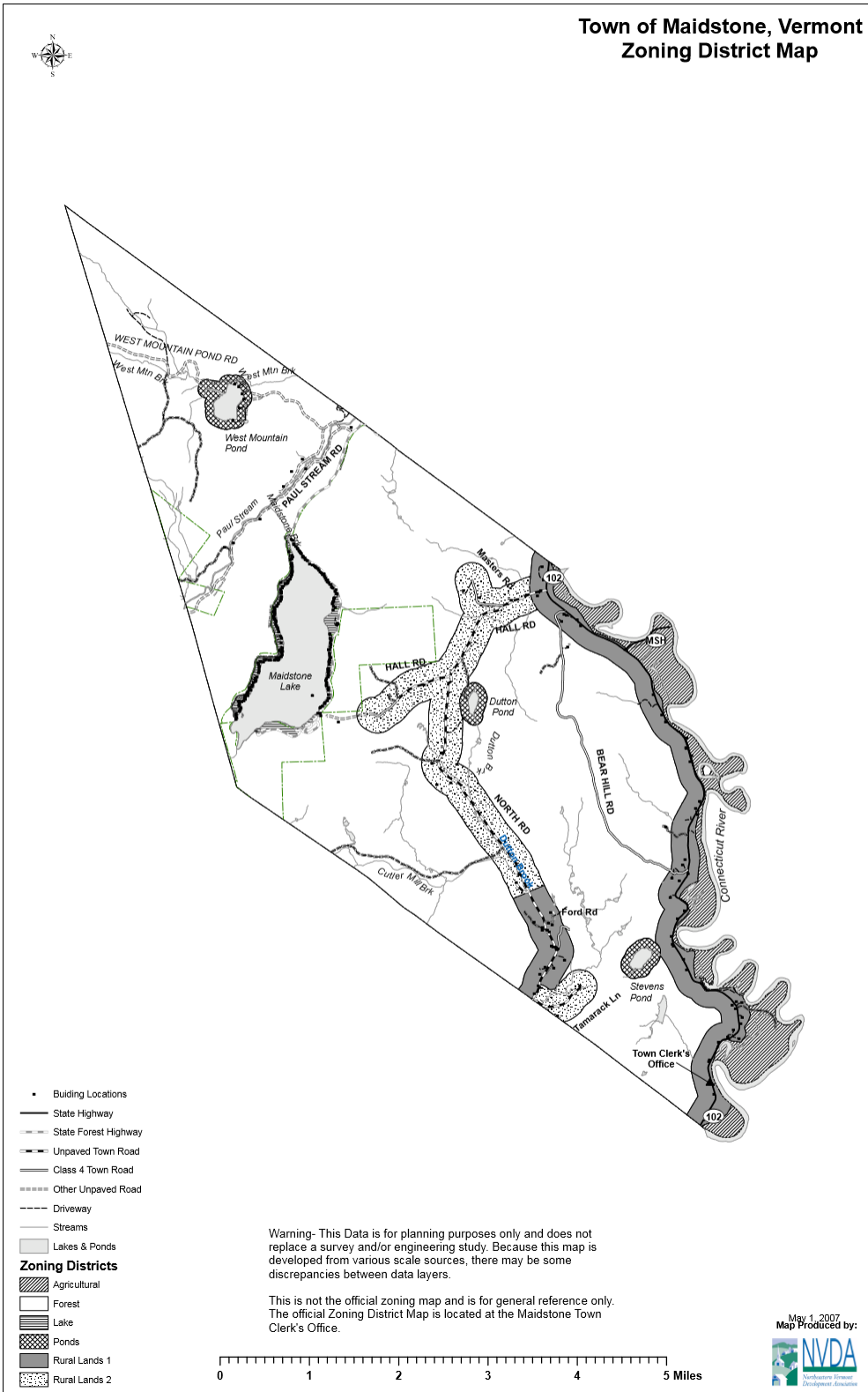
#### *2.2.1.4. Maps*

---

<sup>101</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 13-14 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 7-8](#).

# Zoning District Map

## Town of Maidstone, Vermont Zoning District Map



### NVDA Regional plan - Future Land Use and Development Use Goals:<sup>102</sup>

- **Established centers** will be an economically vital mix of commercial and residential uses, and will offer a variety of housing types available at different price points to support long-term sustainability.
- Towns will be supported in identifying and implementing strategies that **reverse the current trend of new residential development occurring primarily outside of centers.**
- **Traditional development patterns will be maintained and linear “strip” development will be avoided.**
- **New development will be compatible with existing land uses, and consistent with local plans.**
- **Historic structures, community facilities, and other buildings** will be preserved and adapted for re-use.
- **Brownfield sites** will be reclaimed.
- **Significant development proposals will consider the impact on adjacent regions.**

### NVDA Regional plan - Future Land Use and Development Use Strategies:<sup>103</sup>

- Direct public investment and create financial incentives for the development of **a balanced mix of low-income, work-force, and upper-income housing** in and adjacent to village centers and downtowns, with the goal of allowing all communities to develop into high-opportunity areas.
- Direct public investment for new **elderly and affordable housing** to town and village centers in locations with access to public transportation routes. Aside from promoting traditional settlement patterns, this will put seniors closer to such amenities as shopping, and community facilities, and enable income stressed residents to have cost-saving access to services, employment centers, and public transportation options to places of employment.
- Work with housing developers and communities to assure that all residents have the opportunity for **access to high-performing schools and economically sustainable employment.**
- Assist communities applying for designation under the Vermont Downtown, Village Center, and/or Neighborhood Development Programs where appropriate to encourage **mixed-use development** (residential, commercial and appropriate light-industrial) in centers.
- Encourage adaptive reuse of **historic structures** through tax incentives, tax credits, grants, and loans, assistance in location of funding, etc.
- Encourage **desired town center development** through investment, maintenance, and expansion of appropriate infrastructure (sidewalks, water and sewer, parking, public spaces, etc.).
- Support **beautification efforts** in town centers and downtowns.
- Encourage towns to plan for community **recreational and social needs.**
- **Avoid the development of agricultural lands** with auto-dependent residential subdivisions by encouraging towns with **land use regulations to lower the permitted residential density in agricultural zones**, coupled with planned unit development or clustering provisions to ensure efficient and well-designed developments.
- Protect against the **fragmentation of rural lands** by the piecemeal development of residential lots by providing financial incentives for the development of attractive work-force and upper-income housing in and adjacent to village centers and downtowns.

---

<sup>102</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 14-15 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 8-9](#).

<sup>103</sup> Ibid., Images 14-15 of 302, [pages 8-9](#).

- Support local **conservation efforts**.
- Encourage community **open space plans and recreation infrastructure**, recognizing that privately-held land will not be available unless protected through the purchase of **conservation and access easements**.
- Assist towns in identifying in their Town Plans appropriate areas for the development of **industrial or manufacturing uses**, based on the location of natural resources and existing transportation and utility infrastructure.
- Assist towns in marketing potential locations for **industry** to the business community.
- Assist towns with the assessment and remediation of **Brownfields** in order to revitalize and re-use existing **industrial infrastructure** where appropriate for future industrial uses.

### **Current Maidstone Town Plan: Implementation Plan – Proposed Land Use <sup>104</sup>**

1. Improve the local permitting inspection process.
2. Update and revise the zoning bylaws.
3. Foster more dynamic relationships between the planning commission, zoning board of adjustment, local leaders and the public.

### **Relationship of Maidstone’s Town Plan Land Use with those of adjacent communities (for Required Element 8)**

#### **Conclusions and notes:**

- According to the “NVDA Region: Future Land Use” map of 2017, <sup>105</sup> neither Maidstone nor none of the communities adjacent to Maidstone (in Vermont,) have a Village Center, except for Guildhall. Also neither Maidstone nor any of the adjacent communities have a “Designated Village Center” or “Potential Designated Village Center.” However, Granby’s Zoning map does have a Village District.
- From Maidstone’s Zoning Bylaw Map of 2007, it appears that most residential use is along Rt. 102 (Rural Lands 1), at the Lake, and along North and Hall Roads (Rural Lands 1 & 2).
- From Brunswick’s Zoning Map of 2019, it appears that most residential use is along Rt. 102 and Rt. 105 (Rural Residential). The map shows Brunswick as having 3 zoning districts: Forest Conservation, Rural Residential and Shoreland. Brunswick’s Land Use/Cover Map (2019) shows most of Brunswick to be “Forested” with some “Open/Agricultural” between Rt. 102 and the Connecticut River.
- From Granby’s Zoning Map, it appears that most residential use occurs along Granby road and side roads off of Granby road. Granby has a Village District that “Contains much of traditional residential core and provides for neighborhood-type commercial facilities at a higher density (1 acre) to create a clustered, compact village center.” Granby also has a Rural Residential District, that runs along Granby Road and encompasses some side roads off of Granby Road. The remainder of the town is Forest District.
- Bwbhere/bwbtodo

---

<sup>104</sup> Maidstone Town Plan, (2016), “Implementation Plan, Proposed Land Use,” [page 6](#).

<sup>105</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 54 of 302, Volume II, Regional Analysis, Chapter One: Land Use, [page 18](#), NVDA Region: Future Land Use, Figure 1.5, 12/07/2017.

**2.2.2. Location, amount, intensity, and character of land uses** <sup>106</sup>

**2.2.3. Identification of Historic Downtown Development** <sup>107</sup>

Not applicable.

**2.2.4. Forest blocks, wildlife habitat and habitat connectors** <sup>108</sup>

**2.2.4.1. NVDA Regional Plan – Current Land Use Map (2017)** <sup>109</sup>

---

<sup>106</sup> 24 V.S.A. [§ 4382](#)(a)(2), “Required element 2.B”

<sup>107</sup> 24 V.S.A. [§ 4382](#)(a)(2), “Required element 2.C”

<sup>108</sup> 24 V.S.A. [§ 4382](#)(a)(2), “Required element 2.A & 2.D”

<sup>109</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 50 of 302, Volume II, Regional Analysis, Chapter One: Land Use, II. Existing Land Use & Development Trends, [page 14](#), NVDA Region: Current Land Use, Figure 1.3, 09/06/2017.



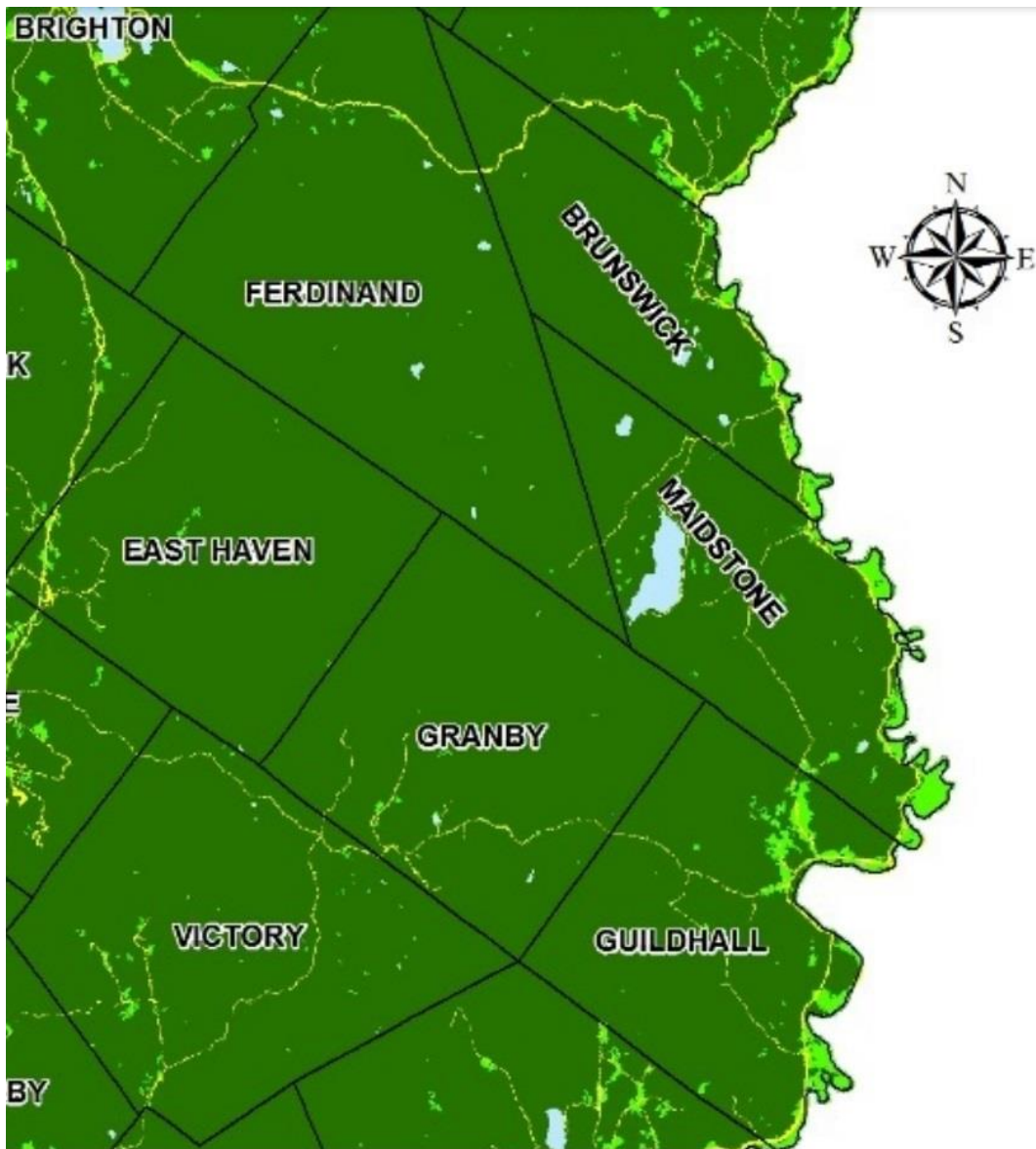


Figure 1 – NVDA Current Land Use Map (2017)

**2.2.4.2. NVDA Regional Plan, Vol. II, Ch. 7 – Natural Resources:**

## I. Overview <sup>110</sup>

The Northeast Kingdom is recognized for its diverse wildlife, large undeveloped areas, and vast woodlands. The region's natural resources (depicted in Figure 7.1 on the following page) provide residents and others a variety of benefits. The largest source of revenue in the region is from outdoor recreation, and much of the tourism industry relies on the healthy and scenic environment to remain viable.

Therefore, the natural resources in the Northeast Kingdom have intrinsic scenic and economic values that require careful consideration when making planning decisions. The overarching goal for the region is to balance local economic needs with the protection of the resources that so many of region's residents enjoy and depend upon.

...

The forests are mainly northern hardwoods with large stands of red spruce and balsam fir. Black spruce and succession species such as white pine and aspen fill recent clearings. The region contains some of the State's largest bog and wetlands complexes, with fabulous stands of red pine, black spruce, hemlock, northern white cedar and hardwoods dispersed throughout. Essex County has more wetlands than any other county in Vermont.

The majority of the region's water drains either north to Quebec as part of the St. Francois River watershed or east and south as part of the Connecticut River watershed. Much of the region's western edge drains north and west as part of the vast Lake Champlain basin. The region's lakes, ponds, streams and rivers are famous for the excellent and diverse fishing opportunities they offer. The more than 130 lakes and ponds found concentrated in the region represent a disproportionately high share of the State's total. This region is home to most of Vermont's larger, deeper lakes and the legendary 20-30 pound lake trout that have inhabited them since the last ice age.

This combination of forest and water resources creates prime habitat for many wildlife species, and draws many tourist and visitors to the Northeast Kingdom to enjoy them.

---

<sup>110</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 208 of 302, Volume II, Natural Resources, [page 172](#).

# NVDA Region: Natural Resource Constraints

Figure 7.1

January 2018

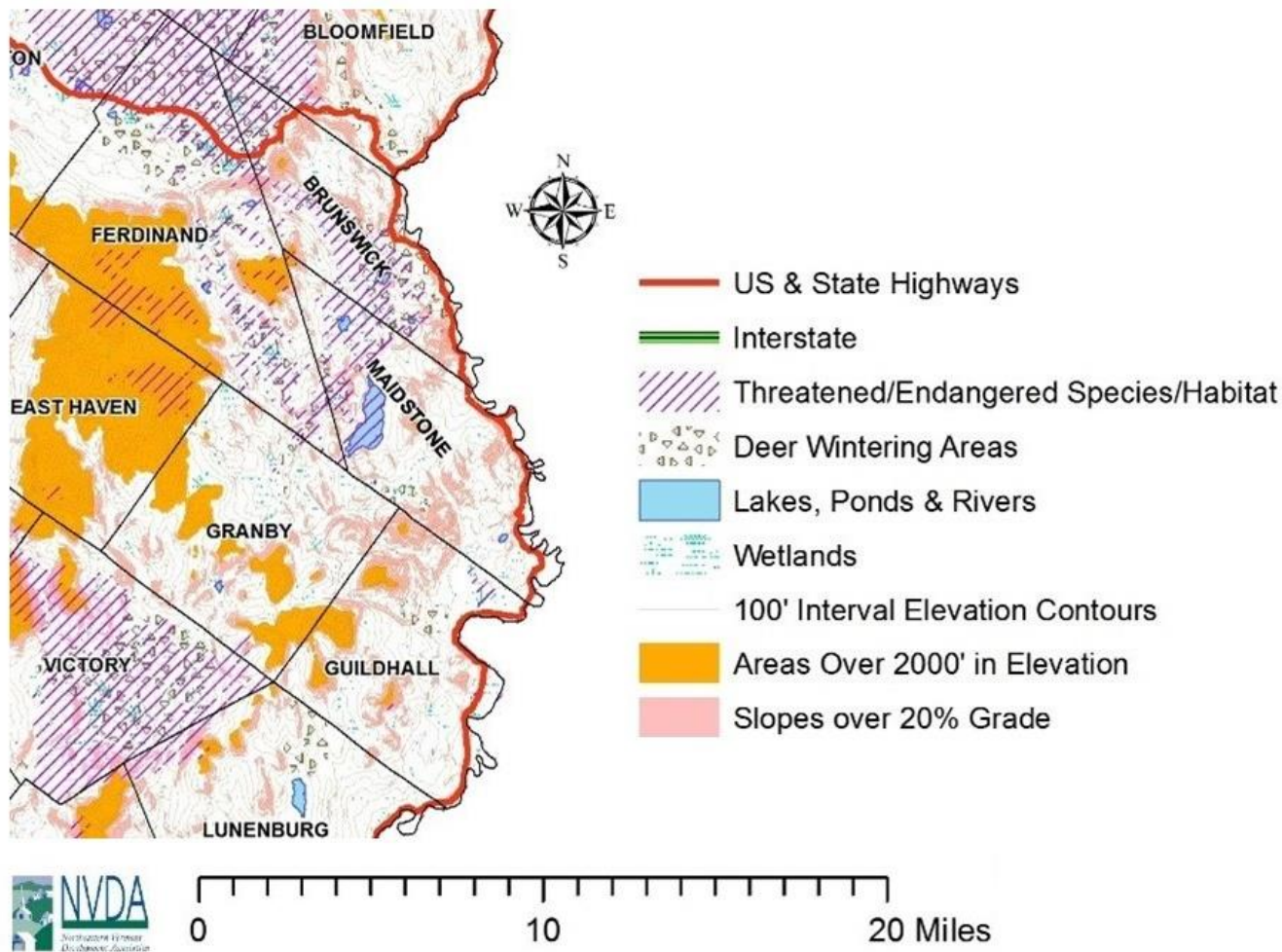


Figure 2 - Adapted from NVDA Region: Natural Resource Constraints <sup>111</sup>

## V. Wildlife Habitats <sup>112</sup>

### Habitat Connectors

**Habitat connectors** refers to land or water that links larger patches of habitat within a landscape to allow for the movement, migration, and dispersal of animals and plants. They can be a forest block, riparian area, or a specific road crossing that wildlife repeatedly use. Examples include small habitat blocks that serve as stepping stones between core forest, riparian habitat along streams and rivers, strips of forest cover between developed areas, hedgerows, or fencerows. Sizes can range from a fraction of an acre to one or two hundred acres.

<sup>111</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 209 of 302, Vol. II, Ch. 7, Natural Resources, [page 173](#).

<sup>112</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 218 of 302, Vol. II, Ch. 7, Natural Resources, [page 182](#).

Movement of animals from one habitat patch to another is the most common function attributed to habitat connectors. This is true for both wide and small ranged animals. Bobcats and black bears might use connections quite frequently, whereas spotted salamanders might use them only a few nights each spring to move from hibernation sites to breeding pools.

Habitat connectors should be considered at two scales: landscape and local. ***Landscape scale connectivity*** is important for connecting populations of wildlife over large areas or within a region. This allows for genetic variability and ensures migration. Examples of a large forest pattern that includes forest blocks and habitat connectors are the connections between the Green Mountains of Vermont and the White Mountains of New Hampshire. The habitat connectors between both mountain ranges allow for diverse and abundant wildlife populations that are able to withstand the effects of disease or other significant impacts. At this large scale, there is some overlap between forest blocks and habitat connectors. ***Very small forest blocks of minimal habitat or forestry value can function as connecting habitat. These smaller blocks serve an important connectivity role at a large landscape scale.***

***Habitat connectivity at the local scale*** occurs where roads overlap with the network of connected habitat. In some cases, fish and wildlife movement associated with specific road crossing areas is seasonal, as evidenced by salamander spawning migrations in early spring. In other cases, movement could be simple happenstance of an animal curious for new food sources on the other side of the road. Many species of wildlife are selective to specific habitat conditions along roads and are faithful to crossing them in the same place as long as those habitat conditions persist.

#### Threatened and Endangered Species <sup>113</sup>

The Endangered Species Listing by the U.S. Fish and Wildlife Service shows that there are six animal species and two plant species in our region whose survival is in question. ***Threatened species include the Bald Eagle, Canada Lynx, and Puritan Tiger Beetle. Endangered species include the Indiana Bat, Eastern Puma, Dwarf Wedge Mussel, Jesup's Milk-Vetch and the Northeastern Bulrush.***

Often the preservation of these threatened and endangered species has more to do with habitat protection than any other factor. A species is considered ***endangered*** if it normally occurs in the state, and its continued existence appears to be in jeopardy. A species is ***threatened*** if its numbers are significantly declining due to loss of habitat or human disturbance. ***Habitat loss and degradation*** is the principle cause of the decline in biological diversity and is the number one factor relating to species endangerment. ***Human development is the primary cause of habitat loss and degradation.***

---

<sup>113</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 220 of 302, Vol. 2, Ch. 7, Natural Resources, [page 184](#).

# NVDA Region: Wildlife Habitat Blocks

## Figure 7.4

January 2018

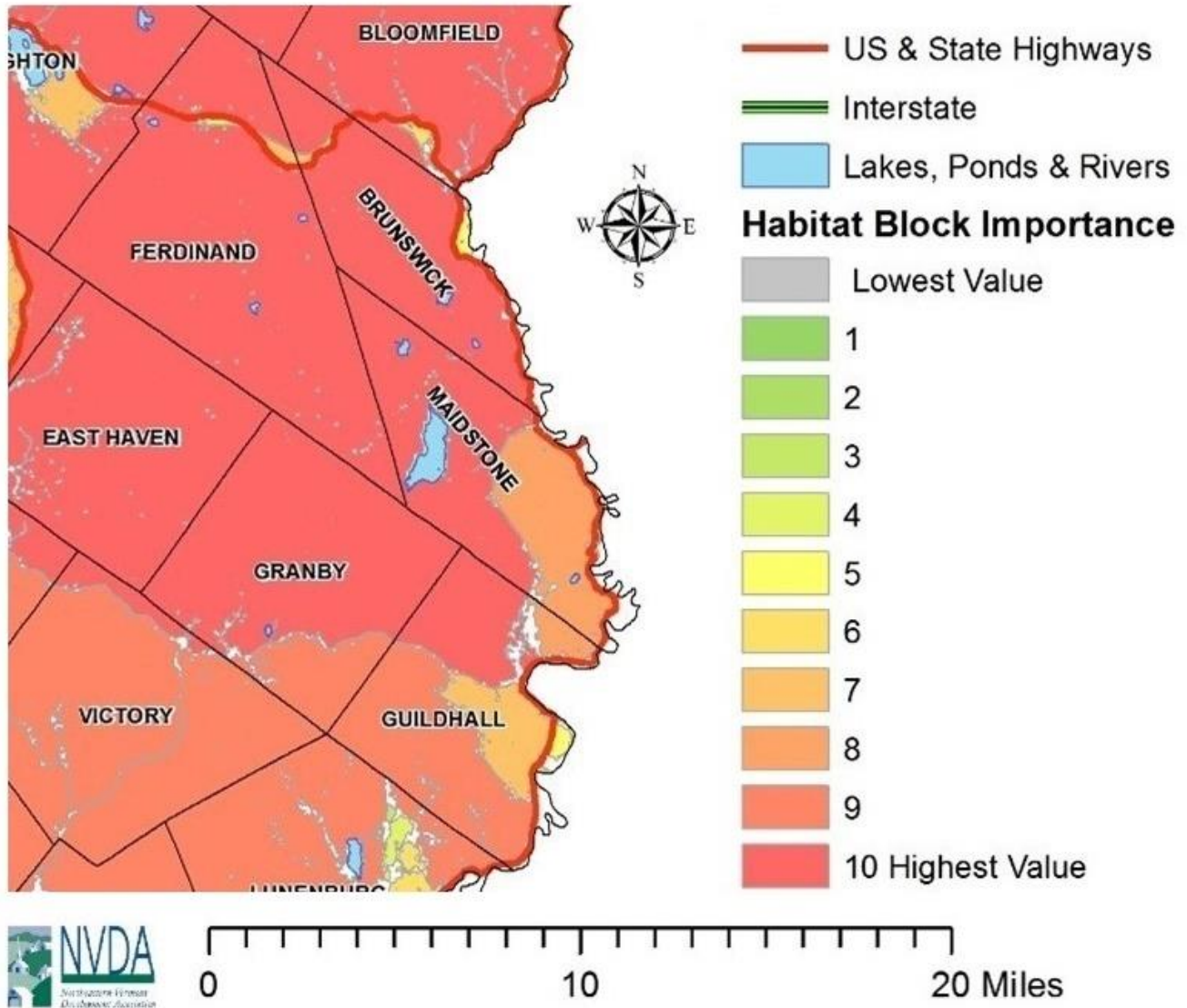


Figure 3 - Adapted from NVDA Region: Wildlife Habitat Blocks <sup>114</sup>

<sup>114</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 222 of 302, Vol. 2, Ch. 7, Natural Resources, [page 186](#).

# NVDA Region: Habitat Connectors

## Figure 7.x

January 2018

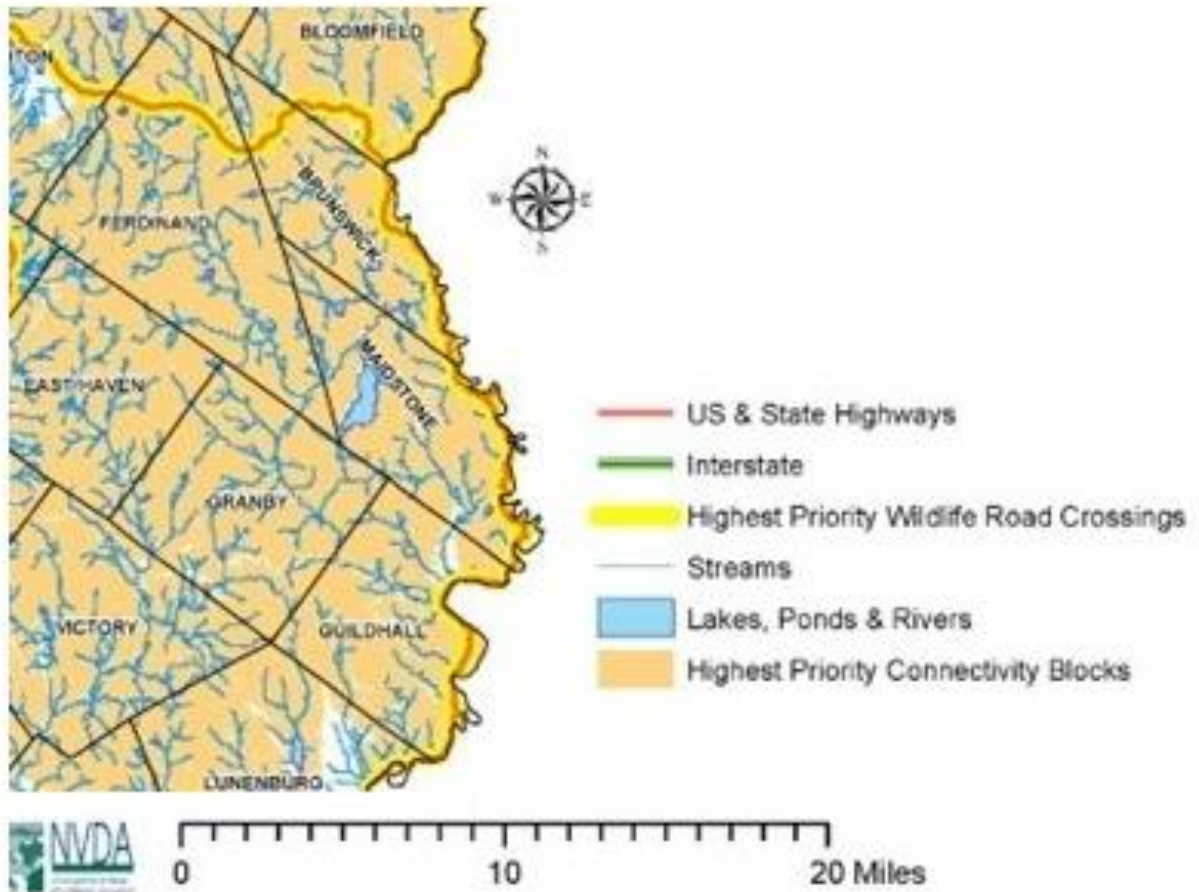


Figure 4 - Adapted from NVDA Regional Plan, Natural Resources, Habitat Connector Map<sup>115</sup>

<sup>115</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 221 of 302, Vol. 2, Ch. 7, Natural Resources, [page 185](#).

# NVDA Region: Conserved Lands

Figure 7.3

January 2018

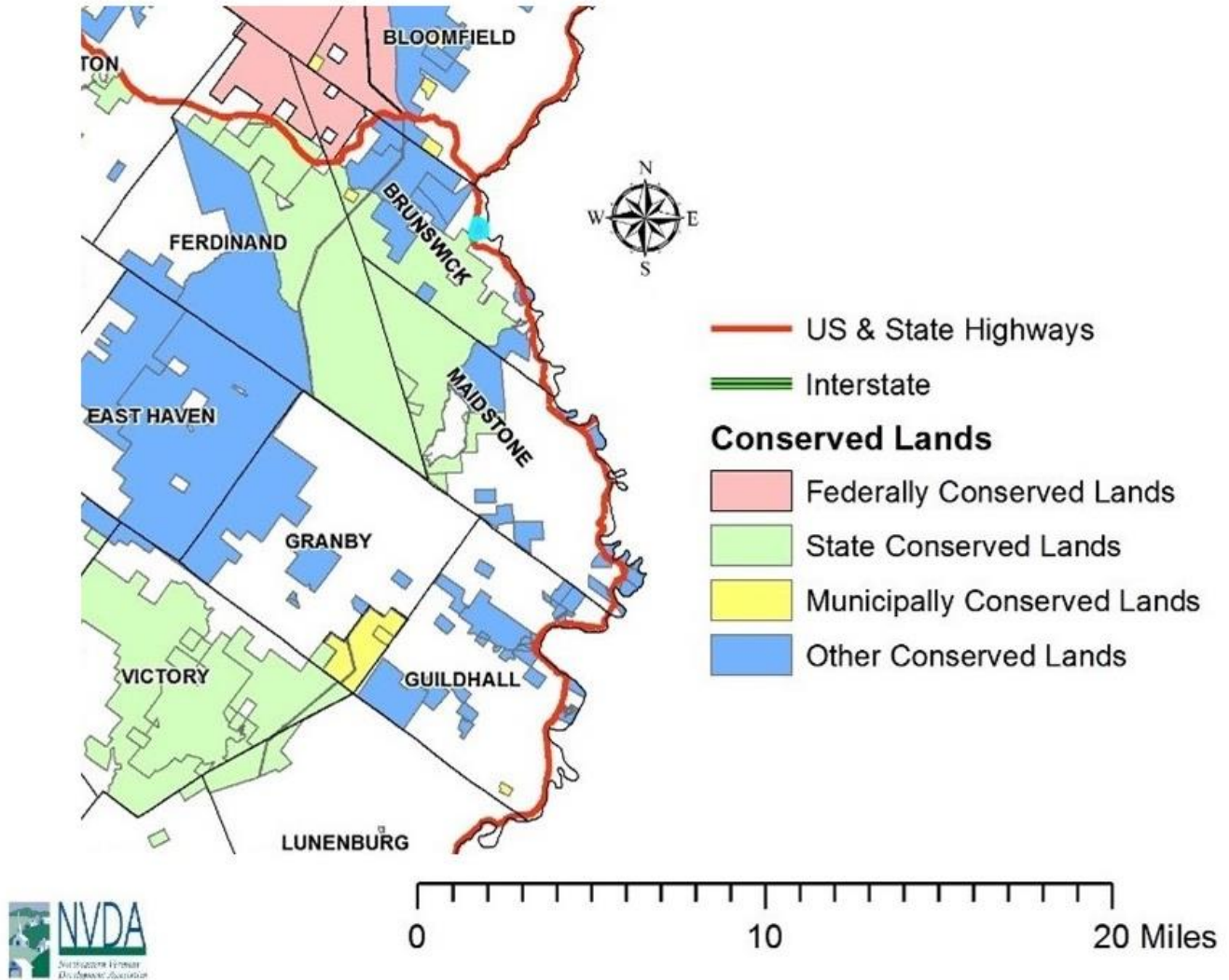


Figure 5 – Adapted from NVDA Regional Plan, Natural Resources, Conserved Land Map<sup>116</sup>

## ACCD Planning Atlas

<https://maps.vermont.gov/ACCD/PlanningAtlas/index.html?viewer=PlanningAtlas>

<sup>116</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 224 of 302, Vol. II, Ch. 7, Natural Resources, [page 188](#).

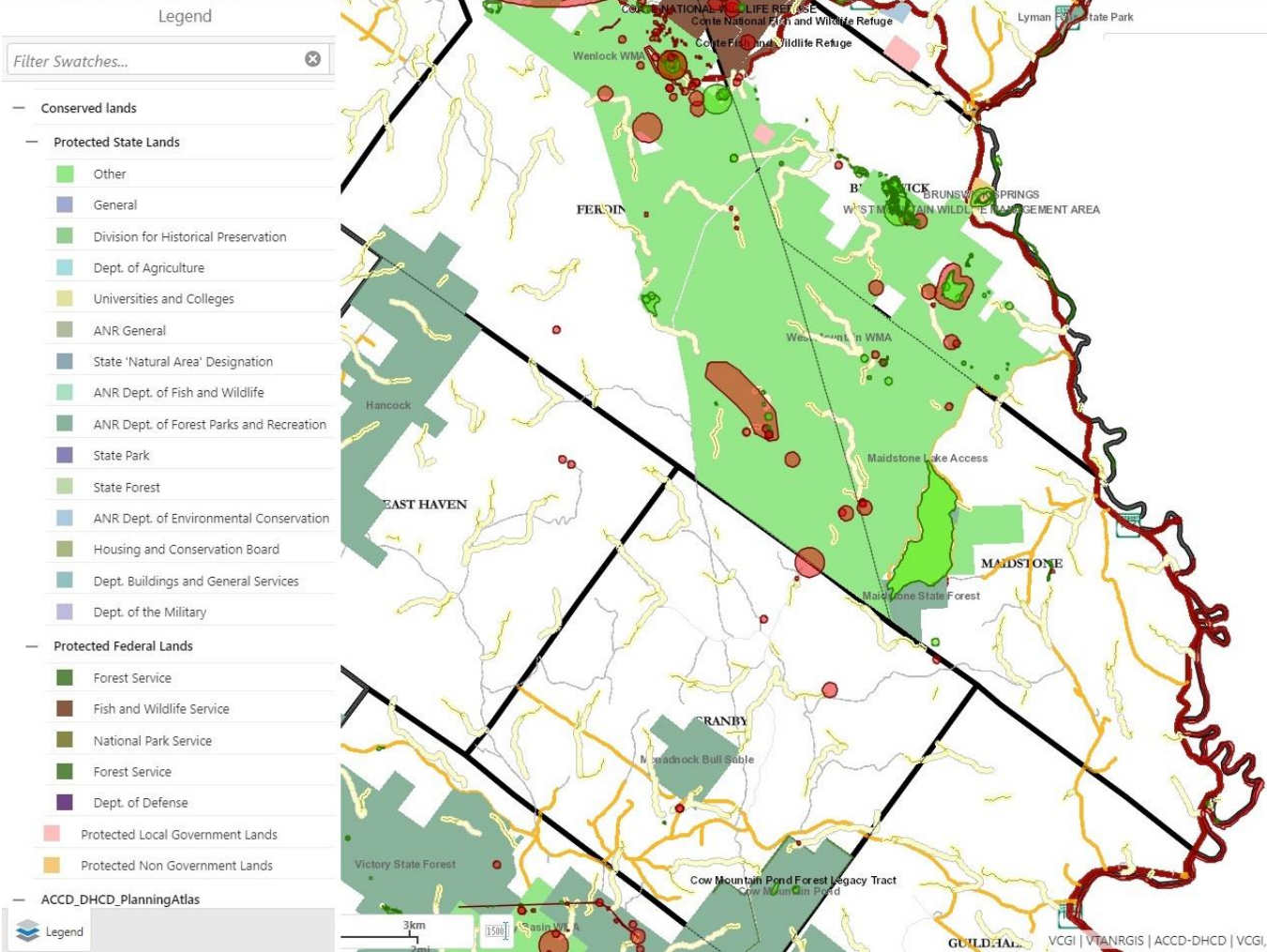


Figure 5 - Maidstone Area Conserved Land - Rare & Endangered Species



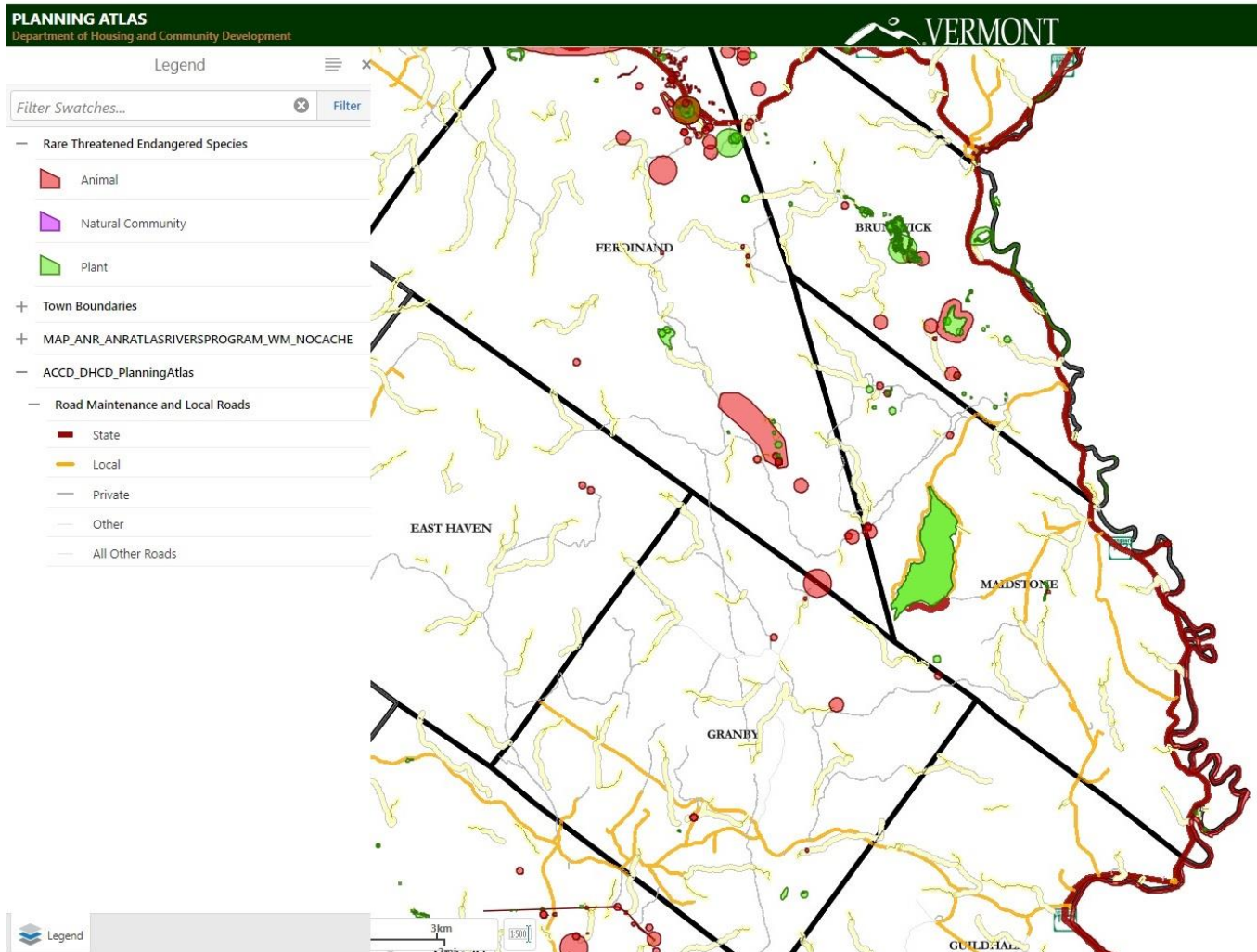


Figure 6 - Maidstone Area - Rare, Threatened and Endangered Species

#### 2.2.4.2. West Mountain Wildlife Management Area <sup>117</sup>

West Mountain Wildlife Management Area (WMA) is a 22,736-acre parcel of land owned by the State of Vermont and managed by the Vermont Fish & Wildlife Department. Located in the towns of Maidstone, Ferdinand and Brunswick, the WMA ranges north from Maidstone Lake to Route 105, and east from South America Pond to the Connecticut River. Access is available along miles of dirt roads. Main entry points are South America Pond Road off Route 105, and Maidstone Lake and Paul Stream Roads off Route 102.

<sup>117</sup> “West Mountain Wildlife Management Area,” Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).

## Habitat Features <sup>118</sup>

Elevations on the WMA range from 2,733 feet on West Mountain to 1,100 feet along the lower stretches of Paul Stream. The terrain varies from high-elevation spruce-fir to lowland bogs. **The Department has identified 14 species of plants listed as rare or endangered and eight sites of ecological significance** on the WMA. The property encompasses nine major ponds, over 75 miles of streams, and many diverse wetland complexes.

## Common Fish and Wildlife <sup>119</sup>

### Mammals

Black bears are present throughout the year. The WMA lands have been **core habitat for moose production in Vermont and contain some of the State's highest densities of moose due to intensive timber management** over the past 20 years. **Timber harvests have created ideal habitat for snowshoe hare and white-tailed deer** as well. Signs of fisher, coyote, fox, bobcat and porcupine are commonly seen on the WMA. Beavers inhabit many of the streams and maintain habitat for many other species including mink, weasel, raccoon and river otter.

### Birds

The variety of forests and wetlands provides **habitat for neotropical migratory birds**. Extensive tracts of both hardwood and softwood forest offer nesting habitat for many species that are experiencing population declines due to habitat fragmentation and loss throughout their range. The many ponds, streams and beaver impoundments provide **habitat for nesting and migrating waterfowl**, including goldeneyes, ring-necked, black, wood and mallard ducks, and common and hooded mergansers. **Common loons nest on Maidstone Lake and West Mountain Pond and two pairs of ospreys also nest in the vicinity of these two water bodies**. Extensive forested stands of spruce-fir provide **critical habitat for boreal species** such as the gray jay, blackbacked woodpecker, boreal chickadee and bay-breasted warbler.

### Reptiles and Amphibians

Chorus frogs, such as the spring peeper, can be heard singing from vernal pools in early spring. Woodland salamanders, such as the red-backed salamander, can be found hiding under damp logs and rocks. Mink frogs, and painted and snapping turtles may be found in the larger ponds across the WMA.

### Fish

The WMA's shallow ponds contain warmwater species such as brown bullhead, chain pickerel and yellow perch; while deeper ponds such as South America, Notch, West Mountain, Unknown and Wheeler Ponds, contain brook trout. Paul, Granby and Wheeler Streams support populations of wild brook trout, slimy sculpin, burbot, longnose and blacknose dace, and creek chubs. **Paul Stream was historically a spawning and nursery stream for Atlantic salmon, which were extirpated from the Connecticut River two centuries ago by dam building, pollution and habitat destruction. It now plays a role in the**

---

<sup>118</sup> "West Mountain Wildlife Management Area," Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).

<sup>119</sup> "West Mountain Wildlife Management Area," Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).

**Connecticut Atlantic Salmon Restoration Program. Eventually, adults returning from the North Atlantic will reenter Paul Stream to spawn.**

Map <sup>120</sup>

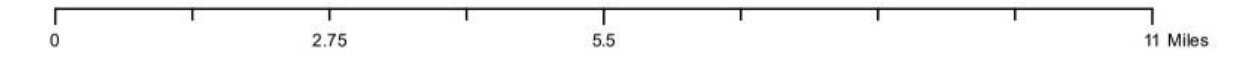
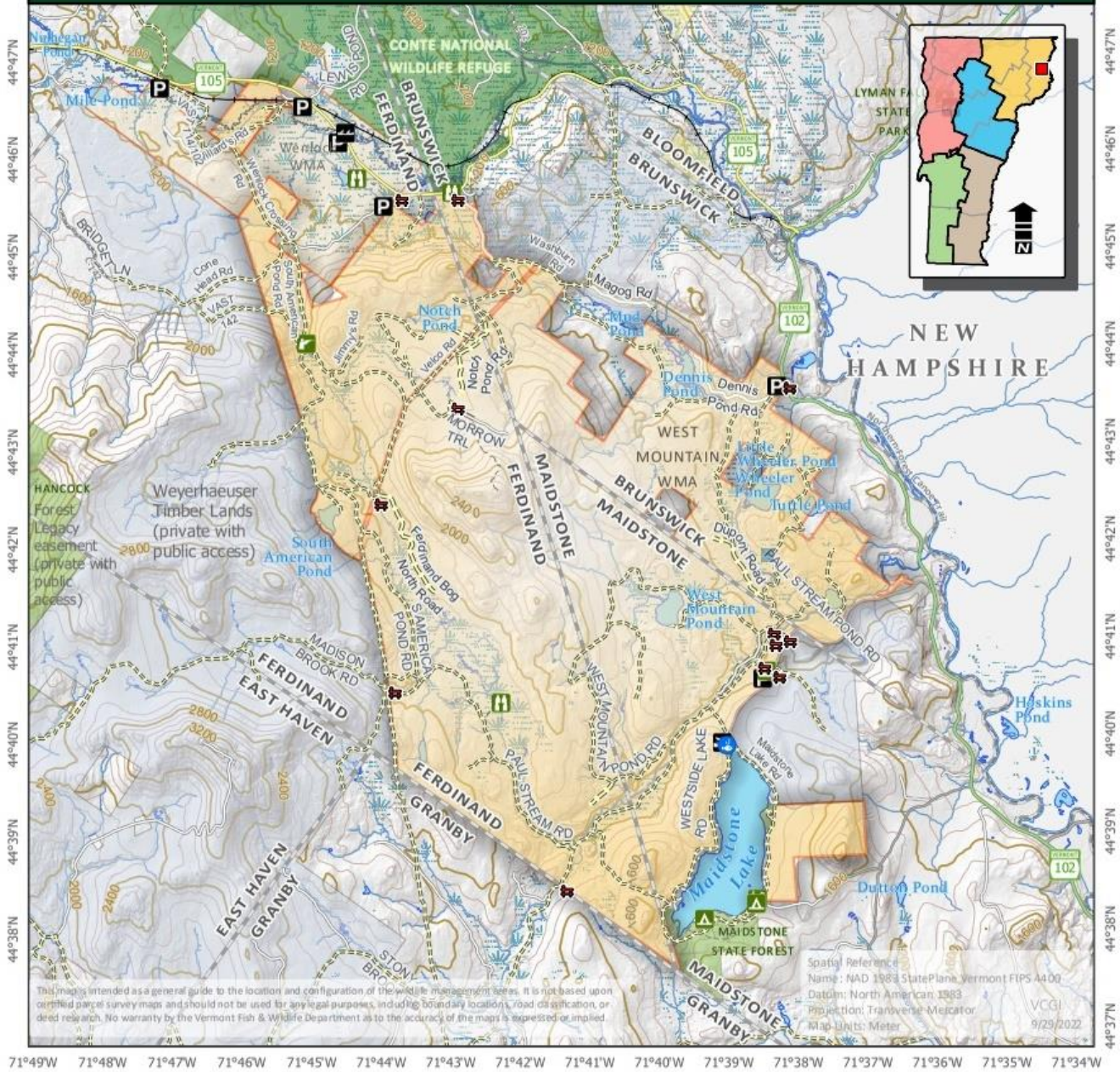
---

<sup>120</sup> “West Mountain Wildlife Management Area,” Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).



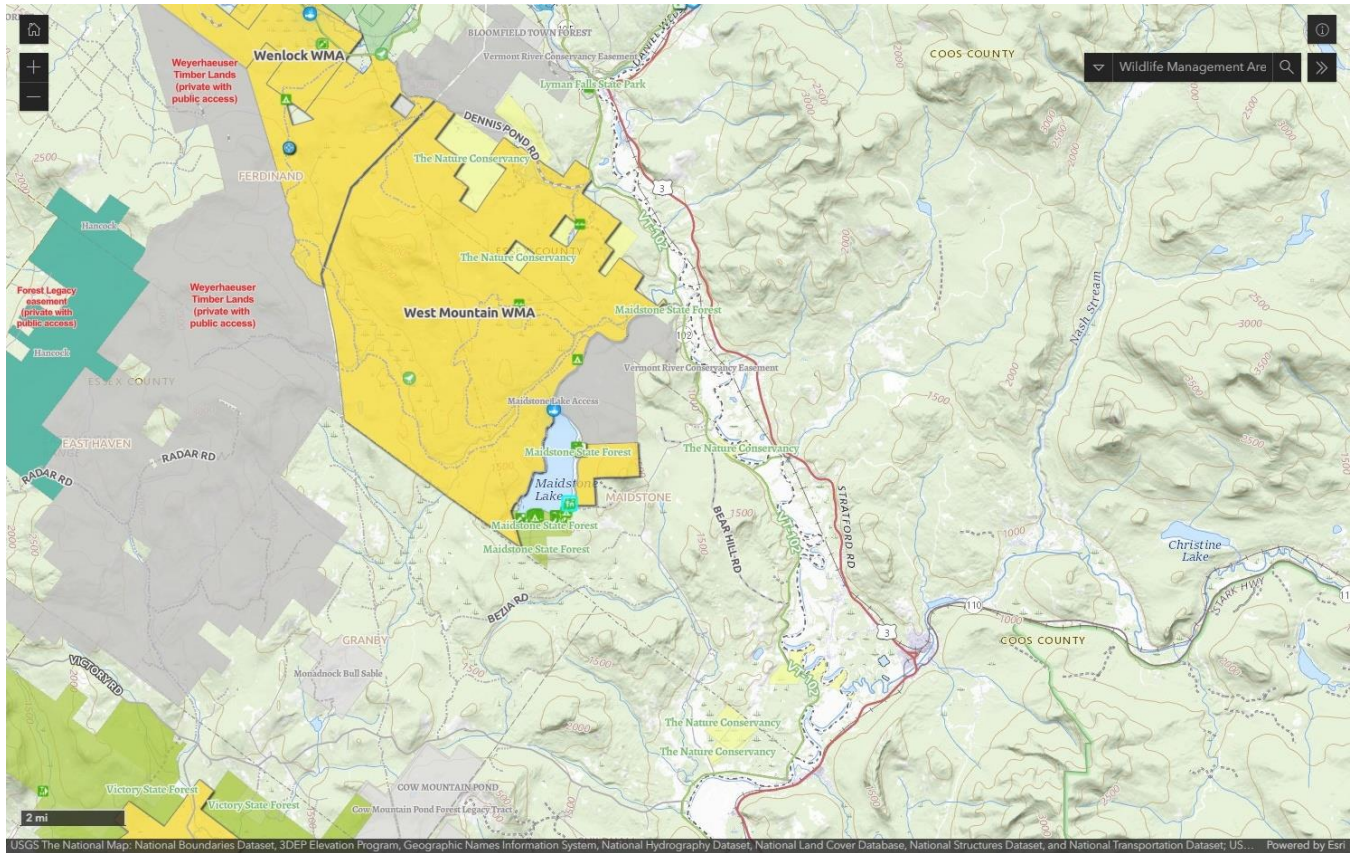
# Vermont Fish & Wildlife Department

## West Mountain Wildlife Management Area



West Mountain WMA				Map Number: 29	
Parking	Shooting Range	Fishing Access	Trails	Refuge (no public access)	Federal Land
Boat Ramp	Wildlife Viewing Area	Visitor Information	Town Boundary	Special hunting/trapping restrictions	State Land
Cartop Access	Campground	Gate	Wildlife Management Area	Streambank Management Area	Town Land
Park Office	Vista	Rail Lines	WMA Hunting Rights Only	Controlled Hunting Area	

Map - <https://arcg.is/1aKjqP>



## 2.2.5. Prospective

### 2.2.5.1. Map

### 2.2.5.2. Statement

## 2.3. A TRANSPORTATION PLAN, *consisting of a map and statement of present and prospective transportation and circulation facilities...* <sup>121, 122</sup>

showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads, and port facilities, and other similar facilities or uses, with indications of priority of need.

## 2.3.5. Current Town Plan - Transportation <sup>123</sup>

### Statement

<sup>121</sup> 24 V.S.A. § 4382(a)(3), “State required element 3.”

<sup>122</sup> DHCD Planning Manual, Module 1, “Transportation,” [page 55](#).

<sup>123</sup> Maidstone Town Plan, 2016, “Transportation,” [pages 26-27](#).

Maidstone has 8.245 miles of state highway, 7.42 miles of Class 3 town roads and 4.95 miles of Class 4 town roads. In order to access the camps on Maidstone Lake and the State campground, there are 6 miles of road from Route 102 to the campground gate (which is owned by the Town) and 2.5 miles on the West Side Road.

### MAIDSTONE ROADS

State Highways .....	8.245 miles
Town: Class 2 .....	5.93 miles
Town: Class 3 .....	7.42 miles
Town: Class 4 .....	4.95 miles

Historically, there has been a network of snowmobile trails across private land. The town appreciates the generosity of the landowners and recognizes this access as a privilege, not a right. We recognize the issue of liability of the private landowner that allows public access on his/her land and endorses Vermont Statutes Chapter 203, Section 5793:

*“Liability limited. (a) Land. An owner shall not be liable for property damage or personal injury sustained by a person who, without consideration, enters or goes upon the owner’s land for a recreational use unless the damage or injury is the result of the willful or wanton misconduct of the owner. (Note: See rest of statute).”*

In September of 2005, the Connecticut River Byway received its national designation. It is the first nationally designated byway in Vermont. This includes all of Maidstone’s Route 102. The program can be a source of federal transportation funds to assist with improvements related to tourism or resource conservation. The federal funds can be used for safety improvements, pedestrian and bicycle facilities, rest areas, shoulder improvements, recreation area investments, protecting cultural and historic resources along the route, providing tourist information and interpretive facilities. Colebrook, N.H. to the north and Lancaster, N.H. to the south have volunteered to host welcome centers for byway visitors.

The Maidstone/Stratford Hollow Bridge has become a reality. This allows for an access across the river without traveling to Bloomfield or Guildhall. The reopening of the bridge has greatly reduced the travel time to Groveton. More importantly, it reduces the time it takes for emergency vehicles to reach Maidstone residents at times when response time is crucial.

There is no public transportation available to Maidstone residents and the average travel time to work in 2000 was 31.09 minutes. Route 102 is the main traffic artery in the town and is the sole connection to other areas, including New Hampshire. New Hampshire is the nearest location for shopping, groceries, drug stores and health care facilities. A small airport exists in Whitefield, N.H. but for most flights people have to travel about 3 hours to Manchester, N.H. or Burlington, VT.

#### *Vision* <sup>124</sup>

---

<sup>124</sup> Maidstone Town Plan, 2016, “Transportation, Vision,” [page 27](#).

Maintaining existing town roads. Encourage the expansion of the network of snowmobile and hiking trails available for public use.

*Issues/Concerns:*<sup>125</sup>

1. Private landowners that allow public access on their land need to be educated on the State's Liability Laws. This may help prevent the problem of landowners limiting access to their land.
2. Route 102 has several notoriously dangerous curves. These curves have become more problematic due to the increase in travel to the lake and the increase in year-round residents traveling to employment and for errands. The curves in proximity to the McDade, McKenzie and Lafontaine residences are especially dangerous.
3. Because of the number of bicycles that travel on Route 102 there is concern for the safety of both motorists and cyclists. Thought should be given to widening the shoulder of the road so motorists can pass cyclists safely.

*Recommended Actions:*<sup>126</sup>

1. Encourage the State of Vermont to reconstruct the portions of Route 102 at the dangerous curves noted above.
2. Educate landowners concerning the State Liability Law.
3. Encourage the widening of the shoulders on Route 102 to provide safe passage for cyclists and motorists.

**State Planning Goal: To provide for safe, convenient, economic, and energy efficient TRANSPORTATION systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.**<sup>127</sup>

**2.4. A UTILITY AND FACILITY PLAN, consisting of a map and statement of present and prospective community facilities and public utilities...**<sup>128, 129</sup>

showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission lines, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs, and method of financing.

[See section "6. Education" for educational facilities goals and plan.]

---

<sup>125</sup> Maidstone Town Plan, 2016, "Transportation, Issues/Concerns," [page 27](#).

<sup>126</sup> Maidstone Town Plan, 2016, "Transportation, Recommended Actions," [page 27](#).

<sup>127</sup> 24 V.S.A. § [4302](#) (c)(4), "State planning goal."

<sup>128</sup> 24 V.S.A. § [4382](#)(a)(4), "State required element 4."

<sup>129</sup> DHCD Planning Manual, Module 1, "Utilities, Facilities, and Services," [page 56](#)



### **2.4.5. Current Town Plan <sup>130</sup>**

#### **Public Buildings**

Maidstone has only one public building, the Town Hall.

#### **Town Vehicles**

The town does not own any vehicles and leases all required services. This situation will continue in the foreseeable future. The Maidstone School District owns a 2010 school bus, which transports school children to Groveton and Guildhall schools.

#### **Public Utilities**

The town's electric power is supplied by Vermont Electric Cooperative, Inc. Fairpoint provides the telephone service, but other telephone providers are in the area.

#### **Telecommunication Facilities**

Towers and related infrastructure require careful consideration. These structures tend to be located on highly visible locations on mountaintops, ridgelines and in residential areas. The need for additional facilities is projected to increase dramatically in the next five to ten years. The Federal Telecommunications Act of 1996 placed certain limitations over municipal control of these structures; however, with those confines, Maidstone must act to protect the Town's historic character, rural nature and aesthetic beauty.

#### **Water and Septic**

The town has no public water or sewer systems. Each homeowner provides his/her own water either through springs or wells and also provides and maintains his/her own septic system. This does adversely affect the availability of affordable housing.

#### **Fire Protection**

Maidstone does not have a fire station or structural firefighting equipment. The town does maintain some forest firefighting tools and equipment. The town relies on the fire stations in Stratford and Groveton, N.H. A dry hydrant was installed at Maidstone Lake in 2005. A second one was installed on Route 102 at Cardin's in 2007. A third one was installed on North Road at Wildwood Drive in 2009 and a fourth one was installed at McKenzie's Pond on Route 102 in 2010.

#### **Police Protection**

Maidstone relies on the Essex County Sheriff and the Vermont State Police for law enforcement.

---

<sup>130</sup> Maidstone Town Plan, 2016, "Utilities and Facilities," [pages 34-36](#).

## Medical Care/Ambulance Services

Maidstone residents receive their primary medical care in Lancaster and Groveton, N.H. Doctor's offices are also provided in St. Johnsbury, VT and Colebrook, N.H. The Groveton Ambulance Squad provides ambulance services.

## Solid Waste

Maidstone is a member of the Northeast Kingdom Solid Waste District. Vaughn Hodgdon is currently the hauler.

## Cemeteries

Maidstone has two public cemeteries, McDade and Taylor.

## Flood Hazard

Maidstone is in the process of working on an All Hazard Mitigation Plan and also adopting Flood Hazard Area Regulations. This is necessary in order to apply for FEMA grants that may be available to the town after any natural disaster.

## Recommended Actions:

1. Select board should stay involved with and informed about the solid waste issue.
2. Continue to maintain the positive relationships with adjacent communities with regards to fire protection, police protection, ambulance services and other public services.
3. Amend the Zoning Bylaws to include regulations for telecommunication facilities and Flood Hazard Area Regulations.

## **(SPG) 24 V.S.A. § [4302](#) (c)(12) To plan for, finance, and provide an efficient system of PUBLIC FACILITIES AND SERVICES to meet future needs.**

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

## **NVDA Regional plan – Recreational Facilities Goals and Strategies (indented) <sup>131</sup>**

- Towns in the region will provide **recreational facilities** according to the population's particular needs.
  - NVDA will assist municipalities in **identifying recreational needs** and securing appropriate **funding sources** to develop new facilities.

---

<sup>131</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 23-24 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 17-18](#).

- **State-managed lands** in the region will continue to be accessible to the residents of the region, and improvements will be made as appropriate to serve the identified needs of the population, as articulated in municipal plans (e.g., blaze new trails, maintain parking areas and points of entry into state-controlled lands used for passive recreation, create improved **access to waterbodies**)
  - NVDA will direct municipalities to appropriate resources (e.g., Northeast Kingdom Travel and Tourism Association) to develop strategies to increase visibility of **existing recreational resources** to residents and potential visitors.
  - NVDA will assist municipalities in identifying **recreational needs** and securing appropriate **funding sources** to develop new facilities.

#### NVDA Regional plan – Child Care Goals and Strategies (indented) <sup>132</sup>

- **Child care entrepreneurs and child/family service centers** should be supported.
  - Provide assistance to municipalities and non-profits seeking to develop **child care facilities and/or programs**.
  - Assist municipalities in assessing the **future local need for and supply of childcare services**, and whether local barriers exist for the provision of needed services, and assist in developing an action plan.
- Additional site-based or community **child care centers** that offer high quality, affordable care should be developed in employment centers and as **a component of affordable housing developments**.
  - Municipalities should encourage the **inclusion of childcare facilities in the plans for any multi-family housing development** that will accommodate families with children, and any large commercial development, to provide more options for employees.
- The efficiency and effectiveness of **existing child care, early education, and family service programs** should be improved.
  - **Employers, schools, and community organizations should collaborate** to ensure that affordable, quality child-care services are available to meet the different needs of households
- **Child care issues** will be integrated into the **planning process**
  - Municipalities periodically should review land-use and development regulations to identify needed amendments to **authorize quality child-care services in appropriate locations** convenient to households, **including as home occupations**.

#### NVDA Regional plan – Telecommunication Goals and Strategies (indented) <sup>133</sup>

- Northeast Kingdom residents, business, organizations and public entities will be served by an up-to-date **telecommunications infrastructure**.
  - Solicit input from towns in the region to determine where **gaps in broadband and cell coverage** may still exist.
  - Continue to work with state and regional agencies, as well as the private sector, to attain the **coverage goals** as set forth in the **State Telecommunications Plan**.
- Affordable fixed and wireless **communications systems**, as well as **highspeed Internet broadband**, will be available throughout the region.

---

<sup>132</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 24 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [page 18](#).

<sup>133</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 24-25 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 18-19](#).

- Encourage communities to set up **wi-fi zones** in public areas (libraries, municipal buildings, etc.) that are available free of charge to residents.
- Support development efforts that **reduce the cost of high-speed telecommunications** throughout Vermont and the Northeast Kingdom.
- **Telecommunications projects** will be reviewed and permitted in accordance with the **land conservation measures and policies for the protection of scenic resources** identified in local and regional plans.
  - Assist municipalities in creating **directive language in the municipal plan that clarifies the location and treatment of important natural and scenic resources.**

#### NVDA Regional plan – Security and Emergency Service Goals and Strategies (indented) <sup>134</sup>

- **Emergency services** should be provided to all residents of the Northeast Kingdom through Enhanced 9-1-1, local departments, and mutual aid districts.
  - Support regional approaches to **disaster planning and mitigation**, including partnerships between neighboring communities and states and Canada.
  - Ensure that **adequate emergency services** (personnel, facilities, and equipment) **are available for new developments prior to placing additional demands** on existing services.
  - Assist Local Emergency Planning Committees (LEPCs) and Towns to identify **gaps in disaster planning**, such as increased flood and drought protection, and work to eliminate gaps through an interagency, inter-jurisdictional approach.
- Towns should have **up-to-date Local Emergency Operations Plans (LEOP)**.
  - Provide technical assistance to municipalities to help them maintain **up-to-date LEOPs**.
- All buildings should meet current **state fire code and safety standards**.
  - Assist communities to apply for **safety and emergency equipment grants** by disseminating information on available funding programs.
  - Assist interested municipalities with the adoption of **building and fire codes for non-public buildings and rental properties**.
  - Encourage all communities to participate in the **National Flood Insurance Program (NFIP)** and to adopt the Vermont Transportation Highway Codes and Standards.
  - **Discourage development in** identified or known **flood prone areas** to avoid costly potential damage to life and property.
- **Emergency services training** should be available to keep all emergency service providers current with regard to service provision and certification.
  - Support local efforts for **disaster planning, response, recovery and mitigation**.

#### NVDA Regional plan – Water Supply Goals and Strategies (indented) <sup>135</sup>

- There will be **sufficient quantities of water** to meet existing and future residential, agricultural, commercial, industrial and recreational needs.
  - Support local proposals to upgrade **existing water supply systems**.

---

<sup>134</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 25-27 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 19-21](#).

<sup>135</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018* (<https://www.nvda.net/nvda-regional-plan/2018FullPlan.pdf>), Images 27-28 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 21-22](#).

- Support **water conservation measures** to reduce the demand for water and protect water supplies.
- **Water supplies and water systems** will not be contaminated, depleted, or degraded
  - Discourage development in **Source Protection Areas**, identified **groundwater recharge areas**, or other areas where water supplies are likely to be adversely impacted.
  - Assist interested communities to identify, map, and plan for the **protection of surface and groundwater resources**.
- Public investments will be made in utility facilities, services, and lands to support existing and future development within town centers, villages, or other designated and planned growth areas. **Expansion of systems will not facilitate sprawl or strip development.**
  - Assist towns and communities with the **preparation of capital improvement plans and budgets** to complement local plans and this plan.
- Effective, efficient, and accessible **public services** will be promoted.
  - Assist municipalities seeking to **share services and infrastructure** with neighboring municipalities in order to reduce costs and increase efficiency

**NVDA Regional plan – Wastewater, Sewage and Stormwater Management Goals and Strategies (indented)**<sup>136</sup>

- The region’s towns will have adequate **wastewater treatment facilities** with sufficient capacity to meet current needs and projected future development.
  - Support proposals to upgrade and improve **existing wastewater treatment facilities**.
  - Encourage the proper **disposal of hazardous materials**, particularly household hazardous materials that are difficult to treat in secondary systems.
  - Assist communities with advanced planning activities for **future upgrades and financing of local systems**.
- Public investments in **new or expanded facilities and services** shall be in agreement with local plans, shall be directed toward town centers, villages, or other designated and planned growth areas, and shall support the revitalization of established centers.
  - Provide advice and technical assistance to communities and groups interested in **developing community wastewater systems**.
  - Assist communities to interpret and abide by changes to state and federal **laws regarding municipal and on-site wastewater systems and stormwater regulations**.
  - Assist municipalities seeking to **share services and infrastructure** with neighboring municipalities in order to reduce costs and increase efficiency
- Municipalities will incorporate **Green Stormwater Infrastructure** in planning improvements to local road infrastructure and public facilities; and will **incorporate them into land use regulations**, as appropriate.
  - Conduct educational outreach to municipalities regarding the benefits of **Green Stormwater Infrastructure**.

**NVDA Regional plan – Solid Waste Management Goals:**<sup>137</sup>

- Goals

---

<sup>136</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 28-29 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 22-23](#).

<sup>137</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 29-30 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 23-24](#).

- Municipal and regional **solid waste disposal systems** shall be cost-effective, environmentally sound, and **promote reduction, reuse, and recycling**, and will support the State-wide **goal of reducing the disposal rate** of Municipal Solid Waste.
- Increase **solid waste diversion rates** to 50% by the year 2020.
- **Hazardous wastes** shall be disposed of facilities permitted by the Agency of Natural Resources to ensure proper handling.
- Strategies
  - Assist member towns and solid waste management districts in the implementation of **solid waste management plans**.
  - Encourage communities to meet the **waste management and recycling goals** established by the Northeast Kingdom Waste Management District and municipal waste management plans.
  - Support public **education to promote efforts to reduce and properly manage waste**.
  - Assist municipalities to **adopt illegal dumping and burning ordinances**.
  - Encourage communities to create or expand **local recycling facilities**.
  - Assist communities in sustainable **reclamation of brownfields** in the region.
- Support efforts to **reduce food waste** by half by the year 2020.
  - Promote opportunities for schools and institutions to reduce food waste through **best management 19 practices and performance-based contracts**.
  - Provide technical assistance to entrepreneurs who are interested in **food scrap hauling and 21 composting-related businesses**.
  - Support efforts to **aggregate and distribute gleaned agricultural products**.
  - Support efforts to **efficiently aggregate and distribute recovered food** in a manner that minimizes spoilage and trucking miles.
  - Support the expansion and viability of **commercial composting** operations.
  - Help communities plan for and create **municipal composting facilities**, where feasible.
  - Explore and facilitate the **sustainable use of food residuals and other waste byproducts**.

## 2.4.6. Map

## 2.5. *A statement of policies on the preservation of rare and irreplaceable NATURAL AREAS, scenic and historic features and resources.*<sup>138, 139, 140</sup>

### 2.5.5. Current Town Plan - Natural Areas

#### 2.5.5.1. Statement<sup>141</sup>

The preservation of sensitive natural environments is a priority for the Town of Maidstone. In the past, Maidstone has relied on the natural goodwill of its citizens to retain the intrinsic natural and scenic qualities of the land. The current pleasant visual quality of the landscape is largely the result of the energies of generations of woodcutters and farmers. It now becomes our task to preserve this landscape.

---

<sup>138</sup> 24 V.S.A. [§ 4382\(a\)\(5\)](#), “State required element 5.”

<sup>139</sup> DHCD Planning Manual, Module 1, “Natural Resources,” [page 54](#)

<sup>140</sup> DHCD Planning Manual, Module 1, “Historic and Cultural Resources,” [page 58](#)

<sup>141</sup> Maidstone Town Plan, 2016, “Natural Areas,” [page 20](#).

In 1988, there was a comprehensive natural areas inventory completed for Essex County. This was updated by the Agency of Natural Resources in Montpelier. Through that study, the most significant natural areas were identified. They included things like endangered plant species, special wildlife habitat, and nesting areas for rare birds. Several areas were identified in Maidstone, including lowlands along the Connecticut River, Stevens Pond, Dutton Pond, West Mountain Pond and Loon Island on Maidstone Lake (see attached map). In 2005, the Connecticut River Byway received its national designation. This includes all of Maidstone's Route 102 and may lead to increased tourism, both in the form of bikers and canoe paddlers.

#### **2.5.5.2. Vision <sup>142</sup>**

1. To protect and preserve the significant natural areas within Maidstone.
2. To educate all users of the land of the importance of these natural areas

#### **2.5.5.3. Issues/Concerns <sup>143</sup>**

1. In general, people do not understand the significance of natural areas and they may unknowingly impact the area or species.
2. With several ponds having lots of undeveloped shoreline (two completely undeveloped), Maidstone is in a unique situation to protect this resource.

#### **2.5.5.4. Recommended Actions <sup>144</sup>**

1. Obtain educational materials about the values of natural areas and make them available to all.
2. Protect and preserve the significant natural areas within Maidstone.

#### **2.5.5.5. Current Maidstone Town Plan: Implementation Plan: Natural Areas**

1. Obtain educational materials about the values of natural areas and make them available to all.
2. Protect and preserve the significant natural areas within Maidstone.

### **2.5.6. Maidstone Cave**

The Maidstone cave situated on the west slope of Stoneham Mountain is particularly interesting. Vertical and almost horizontal jointing which developed in the bedrock prior to the glaciation produced huge blocks of rock. As a result of the glaciation the blocks were rearranged so that some are pulled apart by as much as 6 feet and all of them are moved to some degree downslope. Some of the upper blocks overrode the lower ones to produce the roof of the cave. The vertical joints are opened from a few inches to about 6 feet and some reach a depth of at least 30 feet. The vertical joints trend about N 70°E and are exposed for a distance of about 300 feet upslope from an approximate elevation of 1700 feet. At three locations along the strike of one of the vertical joints sufficient space exists to provide entrance into the

---

<sup>142</sup> Maidstone Town Plan, 2016, "Natural Areas. Vision," [page 20](#).

<sup>143</sup> Maidstone Town Plan, 2016, "Natural Areas, Issues/Concerns," [page 20](#).

<sup>144</sup> Maidstone Town Plan, 2016, "Natural Areas, Recommended Actions," [pages 20-21](#).

cave. Pre-glacial depressions were either ice scoured, or partially scoured and subsequently sealed off by glacial debris to form the seat of most ponds, lakes, and swamps in the area. Glacial ice effectively carved the basin that confines Maidstone Lake.<sup>145</sup>

North-south trending pegmatite dikes cutting migmatite and ranging in thickness from 3 to 12 inches are exposed in the walls and in some roof blocks of Maidstone Cave located on the west side of Stoneham Mountain at about elevation 1750 feet.<sup>146</sup>

Late in 1973, Miles [Drake] and I investigated the ... Maidstone Lake Cave (alias Stans-Drake Cave) in Vermont... Eventually, Stans-Drake was to yield 900 feet of passage and 110 feet of relief.<sup>147</sup>

As of this writing [1996], Maidstone Cave has 1692 feet of surveyed passage. This places it as the second-longest cave in Vermont - right after Morris Cave (1845 ft.) It also makes it the third longest cave in New England, with the 5000+ estimated feet of the Kinsman Notch Talus System (MBDATHS) ranking that cave as number one.<sup>148</sup>

### 2.5.7. Scenic and Historic Features

#### *Euro-American Historic Sites*<sup>149</sup>

Within the West Mountain WMA there are a number of confirmed sites with portions of structures remaining that are of historic interest, most associated with the industrial logging period (post 1900). A few earlier sites date to the 1700's and 1800's, the period of early settlement and a farming/lumbering economy. These are listed below:<sup>150</sup>

#### Browns Mill (VT-ES-17)<sup>151</sup>

Logging and Lumbering Period (1850-1900); Industrialization Period (post 1900); Logging and Lumbering Context Saw Mill, wood manufacturing, dam.

This site is located on Paul Stream in Maidstone, at the bridge to the West Mountain Pond Road. Photographic evidence suggests a large mill complex was situated here in the early 1900's, on the former site of a mid 1800's mill. Iron rods and embedded eye bolts are among the features that identify this mill site. Landforms in the immediate area suggest the outlines of a mill pond and head-race. There are also portions of cribwork underneath and upstream of the present bridge, which are possibly remnants of the dam.

---

<sup>145</sup> Johansson, Warren I., *Geology of The Lunenburg-Brunswick-Guildhall Area, Vermont* (1963, Vermont Development Department, Montpelier, Vermont, Bulletin No. 22), page 20.

<sup>146</sup> Johansson, *Geology of The Lunenburg-Brunswick-Guildhall Area, Vermont* (1963), page 48.

<sup>147</sup> Carroll, Robert W. Jr., *Recollections of Northern New England Caving History*, The Journal of Spelean History, Vol. 22, No. 3 (1988), page 9

<sup>148</sup> Plante, Alan, "Maidstone Update, Fracture System Now Vermont's Second Longest Cave," *Northeastern Caver*, Vol. 27, Issue 24 (Dec 1996), page 124.

<sup>149</sup> "West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont," State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation," (2014), [pages 103-106](#).

<sup>150</sup> "West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont," State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation," (2014), [page 103](#).

<sup>151</sup> "West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont," State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation," (2014), [page 104](#).



## Beattie Farms <sup>152</sup>

Logging and Lumbering Period; Logging and Lumbering Context, Agriculture Context; Farm  
The Beattie brothers also operated two farms, a 600 acre farm in Maidstone (thought to have been located within the West Mountain WMA boundaries), and a 380 acre farm in Brunswick, possibly an early predecessor to the Whittaker Farm, located outside of the West Mountain WMA boundaries.

## Bullthroat Dam/Camp – Boom Anchor (VT-ES-18) <sup>153</sup>

Industrialization Period (post 1900); Logging and Lumbering Context; Logging Camp and Dam, and Logging Feature;

This site is located in Maidstone along Paul Stream. Photographic documentation identifies this site as a Connecticut Valley Lumber (CVL) logging camp. Probable remnants of the dam exist beneath extensive modern disturbance. The boom anchor is a feature consisting of an eyebolt with an attached iron ring. The bolt has tentatively been associated with the dam at Bullthroat a short distance down stream.

## Budweiser's Field <sup>154</sup>

Industrialization Period (post 1900); Logging and Lumbering Context; Logging Camp.

Located in Maidstone, beyond the West Mountain Pond on the West Mountain Pond Road, this site contains the remains of a twentieth century logging camp.

The sites listed above are part of a system of enterprises that developed around the economic use of the forests in the Nulhegan and Paul Stream drainages beginning in the early 1800's. There are a number of other sites in close proximity to the West Mountain WMA that are part of this larger context, including the Hawkins and Stevens saw mill (1802-1814) on the south branch of Wheeler Stream; the Norris /Merrill Mill (ca. 1850), a saw mill and wood manufacturing shop at the outlet of Maidstone Lake; the Granby Bog Saw Mill on Granby Stream approximately one mile from the Granby/Maidstone line and boundary of the West Mountain WMA; and the Whittaker Farm located where the Magog Road intersects Route 102 in Brunswick, thought to have been used as an inn when the Magog Road was a principal long distance route and stagecoach road, later owned by the Beattie brothers as a farm and depot for their operations in the area, and later as the headquarters for the Connecticut Valley Lumber Company; and numerous other mills and dams on the Nulhegan River and its tributaries. <sup>155</sup>

---

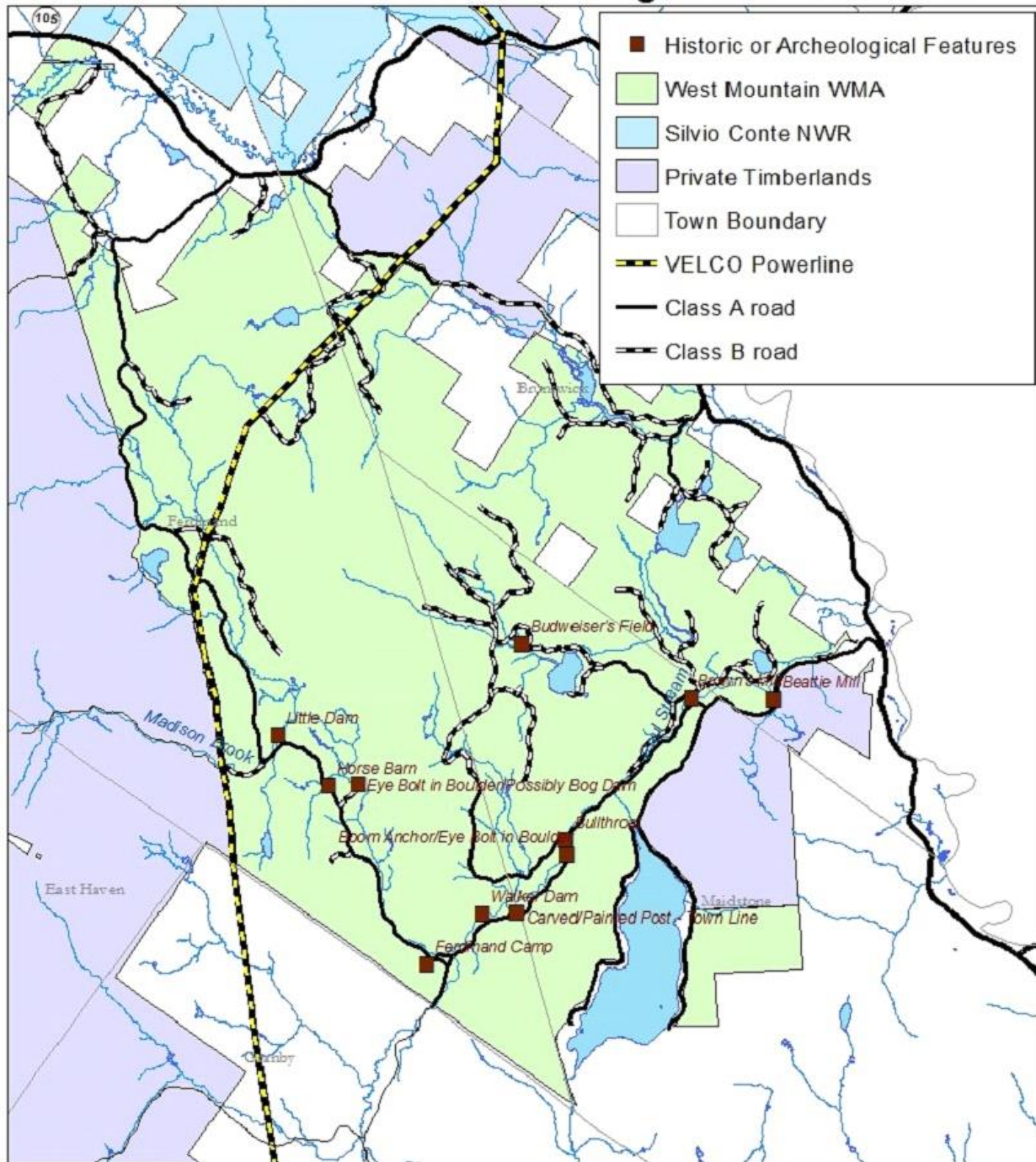
<sup>152</sup> "West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont," State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation," (2014), [page 104](#).

<sup>153</sup> "West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont," State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation," (2014), [pages 104-105](#).

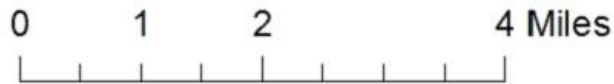
<sup>154</sup> "West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont," State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation," (2014), [page 105](#).

<sup>155</sup> "West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont," State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation," (2014), [page 106](#).

# Historical and Archeological Features



Created by Doug Morin  
 Vermont Fish & Wildlife Department  
 April 2014



For planning purposes only. Not survey accurate.

## 2.5.8. Natural Resources

### *Granite of the Maidstone Pluton*

General Statement: A large body of binary granite occupies the northern part of the map-area, extending from the region of Seneca and East Mountain in the Burke quadrangle to the vicinity of the Connecticut River Valley just south of Brunswick Springs. A southerly prong of this massif underlies the region in the vicinity of Maidstone Lake (P1. 1). Stoneham, Lake, and Willard Mountains all located east of Maidstone Lake are thought to be domical hills largely underlain by granite. Excellent topographic expression of this large granite body is seen along the northerly and northeasterly perimeter in the neighborhood of Dennis Pond. Much of the rock appears to border between a true granite and a quartz monzonite. Most contacts with the country rock are obscured by overburden and dense forest cover, but where they are exposed they are mainly gradational although some sharp contacts do occur.<sup>156</sup>

### *Copper*

In Maidstone, chalcopyrite, pyrrhotite, and galena are found in a vein of quartz and gray amphibole much resembling cummingtonite. The vein cuts black Partridge slate found in the bed of a small brook at an elevation of about 970 feet and situated about 0.7 mile northwest of Stevens Pond. The vein, averaging 3 feet in thickness, strikes N 18°E and dips 50°NW.<sup>157</sup>

### *Lead*

Other showings of galena and pyrite in small quantities occur on the west side of Bear Mountain, Maidstone, at an estimated elevation of 1650 feet. The minerals occur in shear zones in massive gray chert-like quartzite of the Albee formation.<sup>158</sup>

---

<sup>156</sup> Johansson, *Geology of The Lunenburg-Brunswick-Guildhall Area, Vermont* (1963), pages 45-46.

<sup>157</sup> Johansson, *Geology of The Lunenburg-Brunswick-Guildhall Area, Vermont* (1963), page 82.

<sup>158</sup> Johansson, *Geology of The Lunenburg-Brunswick-Guildhall Area, Vermont* (1963), page 83.



### 2.5.9. Endangered and Threatened Species <sup>159</sup>

**State goal: To identify, protect, and preserve important natural and historic features of the landscape, including:** <sup>160</sup>

- (A) significant natural and fragile areas;
- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;
- (C) significant scenic roads, waterways, and views;
- (D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.

#### **NVDA Regional Plan – Historic, Cultural & Scenic Goals and Strategies (indented)** <sup>161</sup>

- Significant **historic, cultural, and scenic resources** within the region should be identified and preserved.
  - Assist communities to **preserve and maintain** *historic downtowns, village centers, buildings, and rural and scenic landscapes*.
  - **Rehabilitate and re-use** significant cultural, architectural, and historic sites, and community facilities, whenever feasible.
  - Utilize federal, state, and local **programs for developing or preserving local cultural and historic assets**.
  - Disseminate information **about historic tax credits** to businesses and property owners.
  - Assist municipalities with securing funding and technical assistance to conduct a comprehensive **survey of local historic resources**.

#### **(SPG) 24 V.S.A. § [4302](#) (c)(6) To maintain and improve the QUALITY OF AIR, WATER, WILDLIFE, FORESTS, AND OTHER LAND RESOURCES.**

- (A) Vermont’s air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in [10 V.S.A. § 6086\(a\)](#).
- (B) Vermont’s water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under [10 V.S.A. § 1253](#).
- (C) Vermont’s forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.

---

<sup>159</sup> [10 V.S.A. Appendix § 10. Vermont Endangered and Threatened Species Rule](#)

<sup>160</sup> Abstracted from 24 V.S.A. § [4302](#) (c)(5), “State planning goal.”103-106.

<sup>161</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 30 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [page 24](#).

(SPG) 24 V.S.A. § [4302](#) (c)(10) To provide for the wise and efficient use of Vermont’s NATURAL RESOURCES and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

**NVDA Regional Plan – Natural Resource Goals:** <sup>162, 163</sup>

- The overarching goal for the region is to **balance local economic needs with the protection of the natural resource** that so many of the region’s residents enjoy and depend upon.
- The quality and quantity of the region’s **surface waters** should be protected, maintained, and restored.
- The quality and quantity of existing and potential **groundwater resources** should be protected and improved.
- Significant **wetlands** within the region should be protected.
- The region’s **mineral and soil resources** should be used in a manner that will support the sustainable growth and development of the region.
- A consistently high level of **air quality** should be maintained for the health, safety, and enjoyment of the region’s residents and visitors.
- Adequate **resource information** for the region should be maintained to improve the region’s ability to plan for protection of **wildlife resources** in the area.
- Critical **wildlife habitat** should be protected.
- The **native biodiversity** of the region should be maintained, and restored when appropriate.
- Private, public and community interests should be considered in matters affecting **local recreation and open space**.

**NVDA Regional Plan – Natural Resource Strategies:**<sup>164, 165</sup>

- Provide public education on state and local **water quality issues** as they relate to local planning and development.
- **Discourage inappropriate development in flood hazard areas and floodplains. Support compatible land uses in flood areas, such as agriculture and passive recreation.**
- Support the efforts of **watershed organizations** working in the region. Coordinate the region’s **basin planning** efforts with local plans and related activities.
- Encourage and assist communities to identify and protect **community water supplies**. Education on **water conservation and resource protection** should accompany these efforts.
- Prevent the degradation of significant **wetlands** through public education.
- Minimize the negative impacts of **mineral and earth resource extraction and processing** facilities.
- Support development of new markets and uses for **local mineral resources. Encourage the use of locally obtained minerals for building construction and highway construction and maintenance.**

---

<sup>162</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 34-36 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 28-30](#).

<sup>163</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 225 of 302, Vol. II, Ch. 7, Natural Resources, [page 189](#).

<sup>164</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 34-36 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 28-30](#).

<sup>165</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 225-226 of 302, Vol. II, Ch. 7, Natural Resources, [pages 189-190](#).

- Support efforts to reduce **air pollutants** generated in the region from the residential, commercial, industrial, and transportation sectors.
- Support broader state and regional efforts to **minimize pollutants entering the region from out of state.**
- Support local and state efforts that inventory, delineate and map **important habitats and wetlands.**
- Support local efforts to **protect critical wildlife habitat and maintain habitat connectivity.**
- Assist interested towns with planning and mapping for the protection of **habitats and natural resources.**
- Support state and local efforts to mitigate the impacts of the **non-native species** through ecologically sound methods (e.g. insect control, etc.).
- Support the protection of **endangered and threatened native species.**
- Maintain and improve the resource stewardship in the area by supporting and advocating for **recreation and environmental education opportunities.**
- Provide technical **support for dark skies initiatives to prevent or minimize light pollution.**

## ***2.6. An EDUCATIONAL FACILITIES PLAN consisting of a map and statement of present and projected uses and the local public school system.***<sup>166</sup>

### **2.6.1. Current Town Plan: Education**<sup>167</sup>

Currently, Maidstone does not have a school. As of December, 2013, the 15 school-aged children were tuitioned to area schools. Four (4) of these students went to Northumberland schools, two (2) to Guildhall School and one (1) to White Mountains Regional. We also have students that attend St. Johnsbury Academy and Lyndon Institute. Presently, this is the only option for the town to provide the best and most cost effective education possible for our students.

#### Issues/Concerns:<sup>168</sup>

Because we have no school and high property values, our share of the statewide property tax, remains high.

#### Recommended Actions:<sup>169</sup>

1. Continue to provide the best and most cost-effective educational opportunities to all our students.
2. Encourage our local and state representatives to investigate alternative school funding sources to lower property taxes.

---

<sup>166</sup> 24 V.S.A. [§ 4382\(a\)\(6\)](#), “State required element 6.”

<sup>167</sup> Maidstone Town Plan, 2016, “Education,” [page 31](#).

<sup>168</sup> Maidstone Town Plan, 2016, “Education, Issues/Concerns,” [page 31](#).

<sup>169</sup> Maidstone Town Plan, 2016, “Education, Recommended Actions,” [page 31](#).

(SPG) 24 V.S.A. § [4302](#) (c)(3) To broaden access to EDUCATIONAL and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

**NVDA Regional plan – Educational Facilities Goals and Strategies (indented)**<sup>170</sup>

- School districts will seek to **maximize educational opportunities** for students, including extracurricular offerings, and increase economic efficiency by **sharing services** with neighboring school districts when feasible.
  - Investigate opportunities for **shared facilities between municipalities** and institutions
- To provide the most favorable outcomes for students, **school districts should be economically integrated**.
  - Provide opportunities for the involvement of **school officials in the local planning process**.
  - Promote the development of **economically integrated school districts** through policies and programs that promote a range of housing options for all income levels within each school district.
- **Adult literacy** resources will continue to be available to residents of the Northeast Kingdom to increase the percentage of residents that have earned a high school diploma.
  - Support the efforts of **local and regional libraries** to provide quality facilities and materials for independent learning and education.
- **Post-secondary institutions** in the region are vital to the economic development potential of the region and will be supported.
  - Support the expansion of post-secondary institutions in the region, to continue to build a **highly-educated workforce**.
- **Post-secondary schools** will be closely integrated with the local communities they serve, including the business community, and should have a mutually beneficial relationship.
  - Support local and regional efforts for **workforce development and adult education**.
  - Promote **cooperation** between institutions of higher learning and local businesses to support quality training and employment opportunities for local residents.

(SPG) 24 V.S.A. § [4302](#) (c)(3) To broaden access to EDUCATIONAL and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.

**NVDA Regional plan – Educational Facilities Goals and Strategies (indented)**<sup>171</sup>

- School districts will seek to **maximize educational opportunities** for students, including extracurricular offerings, and increase economic efficiency by **sharing services** with neighboring school districts when feasible.
  - Investigate opportunities for **shared facilities between municipalities** and institutions
- To provide the most favorable outcomes for students, **school districts should be economically integrated**.
  - Provide opportunities for the involvement of **school officials in the local planning process**.

---

<sup>170</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 22-23 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 16-17](#).

<sup>171</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 22-23 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 16-17](#).



- Promote the development of **economically integrated school districts** through policies and programs that promote a range of housing options for all income levels within each school district.
- **Adult literacy** resources will continue to be available to residents of the Northeast Kingdom to increase the percentage of residents that have earned a high school diploma.
  - Support the efforts of **local and regional libraries** to provide quality facilities and materials for independent learning and education.
- **Post-secondary institutions** in the region are vital to the economic development potential of the region and will be supported.
  - Support the expansion of post-secondary institutions in the region, to continue to build a **highly-educated workforce**.
- **Post-secondary schools** will be closely integrated with the local communities they serve, including the business community, and should have a mutually beneficial relationship.
  - Support local and regional efforts for **workforce development and adult education**.
  - Promote **cooperation** between institutions of higher learning and local businesses to support quality training and employment opportunities for local residents.

## 2.6.2. Map

## 2.7. *A recommended program for the IMPLEMENTATION of the objectives of the development plan.*<sup>172</sup>

### State authorized regulatory tools<sup>173</sup>

A municipality may adopt regulatory tools, including the following specific regulatory tools which are more fully described in subchapter 7 of this chapter:

- (1) Zoning bylaws.
- (2) Site plan bylaws.
- (3) Subdivision bylaws.
- (4) Unified development bylaws.
- (5) Official map.
- (6) Impact fees.
- (7) Phasing.
- (8) Transfer of development rights.
- (9) Special or freestanding bylaws. (Added 2003, No. 115 (Adj. Sess.), § 92.)

### Nonregulatory implementation tools<sup>174</sup>

A municipality may utilize the following tools, and other tools not specifically listed, in conformance with the municipal plan and for the purposes established in section [4302](#) of this title, alone or in conjunction with regulatory tools described in section [4402](#) of this title.

- (1) Capital budget and program. A municipality may adopt a capital budget and five-year program, pursuant to section [4430](#) of this title.

<sup>172</sup> 24 V.S.A. § [4382](#)(a)(7), “State required element 7.”

<sup>173</sup> 24 V.S.A. § [4402](#), “Bylaws and regulatory implementation tools authorized.”

<sup>174</sup> 24 V.S.A. § [4403](#), “Nonregulatory implementation tools.”

(2) Tax increment financing. Pursuant to chapter [53](#) of this title, a municipality may create within its jurisdiction one or more tax increment financing districts.

(3) Tax stabilization contracts. Pursuant to 32 V.S.A. §§ [4969](#) and [4985](#), a municipality may enter into tax stabilization contracts.

(4) Purchase or acceptance of development rights. A municipality may purchase or accept development rights as a method to implement its plan, pursuant to 10 V.S.A. chapter [155](#).

(5) Plans supporting the municipal plan. A municipality may develop supporting plans and may incorporate these plans into the municipal plan pursuant to the process described in section [4385](#) of this title.

(6) Advisory commissions. For the purposes of this chapter, the term “advisory commissions” includes advisory committees. A municipality may form commissions that are composed of persons with particular expertise or interest to assist with implementation of the plan in areas such as design review, historic preservation, housing, and conservation. (Added 2003, No. 115 (Adj. Sess.), § 93.)  
tools.

### **2.7.1. Current Maidstone Implementation Plan <sup>175</sup>**

The plan recommends many different actions to work toward our vision for the future.

#### ***PROPOSED LAND USE [RE 24 V.S.A. [§ 4382\(a\)\(2\)](#)] <sup>176</sup>***

1. Improve the local permitting inspection process.
2. Update and revise the zoning bylaws.
3. Foster more dynamic relationships between the planning commission, zoning board of adjustment, local leaders and the public.

#### ***AGRICULTURE [RE 24 V.S.A. [§ 4382\(a\)\(2\)](#), SPG 24 V.S.A. [§ 4302 \(c\)\(9\)](#)] <sup>177</sup>***

1. Encourage diversified agricultural use of this prime land.
2. Encourage the use and sale of Vermont Made Products.

#### ***FORESTRY [RE 24 V.S.A. [§ 4382\(a\)\(2\)](#), SPG 24 V.S.A. [§ 4302 \(c\)\(9\)](#)] <sup>178</sup>***

1. Encourage individual landowners to consider working with a professional forester to draw up a forestry plan which will consider **sustainable harvesting**.
2. Encourage new development to use creative ways to develop land with a minimal impact on forest lands.

#### ***NATURAL AREAS [RE 5, SPG 5, 6, 10] <sup>179</sup>***

1. Obtain educational materials about the values of natural areas and make them available to all.
2. Protect and preserve the significant natural areas within Maidstone.

---

<sup>175</sup> Maidstone Town Plan, 2016, “Implementation Plan,” [page 6](#).

<sup>176</sup> Maidstone Town Plan, 2016, “Implementation Plan, Proposed Land Use,” [page 6](#).

<sup>177</sup> Maidstone Town Plan, 2016, “Implementation Plan, Agriculture,” [page 6](#).

<sup>178</sup> Maidstone Town Plan, 2016, “Implementation Plan, Forestry,” [page 6](#).

<sup>179</sup> Maidstone Town Plan, 2016, “Implementation Plan, Natural Areas,” [page 7](#).

***SHORELAND [RE 5, SPG 6]<sup>180</sup>***

1. Adopt erosion control standards.
2. Continue to work with the Maidstone Lake Association on lake issues.
3. Revise the current Zoning Bylaws to protect water quality and the quiet lifestyle.

***TRANSPORTATION [RE 3, SPG 4]<sup>181</sup>***

1. Encourage the State of Vermont to reconstruct the portions of Route 102 at the dangerous curves near the McDade, McKenzie and Lafontaine residences.
2. Educate landowners concerning the State Liability Law.
3. Encourage the widening of the shoulders on Route 102 to provide safe passage for cyclists and motorists.

***RECREATION [RE 2, SPG 8]<sup>182</sup>***

1. Encourage an open dialogue between landowners and recreation users to foster the traditional public use of private lands.
2. Continually investigate ways to establish and maintain public access to rivers, streams and lakes in town. This will include working with the Connecticut River Byway, following up on grant programs, maintaining relations with landowners and seeking donations of right-of-way.
3. Actively work with the State of Vermont to encourage the creation of a bike lane along Route 102 and cross country ski trails around Maidstone Lake.
4. Work with the Maidstone Lake Association to encourage them to continue to educate personal watercraft users and all boaters to be respectful of others.

***ECONOMIC DEVELOPMENT [RE 11, SPG 2]<sup>183</sup>***

1. Ensure that the Zoning Bylaws encourage small scale economic growth.
2. Balance the use of our forests, lake, ponds, rivers and streams for recreation, agriculture, timber harvesting, and economic growth while maintaining the character of the area.
3. Adopt zoning regulations for telecommunication facilities and related infrastructure.

***EDUCATION [RE 6, SPG 3]<sup>184</sup>***

1. Continue to provide the best and most cost-effective educational opportunities to all our students.
2. Encourage our local and state representative to investigate alternative school funding sources to lower property taxes.

[The 2007 Town Plan also had the item: Investigate the possibility of creating our own school or forming a cooperative school district with neighboring towns.]

---

<sup>180</sup> Maidstone Town Plan, 2016, "Implementation Plan, Shoreland," [page 7](#).

<sup>181</sup> Maidstone Town Plan, 2016, "Implementation Plan, Transportation," [page 7](#).

<sup>182</sup> Maidstone Town Plan, 2016, "Implementation Plan, Recreation," [page 7](#).

<sup>183</sup> Maidstone Town Plan, 2016, "Implementation Plan, Economic Development," [pages 7-8](#).

<sup>184</sup> Maidstone Town Plan, 2016, "Implementation Plan, Education," [page 8](#).

***HOUSING [RE 10, SPG 11]<sup>185</sup>***

1. Comply with 24 V.S.A., Chapter 117 while still maintaining the rural characteristics of Maidstone.
2. Encourage the preservation of historic sites and buildings that add to the character of the town.
3. Give careful consideration to regulations governing the creation of mobile home parks and low and moderate income housing.

***UTILITIES/FACILITIES [RE 4, SPG 12]<sup>186</sup>***

1. Select board should stay involved with and informed about the solid waste issue.
2. Continue to maintain the positive relationships with adjacent communities with regards to fire protection, police protection, ambulance services and other public services.
3. Amend the Maidstone Zoning Bylaw to include regulations for telecommunication facilities and Flood Hazard Area Regulations.

***ENERGY [RE 9, SPG 7]<sup>187</sup>***

1. Educate our homeowners and farms about the services offered by Efficiency Vermont.

***ADJACENT COMMUNITIES [RE 8]<sup>188</sup>***

1. Continuously monitor the situation to ensure that relationships with the adjacent communities continue to be positive.

***2.8. A statement indicating how the plan relates to development trends and plans for ADJACENT MUNICIPALITIES, areas and the region developed under this title.<sup>189</sup>***

**2.8.1. Current Maidstone Town Plan - Impact of Adjacent Communities<sup>190</sup>**

Maidstone is very closely linked to the adjacent communities in both Vermont and New Hampshire. It is bordered on the northeast by Brunswick, on the east by the Connecticut River (opposite Stratford and Northumberland), on the southwest by Guildhall and Granby, and on the west by Ferdinand. Maidstone supports the adjacent communities by providing labor for their jobs; by bringing summer residents to the area that stimulate the local economy, by supporting community endeavors such as medical services and schools. In turn, the adjacent communities provide shopping facilities, medical services, fire protection, and schools and so on. We rely on each other and maintaining a positive relationship is important. Keeping communications open among communities is critical to maintaining the quiet rural lifestyle that

---

<sup>185</sup> Maidstone Town Plan, 2016, "Implementation Plan, Housing," [page 8](#).

<sup>186</sup> Maidstone Town Plan, 2016, "Implementation Plan, Utilities/Facilities," [page 8](#).

<sup>187</sup> Maidstone Town Plan, 2016, "Implementation Plan, Energy," [page 8](#).

<sup>188</sup> Maidstone Town Plan, 2016, "Implementation Plan, Adjacent Communities," [page 9](#).

<sup>189</sup> 24 V.S.A. [§ 4382](#)(a)(8), "State required element 8."

<sup>190</sup> Maidstone Town Plan, 2016, "Impact of Adjacent Communities," [page 38](#).

is important to all the residents of the area. We have reviewed the town plans for the surrounding towns and the regional plan and do not foresee any significant impacts.

**POPULATION GROWTH – 1990 2010**

<b>TOWN</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>
Brunswick	92	107	112
Ferdinand	23	33	32
Granby	85	86	88
Guildhall	270	268	261
Maidstone	131	105	208
Stratford, NH	928	942	746
Northumberland, NH	2,495	2,438	2,288

Source: U.S. Census Bureau

*Recommended Actions:*<sup>191</sup>

Continuously monitor the situation to ensure that relationships with the adjacent communities continue to be positive.

**2.8.2. Relationship of Maidstone’s Town Plan Objectives with those of adjacent communities**

*1993, 2007 and 2016 (Current) Maidstone Town Plans: Statement of Planning Goals*

1. Maintain the scale, the traditions and the rural character of Maidstone. Preserve those qualities that make Maidstone an attractive community in which to live, work, and raise a family.
  - **(SPG) 24 V.S.A. § 4302 (a) General purposes.** ... to protect residential, agricultural, and other areas from undue concentrations of population and overcrowding of land and buildings ... **(c) In addition, this chapter shall be used to further the following specific goals:** (1) To plan development so as to maintain the **historic settlement pattern of compact village and urban centers separated by rural countryside.**
  - **NVDA Regional plan:**<sup>192</sup> Vermont’s rural traditions have been better preserved in the Northeast Kingdom than in other areas of the state. **Respect for individual rights and a genuine neighborliness toward others** are values that continue as part of the social fabric here. The physical landscape has essentially remained unchanged with **compact village centers surrounded by working farms and productive forests.** When one examines local town plans throughout the region, one quickly gets the sense that **most people in this region prefer gradual change over rapid growth.** Nevertheless, **most Northeast Kingdom residents stand firmly behind development that promotes job creation and sustained economic development.**

<sup>191</sup> Maidstone Town Plan, 2016, “Impact of Adjacent Communities, Recommended Actions,” [page 38](#).

<sup>192</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 8 of 302, Volume I, Regional Goals & Strategies, II. Regional Vision, [page 2](#).

- **Maidstone’s** 1993, 2007 and 2016 Town Plan, objective 1, desires to “Maintain the scale, the *traditions and the rural character* of Maidstone. Preserve those qualities that make Maidstone an attractive community in which to live, work, and raise a family.”
- **Brunswick**, objective 1, seeks to *preserve the scenic qualities* of a quiet river-valley countryside which attracts sightseers with its charm and lovely views of pastures, woodlands and mountain scenery.
- **Unified Towns and Gores of Essex County (UTG)**, which includes Ferdinand: *Traditional ways of life and land use patterns* within the UTG should be preserved.
- **Guildhall**, Objective 1: To *remain rural in character*.; Also, Objective 5: To preserve and protect our *historical heritage, character, rural nature and aesthetic beauty*.
- **Granby’s** priority is to: *Maintain the character* of the Town, including its *traditional way of life, environmental quality, and land use patterns*.
- **Northumberland, NH**
- **Stratford, NH**

**Conclusions:**

Maidstone’s objective of maintaining the scale, traditions and its rural character is consistent with the objective of the adjacent communities, listed above.

2. Maintain the agricultural lands that are essential to the overall objective of preserving open space, scenic qualities and rural flavor.

- **(SPG) 24 V.S.A. § 4302 (a) General purposes.** ... to protect residential, **agricultural**, and other areas from undue concentrations of population and overcrowding of land and buildings ... to enable the mitigation of the burden of property taxes on agricultural, forest, and other open lands; **(c) In addition, this chapter shall be used to further the following specific goals:**
  - (6) To maintain and improve the quality of air, water, wildlife, **forests**, and other land resources.
    - (C) Vermont’s **forestlands** should be managed so as to maintain and improve forest blocks and habitat connectors.
  - (9) To **encourage and strengthen agricultural and forest industries.**
    - (A) Strategies to protect long-term **viability of agricultural and forestlands** should be encouraged and should include maintaining low overall density.
    - (B) The manufacture and marketing of value-added **agricultural and forest products** should be encouraged.
    - (C) The **use of locally-grown food products** should be encouraged.
    - (D) Sound **forest and agricultural management practices** should be encouraged.
    - (E) Public investment should be planned so as to **minimize development pressure on agricultural and forest land.**
- **NVDA Regional plan – Forest Land Use Goals:**<sup>193</sup>
  - **Sustainable forestry** will remain an economically viable tool to preserve woodlands, open space for recreation, and local character.

---

<sup>193</sup> NVDA, *Regional Plan for the Northeast Kingdom, 2018*, Images 12-13 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 6-7](#).

- **Mixed-use forests** will allow for expanded economic benefits to forest owners while encouraging sound ecological practices and recreational access to the public.
- **Value-added processing** opportunities for wood resources in the region will increase.
- Residential and commercial **development patterns** will occur in such a way as to retain the productivity of the region’s accessible forests.
- **State and federally controlled land** is an important resource for passive **recreation** and will continue to be accessible to the public.
- Municipalities with land in municipal forests will have the capacity to **manage the land for its resource value and public recreational use**.
- **Maintain enough forest land to support wood-related industries, retain the region’s natural beauty, protect fragile areas, encourage wildlife, promote recreational usage, and maintain a healthy, sustainable forest based economy.**
- **NVDA Regional plan – Agricultural Land Use Goals:**<sup>194</sup>
  - **Farming and agriculture** will remain an important and viable sector of the regional economy.
  - **Contiguous tracts of agricultural soils** will be preserved.
  - **Development of residential and commercial uses will not significantly reduce the amount of open and productive farm land.**
- **Maidstone’s** 1993, 2007 and 2016 Town Plan desires to “*Maintain the agricultural lands* that are essential to the overall objective of preserving open space, scenic qualities and rural flavor.” Further, in the 2007 and 2016 Town Plan, objective 12, desires to “*Protect the forests lands and agricultural lands* within the Town.”
- **Brunswick:** Objective 5: All possible lawful aid will be encouraged to benefit and *promote the active productive farms* operating in the Town. Objective 2: All landowners are urged to *maintain* their open fields, pastures and *woodlands* for their own personal enhancement and investment and further to seek the *preservation of the natural plant life and the encouragement of wildlife*.
- **UTG (Ferdinand):** The unspoiled mountainous and *forested landscape* is an important draw to tourists and therefore a key component of UTG’s tourist-based economy. The *protection of these scenic areas* from the impacts of large-scale development is a priority.
- **Guildhall** does not mention agriculture or farms, or forests, in their goals and objectives.
- **Granby** gives the following as a planning priority: *Maintain accessible large tract forested lands.*

**Conclusion:** Maidstone’s objective of maintaining or protecting agricultural lands and forests is consistent with the goals of the surrounding communities, except for Guildhall, which does not mention agricultural and forest lands in its objectives.

### 3. Preserve the unique natural areas and ecosystems that make up Maidstone’s diverse and scenic landscape

- (SPG) 24 V.S.A. § [4302](#) (c) **In addition, this chapter shall be used to further the following specific goals:** (5) To identify, protect, and preserve important natural and historic features of the Vermont landscape, including:
  - (A) significant natural and fragile areas;

---

<sup>194</sup> NVDA, *Regional Plan for the Northeast Kingdom, 2018*, Image 13 of 302, [page 7](#).

- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;
- (C) significant scenic roads, waterways, and views;
- (D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.
- **NVDA Regional Plan – Natural Resource Goals:** <sup>195</sup>
  - The overarching goal for the region is to balance local economic needs with the protection of the natural resource that so many of the region’s residents enjoy and depend upon.
  - The quality and quantity of the region’s surface waters should be protected, maintained, and restored.
  - The quality and quantity of existing and potential groundwater resources should be protected and improved.
  - Significant wetlands within the region should be protected.
  - The region’s mineral and soil resources should be used in a manner that will support the sustainable growth and development of the region.
  - A consistently high level of air quality should be maintained for the health, safety, and enjoyment of the region’s residents and visitors.
  - Adequate resource information for the region should be maintained to improve the region’s ability to plan for protection of wildlife resources in the area.
  - Critical wildlife habitat should be protected.
  - The native biodiversity of the region should be maintained, and restored when appropriate.
  - Private, public and community interests should be considered in matters affecting local recreation and open space.
- **Brunswick;** Objective 2: All landowners are urged to *maintain their open fields, pastures and woodlands* for their own personal enhancement and investment and further to **seek the preservation of the natural plant life and the encouragement of wildlife.**

**Conclusions:** Maidstone’s objective to ” Preserve the unique natural areas and ecosystems that make up Maidstone’s diverse and scenic landscape’ is consistent with the state and regional goals, and with the town of Brunswick’s objective.

4. Recreational opportunities on public lands should be maintained and encouraged on private lands only when landowners are willing to allow public access to their lands. Those habitats that provide opportunities for hunting, fishing, berry picking, hiking and so on need to be carefully monitored and protected. [1993 Town Plan: Maintain opportunities for recreational activities on public and private lands. Protect the habitats that provide for hunting, fishing, berry—picking, hiking, and so on.]

- **(SPG) 24 V.S.A. § [4302](#) (c) In addition, this chapter shall be used to further the following specific goals:** (8) **To maintain and enhance recreational opportunities** for Vermont residents and visitors.
  - (A) Growth should not significantly diminish the value and availability of outdoor recreational activities.

---

<sup>195</sup> NVDA, *Regional Plan for the Northeast Kingdom, 2018*, Images 34-36 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 28-30](#).



- (B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.
- **NVDA Regional plan – Recreation Land Use Goals:**<sup>196</sup>
  - Sufficient open space will be available for current and future outdoor recreational pursuits.
  - A variety of year-round and seasonal, indoor and outdoor recreation opportunities will be available for residents and visitors.
  - Public access to water bodies will be protected.
- **UTG (Ferdinand)** has as a priority: Maintaining and enhancing *recreational opportunities* for the residents and visitors of the UTG is a priority.

**Conclusions:** Maidstone’s recreational objective is consistent with the state and regional goals, and with the UTG’s objective.

5. Encourage slow, orderly growth on the [1993: “non-agricultural”] lands that are suited for development.

- **(SPG) 24 V.S.A. § 4302 (a) General purposes.** ... It is the intent and purpose of this chapter to encourage the appropriate **development** of all lands in this State by the action of its constituent municipalities and regions, with the aid and assistance of the State, in a manner which will promote the public health, safety against fire, floods, explosions, and other dangers; to promote prosperity, comfort, access to adequate light and air, convenience, efficiency, economy, and general welfare; to enable the mitigation of the burden of property taxes on agricultural, forest, and other open lands; to encourage appropriate architectural design; to encourage the development of renewable resources; to protect residential, agricultural, and other areas from undue concentrations of population and overcrowding of land and buildings, from traffic congestion, from inadequate parking and the invasion of through traffic, and from the loss of peace, quiet, and privacy; to facilitate the growth of villages, towns, and cities and of their communities and neighborhoods so as to create an optimum environment, with good civic design; to encourage development of a rich cultural environment and to foster the arts; and to provide means and methods for the municipalities and regions of this State to plan for the prevention, minimization, and future elimination of such land development problems as may presently exist or which may be foreseen and to implement those plans when and where appropriate. In implementing any regulatory power under this chapter, municipalities shall take care to protect the constitutional right of the people to acquire, possess, and protect property. **(c) In addition, this chapter shall be used to further the following specific goals:** (1) To plan development so as to **maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.**
  - (A) Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.
  - (B) Economic growth should be encouraged in locally designated growth areas, employed to revitalize existing village and urban centers, or both, and should be encouraged in growth centers designated under chapter 76A of this title.
  - (C) Public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.

---

<sup>196</sup> NVDA, *Regional Plan for the Northeast Kingdom, 2018*, Images 13-14 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 7-8](#).

- (D) Development should be undertaken in accordance with smart growth principles as defined in subdivision 2791(13) of this title.
- **NVDA Regional – Future Land Use and Development Use Goals:**<sup>197</sup>
  - **Established centers** will be an economically vital mix of commercial and residential uses, and will offer a variety of housing types available at different price points to support long-term sustainability.
  - Towns will be supported in identifying and implementing strategies that reverse the current trend of new residential development occurring primarily outside of centers.
  - Traditional development patterns will be maintained and linear “strip” development will be avoided.
  - New development will be compatible with existing land uses, and consistent with local plans.
  - Historic structures, community facilities, and other buildings will be preserved and adapted for re-use.
  - Brownfield sites will be reclaimed.
  - Significant development proposals will consider the impact on adjacent regions.
- **Brunswick’s** objective 6 states: “Brunswick will *encourage development which is rural residential, farming, or recreational* in character conforming to the limitations described in the Town land use plan.”
- **Guildhall’s** objective 2 states: To provide for *orderly, fiscally tolerable growth* in accordance with town bylaws.
- **Granby:** Maintain a *low density of permanent and seasonal housing*;

**Conclusions:** Maidstone’s “growth” is inconsistent with the state and regional goals in the sense that Maidstone does not have a compact village or urban center. However, Maidstone, and some adjacent municipalities, may not have the population and circumstances where a compact village or urban area makes sense. Maidstone in had a population of 208 in 2010 and 211 in 2020; Brunswick had a population of 112 in 2010 and 88 in 2020; Ferdinand a population of 32 in 2010 and 16 in 2020; Granby a population of 88 in 2010 and 81 in 2020; and Guildhall a population of 261 in 2010 and 262 in 2020. The change in populations for Maidstone and adjacent municipalities would not appear to justify the establishment of a compact village or urban area in those municipalities that do not have one, unless the residents of those municipalities desire one. The establishment of a compact village may become desirable if there are future proposals for more intensive residential development. For example, if a residential development is proposed for a 100 acre parcel, a cluster development on one section of the parcel may be more consistent with regional and state goals than dividing the parcel into more or less equal parcels with each subdivided parcel have a residence on it.

- Maidstone’s objective of slow, orderly growth does appear consistent with the goals of adjacent municipalities.
- 
- 

---

<sup>197</sup> NVDA, *Regional Plan for the Northeast Kingdom, 2018*, Images 14-15 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 8-9](#).

6. Promote small scale, decentralized economic development, including home-based businesses, that does not detract from Maidstone's rural character. [1993: omits “, including home-based businesses,”]

- (SPG) 24 V.S.A. § [4302](#) (c) **In addition, this chapter shall be used to further the following specific goals:** (2) To provide a strong and diverse economy that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.
- **NVDA Regional Plan - Economic Development Goals:**<sup>198</sup>
  - Reduce the region's unemployment rate.
  - Train new and existing workers to meet the needs of area businesses and increase workers' salaries.
  - Create higher wage jobs.
  - Coordinate economic development functions in the Northeast Kingdom.
  - Assist municipalities in their economic development efforts.
  - Increase and diversify the region's agricultural output, especially value-added production using local staple products and raw materials.
  - Downtowns and village centers in the Northeast Kingdom should be maintained and revitalized.
  - Make quality, affordable child care available to workers with children in the Northeast Kingdom.
  - Expand tourism in the Northeast Kingdom, and make eco-based businesses a part of the region's landscape.
  - Increase research and startup funds to aid value-added processing and to diversify the economy, especially for the region's farmers.
  - Strengthen manufacturing, particularly in the forest products and industrial machinery sectors.
  - Promote small business sectors, e.g. telecommuting, specialty foods, value-added businesses, arts and crafts and e-commerce.
  - Improve the economic infrastructure capacity (physical assets and workforce) in the Northeast Kingdom to meet current and future needs.
  - Modernize and expand the region's telecommunications infrastructure to allow telecommuting and information-technology-focused companies to grow and thrive.
  - Maintain and revitalize the downtowns and village centers in the Northeast Kingdom.
  - Mitigate the negative effects that some past businesses have had on the environment.
- **Maidstone's** 2007 and 2016 Town Plan desires to “Promote *small scale, decentralized economic development*, including *home-based businesses*, that does not detract from Maidstone's rural character.” The 1993 Town Plan says the same, except for: “, including home-based businesses.”
- **Brunswick**, objective 7 states: Because of the proximity of commercial areas in Bloomfield, Vt., and North Stratford Colebrook, and Groveton N.H., *it is not anticipated there will be a need for a commercial area* within Brunswick. However, commercial uses should not be prohibited, but allowed as conditional uses requiring the approval of the Zoning Board of Adjustment. *This does*

---

<sup>198</sup> NVDA, *Regional Plan for the Northeast Kingdom, 2018*, Images 32-34 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Economic Development, [pages 26-28](#).

*not preclude the active sale of natural products grown locally or the sale of craft products made by the residents in town.*

- **UTG** (Ferdinand) lists as a priority: The unspoiled mountainous and forested landscape is an important draw to tourists and therefore a key component of the UTG's *tourist-based economy*. *The protection of these scenic areas from the impacts of large-scale development is a priority*
- **Guildhall**, Objective 3, To promote *clean industry* that will increase the tax base and provide job opportunities.

7. Provide high quality public services (i.e. roads, solid waste disposal [1993: “, schools”]) while recognizing the limitations of the property tax system.

- **(SPG) 24 V.S.A. § 4302 (c) In addition, this chapter shall be used to further the following specific goals:**
  - (3) To broaden access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.
  - (4) To provide for safe, convenient, economic, and energy efficient transportation systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.
    - (A) Highways, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.
  - (12) To plan for, finance, and provide an efficient system of public facilities and services to meet future needs.
    - Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal.
    - The rate of growth should not exceed the ability of the community and the area to provide facilities and services.
- **NVDA Regional Plan – Utilities and Facilities: Educational Facilities Goals:**<sup>199</sup>
  - School districts will seek to maximize educational opportunities for students, including extracurricular offerings, and increase economic efficiency by sharing services with neighboring school districts when feasible.
  - To provide the most favorable outcomes for students, school districts should be economically integrated.
  - Adult literacy resources will continue to be available to residents of the Northeast Kingdom to increase the percentage of residents that have earned a high school diploma.
  - Post-secondary institutions in the region are vital to the economic development potential of the region and will be supported.
  - Post-secondary schools will be closely integrated with the local communities they serve, including the business community, and should have a mutually beneficial relationship.
  - Affordable educational and training opportunities should exist for all persons within the region.
- **Maidstone's** 2007 and 2016 Town Plan desires to: Provide high quality *public services* (i.e. *roads*, solid waste disposal [1993 Town Plan includes: “, schools”]) *while recognizing the limitations of the property tax system*. [See also Objectives 8 and 12.]

---

<sup>199</sup> NVDA, *Regional Plan for the Northeast Kingdom, 2018*, Images 22-23 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Educational Facilities, [pages 16-17](#).

- **Brunswick**, Objective 8: Brunswick will strive to minimize property taxes within its control by *avoiding developments which will require town services and/or town roads*. [See also Objective 8.]
- **UTG**, The number of *roads should be kept to a minimum* and consideration of environmental quality given priority.
- **Guildhall**, Objective 4, To consider all residents' needs and to provide *services, facilities and amenities the town can reasonably afford*.
- **Granby** lists as a priority: Provide acceptable levels of *community services at an affordable cost* to the community

*2007 and 2016 Maidstone Town Plans: Statement of Planning Goals (not in the 1993 Maidstone Town Plan)*

8. Protect private property values in the Town of Maidstone.
  - **24 V.S.A. § 4302 (a) General purposes.** ... to enable the mitigation of the burden of property taxes on agricultural, forest, and other open lands ...
  - **Maidstone's** 2007 and 2016 Town Plan, Objective 8: *Protect private property values* in the Town of Maidstone. Also, **Maidstone's** 2007 and 2016 Town Plan desires to “Provide high quality public services (i.e. *roads*, solid waste disposal [1993 Town Plan includes: “, schools”]) *while recognizing the limitations of the property tax system*. [See also Objectives 7 and 12.]
  - **Brunswick**, Objective 8: Brunswick will strive to *minimize property taxes* within its control by *avoiding developments which will require town services and/or town roads*. Also, objective 9: Given the large concentration of publicly owned land in Brunswick, as well as *concerns over rising property taxes*, more large tracts of government owned lands are not encouraged.
  - **Guildhall**, Objective 6: To *provide a fair taxation system and protect the town's tax base*.
  - **Granby**, Maintain an *affordable community cost of living*
9. Protect the Town's water resources
  - **(SPG) 24 V.S.A. § 4302 (c) In addition, this chapter shall be used to further the following specific goals:**
    - (5) To identify, protect, and preserve important natural and historic features of the Vermont landscape, including: ... (B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands; ...
    - (6) To maintain and improve the quality of air, **water**, wildlife, forests, and other land resources.
      - (A) Vermont's air, **water**, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).
      - (B) Vermont's **water quality** should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.
      - (C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.
  - **Brunswick's** Objective 3: Brunswick will endeavor to *protect its streams and bodies of water* as natural resources subject to pollution and infringement.

- **UTG** (Ferdinand) lists as a priority: “Maintaining and *protecting water quality in our lakes, ponds, rivers, wetlands, and streams* is a priority.”
- **Guildhall** and **Granby** do not list water and streams in their objectives.

10. Protect the rights of landowners

- **(SPG) 24 V.S.A. § 4302 (a) General purposes.** ... municipalities shall take care to protect the constitutional right of the people to acquire, possess, and protect property.

11. Protect the forests lands and agricultural lands within the Town

- See objective 2., above.

12. Provide for the proper maintenance of all roads in Town

- **(SPG) 24 V.S.A. § 4302 (c) In addition, this chapter shall be used to further the following specific goals:**
  - (4) To provide for safe, convenient, economic, and energy efficient **transportation** systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.
    - (A) **Highways**, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.
- **Maidstone’s** 2007 and 2016 Town Plan, Objective 12: Provide for the *proper maintenance of all roads in Town*.
- **UTG**, The number of *roads should be kept to a minimum* and consideration of environmental quality given priority.
- **Granby**, *Limit town roads to the current number of extent*

*Additional Objectives from Adjacent Towns:*

Flood Lands

- **(SPG) 24 V.S.A. § 4302 (c) In addition, this chapter shall be used to further the following specific goals:**
  - (4) To encourage flood resilient communities.
    - (A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.
    - (B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.
    - (C) Flood emergency preparedness and response planning should be encouraged
- **Brunswick**, objective 4: *Flood lands* are to be delineated and restricted from any residential or other development which would impose a financial or legal responsibility on Brunswick in the event of the next flood rampage. Structures on the flood plain shall be limited to recreational or agricultural purposes, other than housing for people or livestock.

## Environmental

- (SPG) 24 V.S.A. § [4302](#) (c) In addition, this chapter shall be used to further the following specific goals:
  - (10) To provide for the wise and efficient use of Vermont’s natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.
- UTG, Minimizing the amount of *soil erosion* caused by logging or new development is a priority.

## Cellular and Broadband

- UTG, Bringing *cellular and broadband service* to the UTG towns is a priority.

### 2.8.3. Maidstone and surrounding area Town Plans

#### *Maidstone, VT; 1993, 2007 and 2016 Town Plans: Statement of Planning Goals*

1. Maintain the scale, the traditions and the rural character of Maidstone. Preserve those qualities that make Maidstone an attractive community in which to live, work, and raise a family.
2. Maintain the agricultural lands that are essential to the overall objective of preserving open space, scenic qualities and rural flavor.
3. Preserve the unique natural areas and ecosystems that make up Maidstone’s diverse and scenic landscape.
4. Recreational opportunities on public lands should be maintained and encouraged on private lands only when landowners are willing to allow public access to their lands. Those habitats that provide opportunities for hunting, fishing, berry picking, hiking and so on need to be carefully monitored and protected. [1993 Town Plan: Maintain opportunities for recreational activities on public and private lands. Protect the habitats that provide for hunting, fishing, berry—picking, hiking, and so on.]
5. Encourage slow, orderly growth on the [1993: “non-agricultural”] lands that are suited for development.
6. Promote small scale, decentralized economic development, including home-based businesses, that does not detract from Maidstone’s rural character. [1993: omits “, including home-based businesses,”]
7. Provide high quality public services (i.e. roads, solid waste disposal [1993: “, schools”]) while recognizing the limitations of the property tax system.  
[1993 Town Plan does not include items 8 to 12; added in 2007]
8. Protect private property values in the Town of Maidstone.
9. Protect the Town’s water resources.
10. Protect the rights of landowners.
11. Protect the forests lands and agricultural lands within the Town.
12. Provide for the proper maintenance of all roads in Town.

***Brunswick, VT; 2019 Municipal Plan, Statement of Objectives***<sup>200</sup>

1. Brunswick seeks to preserve the scenic qualities of a quiet river-valley countryside which attracts sightseers with its charm and lovely views of pastures, woodlands and mountain scenery.
2. All landowners are urged to maintain their open fields, pastures and woodlands for their own personal enhancement and investment and further to seek the preservation of the natural plant life and the encouragement of wildlife.
3. Brunswick will endeavor to protect its streams and bodies of water as natural resources subject to pollution and infringement.
4. Flood lands are to be delineated and restricted from any residential or other development which would impose a financial or legal responsibility on Brunswick in the event of the next flood rampage. Structures on the flood plain shall be limited to recreational or agricultural purposes, other than housing for people or livestock.
5. All possible lawful aid will be encouraged to benefit and promote the active productive farms operating in the Town.
6. Brunswick will encourage development which is rural residential, farming, or recreational in character conforming to the limitations described in the Town land use plan.
7. Because of the proximity of commercial areas in Bloomfield, Vt., and North Stratford Colebrook, and Groveton N.H., it is not anticipated there will be a need for a commercial area within Brunswick. However, commercial uses should not be prohibited, but allowed as conditional uses requiring the approval of the Zoning Board of Adjustment. This does not preclude the active sale of natural products grown locally or the sale of craft products made by the residents in town.
8. Brunswick will strive to minimize property taxes within its control by avoiding developments which will require town services and/or town roads.
9. Given the large concentration of publicly owned land in Brunswick, as well as concerns over rising property taxes, more large tracts of government owned lands are not encouraged.

***Ferdinand, VT; Unified Towns & Gores of Essex County, VT (UTG), Local Development Plan***

**Introduction**<sup>201</sup>

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

**List of Priorities**<sup>202</sup>

The Planning Commission has identified seven (7) major priorities for the UTG. They are not presented in any particular order, but all are viewed as equally important and appear throughout this document. The Planning Commission will handle conflicts that arise between any of them on a case by case basis.

---

<sup>200</sup> Brunswick, VT, 2019 Municipal Plan, [pages 2-3](#)

<sup>201</sup> The Unified Towns & Gores of Essex County, VT (Averill, Avery's Gore, Ferdinand, Lewis, Warrens Gore, Warner's Grant), Municipal Plan (2021), [Page 3](#)

<sup>202</sup> The Unified Towns & Gores of Essex County, VT (Averill, Avery's Gore, Ferdinand, Lewis, Warrens Gore, Warner's Grant), Municipal Plan (2021), [Page 4](#)



- Traditional ways of life and land use patterns within the UTG should be preserved.
- The number of roads should be kept to a minimum and consideration of environmental quality given priority.
- Bringing cellular and broadband service to the UTG towns is a priority.
- Minimizing the amount of soil erosion caused by logging or new development is a priority.
- Maintaining and protecting water quality in our lakes, ponds, rivers, wetlands, and streams is a priority.
- Maintaining and enhancing recreational opportunities for the residents and visitors of the UTG is a priority.
- The unspoiled mountainous and forested landscape is an important draw to tourists and therefore a key component of the UTG's tourist-based economy, which benefits the surrounding communities in the region. The protection of these scenic areas from the impacts of large-scale development is a priority.

***Guildhall, VT; 2013 Municipal Plan, Goals, Objectives & Component Plans***

**Goals, objectives and component plans <sup>203</sup>**

The inherent purpose of drawing up this plan includes but is not limited to the following goals:

1. To remain rural in character.
2. To provide for orderly, fiscally tolerable growth in accordance with town bylaws.
3. To promote clean industry that will increase the tax base and provide job opportunities.
4. To consider all residents' needs and to provide services, facilities and amenities the town can reasonably afford.
5. To preserve and protect our historical heritage, character, rural nature and aesthetic beauty.
6. To provide a fair taxation system and protect the town's tax base.

***Granby, VT, Town Plan, 2016 <sup>204</sup>***

Granby's planning priorities are:

- Maintain the character of the Town, including its traditional way of life, environmental quality, and land use patterns;
- Maintain accessible large tract forested lands;
- Maintain an affordable community cost of living;
- Limit town roads to the current number of extent;
- Maintain a low density of permanent and seasonal housing;
- Provide acceptable levels of community services at an affordable cost to the community;
- Continue to explore adaptive reuses for the historic Granby school and identify ways to stabilize the structure.

**2.9. An ENERGY PLAN, <sup>205, 206</sup>**

including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy.

---

<sup>203</sup> Town of Guildhall Municipal Development Plan (2013), [page 6](#).

<sup>204</sup> Granby Vt, Granby Town Plan (2016), Granby's planning priorities, [page 8](#).

<sup>205</sup> 24 V.S.A. [§ 4382](#)(a)(9), "State required element 9."

<sup>206</sup> DHCD Planning Manual, Module 1, "Energy," [page 57](#)

### 2.9.1. Current Town Plan – Energy <sup>207</sup>

There is a growing awareness of the long-term costs of our energy choices, economically, environmentally and socially. It is important to consider the use of energy in local decisions about municipal services and facilities, land use, building standards, and our local economy. Ten [2007 Plan: “four”] years ago the Town Hall was updated with new windows, doors, insulation, new roof and a new handicap ramp. Part of this was paid for by a grant [2007 Plan: “insurance”] and part by the Town.

Energy in the form of high priced oil and kerosene is available in all of the town, but many homeowners are supplementing this with wood products.

According to the Vermont Wind Resource Map produced by Truewind LLC, the Town of Maidstone is not a good candidate for wind power due to its lack of elevation.

Our local farms are not large enough at the present time to make net-metering cost effective.

With the high price of gasoline and the average daily commute over 30 minutes, the affordability for young people to live in Maidstone is questionable.

#### *Vision* <sup>208</sup>

Encourage conservation and the use of local, renewable energy resources to reduce local dependence upon nonrenewable energy resources.

#### *Issues/Concerns:* <sup>209</sup>

1. The cost of renovating and retrofitting existing homes is often too expensive for the homeowner.

#### *Recommended Actions:* <sup>210</sup>

1. Educate our homeowners and farmers about the services offered by Efficiency Vermont.

**(SPG) 24 V.S.A. § 4302 (c)(7) To make efficient use of ENERGY, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.**

(A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.

(B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.

---

<sup>207</sup> Maidstone Town Plan, 2016, “Energy,” [page 37](#).

<sup>208</sup> Maidstone Town Plan, 2016, “Energy, Vision,” [page 37](#).

<sup>209</sup> Maidstone Town Plan, 2016, “Energy, Issues/Concerns,” [page 37](#).

<sup>210</sup> Maidstone Town Plan, 2016, “Energy, Recommended Actions,” [page 37](#).

## NVDA Regional Plan – Energy Goals and Strategies (indented) <sup>211</sup>

- An adequate, reliable, diverse, and secure **energy supply** will benefit the region.
  - Promote a **diversified energy portfolio** for the region.
  - Support the upgrade of **regional transmission systems** to continue to reduce constraints.
  - Support the maintenance and upgrade of **existing energy generation facilities and related infrastructure**.
  - Encourage local responders to plan for **emergency energy resources** (VEM Emergency Generators Grant Program generators.)
  
- **Affordable energy alternatives** will be available for the region’s users.
  - Assist in the development of businesses that support **alternatives energy use**.
  - Work with Tier 3 energy service providers to promote the installation of **cold climate heat pumps and geothermal systems** by facilitating outreach and education on their benefits.
  - Partner with Efficiency Vermont and Tier 3 energy service providers to increase the use of **efficient wood heat and biomass systems**.
  - Support the development of **small-scale renewable resources**, such as wind and solar and the use of supplemental sources (wood) to **stabilize energy costs**.
  - Promote and support **rail infrastructure** as a cost-effective transportation resource for the energy industry.
  - Encourage and support **agricultural production of biofuels and oilseed crops**, and explore ways to broaden access to **processing infrastructure**.
  - Identify potential users of **district heating and wood heating systems** and provide assistance to communities seeking to develop them.
  - Encourage the legislature to increase **incentives and rebates for efficient wood heat systems**.
  - Provide **outreach and education** among vendors, contractors, and the general public through venues such as tradeshow and workshops.
  - Provide communities with an analysis of potential areas that are suitable for **ground source heat pumps**.
  - Support **upgrade and trade-out programs** and incentives for older, higher emission wood-burning stoves and boilers.
  
- Decrease the region’s **reliance on single-occupancy vehicle trips and gas/diesel powered vehicles**.
  - Continue to advocate for better **telecommunications infrastructure** so employees can work from home.
  - Encourage local employers to **reduce VMTs** through programs such as ride sharing and Go Vermont.
  - Support and expand access to **liquid biofuels** for use in commercial vehicles and heavy equipment.
  - Support and expand the use of **electric powered busses and vans** among the public transportation providers serving the region.
  - Work with **cycling advocacy groups** such as Local Motion by hosting safe on-road cycling workshops.

---

<sup>211</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 15-22 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Energy, [pages 9-16](#).

- Provide training to local zoning and development review boards to **consider infrastructure for alternative transportation in their review of site plans.**
- Provide technical and grant writing assistance to local planning commissions who plan for **multi-modal circulation** and better connectivity with **alternative transportation modes.**
- Promote the use of the region’s **cycling infrastructure**, such as the Cross Vermont Trail and the Lamoille Valley Rail Trail and support the efforts of local groups who work to maintain them.
- Supports municipalities and local businesses to install **EV charging stations** at convenient locations, such as in front of restaurants, stores, businesses, or entertainment or recreational facilities, where users would want to park for periods of two to four hours. Explore and pursue **incentives to defray the cost** of installation and administration so that users pay only for electricity.
- **Net-metering capacity** in the region will be maximized.
  - Encourage municipalities to become “**clean energy districts**” and participate in the PACE program (**Property Assessed Clean Energy**). This would provide consumers with options to more affordably implement **grid-tied renewable energy systems.**
  - Support **solar panel safety** training programs for fire fighters and first responders.
- **Energy efficiency and weatherization** will be an integral part of the energy portfolio.
  - Assist municipalities in **reducing their energy costs through conservation, efficiency, and weatherization programs.**
  - Support and promote the **Energy Action Network (EAN)** energy dashboard and education communities about its use and benefits. Support crowdsourcing on **efficiency and weatherization efforts** at the local level (e.g. Vermont Community Energy Dashboard.)
  - Support **Local Energy Committee/Coordinator efforts** to reduce energy consumption, improve efficiency and weatherization, and develop new generation programs.
  - Encourage municipalities to conduct **energy audits and weatherization programs.**
  - Encourage **businesses** to make energy efficiency investments and develop energy efficient production methods.
  - Promote **energy efficient building design and construction methods** (e.g. Green Building Design, LEED certification, and Passive Design).
  - Promote **Energy Efficiency Utility program resources** by making web links available on municipal/regional web sites.
  - Work with **partner organizations and Energy Efficiency Utilities** EEUs to offer workshops and educational opportunities to businesses on **efficiency in new construction, retrofits, and conservation practices.**
  - Identify large energy usage customers (including large businesses, manufacturing facilities, and schools) as a target audience and encourage participation in **commercial and industrial EEU programs.**
  - Facilitate **strategic tree planting** to maximize energy benefits by encouraging communities to participate in the Arbor Day Energy Saving Trees Program.
  - Support **local zoning initiatives** that incent the development of small and/or net-zero homes.
  - Ensure that developments subject to **Act 250** consider new energy requirements by encouraging the compliance with **commercial energy stretch codes**, particularly among proposed commercial uses that are high energy consumers.
  - Showcase the cutting-edge **work of local architects and contractors who incorporate green building practices** through NVDA’s web site and newsletters.

- Promote the use of the **Vermont Home Energy Profile** among prospective buyers and sellers of homes. Work with **local contractors to become BPI certified** in energy-efficient retrofit work in order to assist with these profiles.
- Ensure that **local zoning administrators** have information on **Residential Building Energy Standards and Commercial Building Energy Standards (RBES and CBES)**. Host and facilitate training sessions for local officials. Encourage communities with zoning to require **Certificates of Occupancy**. Encourage the local adoption of “**stretch codes**”.
- Work with local affordable housing organizations to promote and improve the supply of the region’s **net-zero and near-net zero housing** supply, such as Vermod homes.
- Review local zoning bylaws and offer technical assistance to development review boards when evaluating the **energy efficiency implications of site plans for proposed developments**.
- **Weatherize** at least 25% of the region’s housing stock by 2020.
  - Actively advocate for the continuation and expansion of funding programs that support **thermal efficiency and renewable energy improvements**, especially programs that are targeted to middle- and low-income households.
  - Coordinate with and promote **efficiency programs and weatherization assistance programs** (such as Efficiency Vermont, NE TO, 3E Thermal, and Heat Squad) for low-income households and apartment buildings.
  - Cosponsor and organize **weatherization workshops** for home and businesses with EEU’s.
  - Facilitate or sponsor a workshop for owners of **rental housing** (including farm labor housing) to encourage implementation of energy efficiency.
  - Encourage residents to hire **Efficiency Excellence Network (EEN)** contractors when completing energy efficiency projects by including links to the EEN on municipal/regional websites.
  - Make information available about **lending programs** that can improve the efficiency of older housing stock, such as Efficiency Vermont’s “Heat Saver” loan and USDA Direct and Guaranteed Loan Programs, for single homes and multi-family homes.
- **Energy generation** that provides the best cost benefit to the region will be promoted.
  - Promote **wood-based energy generation to support the region’s forest industry**.
  - Encourage the development of **energy facilities and resources that help sustain local agriculture and forestry** (i.e. grass/wood-pellets, small wind, solar, farm-methane, wood-chip, biodiesel).
- Environmental and aesthetic impact of **energy generation** and usage will be considered. There will be broad public participation in the decision making process.
  - Encourage the Vermont Legislature to develop policies that support the development of **solar, small-wind, hydro-electric, farm methane and biomass generation facilities**, while respecting current local land use and the culture of the region.
  - Encourage the PUC to examine the **long-term sustainability** of proposed facilities
- Assessment of **local needs and values on new energy development** will be encouraged.
  - Encourage towns to address **energy development in town planning and zoning**.
  - Provide assistance to businesses/municipalities to develop **cogeneration and other alternative energy strategies**.
- Reduce the region’s **carbon footprint** through the expansion of a closed loop soil-to-soil regional food system that sustains and feeds the people of the Northeast Kingdom.
  - Coordinate **movement and storage of goods** to achieve maximum efficiency.

- Redirect **food scraps and other organics** from the waste stream in a manner that maximizes efficiency and minimizes hauling.
- Support and further the goals and strategies of the **NEK Food System Plan** through its Leadership Group.
- Explore the feasibility of establishing a leased **storage facility**.
- Assess **market demand** for products **and existing shippers and distributors** already moving to external (New York and Boston) markets (including opportunities for backhauling).
- Identify **infrastructure** needed to maximize inbound, outbound, and internal freight movement.
- Explore the use of **compost heat recovery**; identify challenges, opportunities, and funding sources.
- Explore the feasibility of a developing a “**food miles**” **measurement** that can be used in marketing local foods.
- Identify and publicize opportunities for **shared truck space** among existing growers and producers.
- Generate better awareness of **existing distribution resources**, such as freight service.
- Identify and publicize opportunities for **shared storage space** among existing growers and producers.
- Promote the use of and increase the amount of **on-farm power and community energy generation** and the use of **renewable energy** for **farming and food production** (such as anaerobic digesters, solar, wind, biomass, and biodiesel, in accordance with local and regional planning priorities).
- Support local incentives for **siting solar installations away from most productive agricultural soils**.
- Provide and increase opportunities for onsite and commercial **composting** training and education, **sustainable farming methods** focused on reduction and reuse of **wastes (closed-loop nutrient systems)**, and **shared facilities and infrastructure** to transfer and store compost.
- Establish a coordinated marketing campaign that dispels the perceptions around **local food** costing more and extols the **long-range benefits of staying local** (e.g. dollars re-circulated into the economy, food miles travelled).

NVDA, [Maidstone Energy Profile](#)

## 2.10. *Housing Element*<sup>212, 213</sup>

A **HOUSING** element that shall include a recommended program for addressing low and moderate income persons’ housing needs as identified by the regional planning commission pursuant to subdivision [4348a\(a\)\(9\)](#) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision [4412\(1\)\(E\)](#) of this title, which provide affordable housing.

---

<sup>212</sup> 24 V.S.A. [§ 4382\(a\)\(10\)](#), “State required element 10.”

<sup>213</sup> DHCD Planning Manual, Module 1, “Housing,” [page 59](#)

### **2.10.1. Current Town Plan - Housing** <sup>214</sup>

#### ***Statement***

At present, there are two developed areas of housing in Maidstone:

1. Seasonal camps and year-round residences located around Maidstone Lake.
2. Seasonal camps and year-round residences along Route 102, Hall Road and North Road.

The state defines “affordable housing” as housing that is owned or rented by inhabitants whose gross annual household income does not exceed 80 percent of the county median income, and the total cost of housing (including principal, interest, association fees, or in the case of renters, utilities), does not exceed 30 percent of the household’s gross income.

Recent changes to 24 VSA Chapter 117, the statute that regulates planning and zoning, requires all towns to make provisions for affordable housing. Traditional forms of affordable housing include mobile homes, multi-unit homes (apartments) and accessory apartments. For example, a town’s zoning bylaw cannot exclude multi-unit homes and mobile home parks and must designate certain areas for these developments. Moreover, a single family year-round residence must be allowed to have one accessory apartment. Any revisions to Maidstone’s zoning land use policies must therefore ensure that all forms of affordable housing are dealt with fairly.

#### ***Vision:*** <sup>215</sup>

1. To maintain the current housing and rural character of Maidstone while promoting an adequate standard of affordable housing for all residents regardless of income or socioeconomic status.
2. To adopt and implement the newly required zoning regulations in 24 VSA, Chapter 117 regarding affordable housing, mobile home parks and accessory dwellings.

#### ***Issues/Concerns:*** <sup>216</sup>

1. Maintaining the rural character of Maidstone and the pristine character of Maidstone Lake.

#### ***Recommended Actions:*** <sup>217</sup>

1. Comply with 24 VSA, Chapter 117, while still maintaining the rural characteristics of Maidstone.
2. Closely monitor the development of year-round homes on Maidstone Lake. This is even more crucial with the advent of accessory dwellings on the lake.
3. Encourage preservation of historic sites and buildings that add to the character of the town.

---

<sup>214</sup> Maidstone Town Plan, 2016, “Housing,” [page 32](#).

<sup>215</sup> Maidstone Town Plan, 2016, “Housing, Vision,” [page 32](#).

<sup>216</sup> Maidstone Town Plan, 2016, “Housing, Issues/Concerns,” [page 32](#).

<sup>217</sup> Maidstone Town Plan, 2016, “Housing, Recommended Actions,” [page 33](#).

4. Carefully formulate the regulations governing the creation of mobile home parks and low and moderate income housing. The location of mobile home parks should be chosen carefully with an eye to the future.

**(SPG) 24 V.S.A. § 4302 (c)(11) To ensure the availability of safe and AFFORDABLE HOUSING for all Vermonters.**

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory apartments within or attached to single-family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.

**NVDA Regional Plan – Housing Goals and Strategies (indented) <sup>218</sup>**

- An adequate supply of safe, attractive, and energy-efficient **housing** will be available to the region’s residents in a proportionate balance of affordable, workforce, and market rate housing.
  - Encourage the use of innovative **zoning incentives**, including density bonuses or tax stabilization for mixed-income developments, universal access design, and small footprint housing.
  - Review and comment on proposed plans and policies that will impact **future affordable housing** development (e.g. downtown designation, Qualified Allocation Plan).
- Housing will be available in a **variety of types** that meet the needs of all income groups and ages, and will be located near employment, services, commercial, civic, and recreational uses.
  - Assist towns to create housing policies that address the **affordable housing needs** of low-income residents.
  - Identify incentives for the development and rehabilitation of **work-force and market-rate housing** in established centers.
  - Facilitate fair **housing trainings** for municipal officials and other interested groups.
- **Existing housing stock** – particularly that located in downtowns, village centers, and older neighborhoods in existing centers of development – will be preserved.
  - Provide outreach and education on **housing programs** that improve housing stock and promote home ownership.
- Overall **quality, safety, and energy efficiency of existing housing stock** in the region will improve.
  - Provide outreach and education to property owners of **old or substandard housing units** in Designated Downtowns and Village Centers.
  - Assist communities interested in adopting local **building codes**, or in adopting and enforcing “**junkyard ordinances**.”

---

<sup>218</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 30-32 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Housing, [pages 24-26](#).



- Partnerships with **regional housing and human service providers** will be strengthened, allowing for more effective service provision.
  - Work with regional housing and human service providers, including Rural Edge, NEK Enterprise Collaborative, Lamoille Housing Partnership and NEK Community Action to **identify housing needs and support economically integrated communities.**
- **New housing development** in downtowns and villages will conform to existing traditional patterns.
  - Assist communities applying for designation under the Vermont Downtown Program, Village Center Designation Program, and where appropriate, the New Neighborhood Designation Program.
- Municipalities will be supported in **determining local housing needs.**
  - Help communities evaluate needs through **housing studies and build-out analyses.**
  - Ensure that NVDA member communities remain eligible for **Municipal Planning Grants**

### **2.11. Economic Element** <sup>219, 220</sup>

An economic development element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.

#### **2.11.1. Current Town Plan** <sup>221</sup>

Enjoying outdoor recreational activities has been a long time tradition in Maidstone and something that everyone in town participates in. At Maidstone Lake we have the Day Use Area/Beach and the State Park/Camping Area that includes three short hiking trails. Many of the activities such as hunting, fishing, snowmobiling, skiing, canoeing and walking occur on or involve public use of private land. Public access to private land is a privilege and not a right. While landowners are strongly encouraged to keep their land open, we recognize their right to close it to public use at any time. Traditionally, landowners have been very generous and have only asked that their property is respected and permission sought prior to using their land. We hope that this longstanding tradition can continue in Maidstone.

#### ***Vision:*** <sup>222</sup>

1. Traditional recreation opportunities will be maintained and new ones encouraged.
2. Cross country ski trails should be developed.
3. Increased public access to the rivers, streams and lakes is needed.

#### ***Issues/Concerns:*** <sup>223</sup>

1. There are very limited safe places to bicycle in Maidstone. Creating a bike lane along Route 102 should be encouraged.

---

<sup>219</sup> 24 V.S.A. [§ 4382\(a\)\(11\)](#), “State required element 11.”

<sup>220</sup> DHCD Planning Manual, Module 1, Economic Development, [page 54](#)

<sup>221</sup> Maidstone Town Plan, 2016, “Economic Development,” [page 29](#).

<sup>222</sup> Maidstone Town Plan, 2016, “Economic Development, Vision,” [page 29](#).

<sup>223</sup> Maidstone Town Plan, 2016, “Economic Development, Issues/Concerns,” [pages 29-30](#).

2. A traditional public access to private lands should be continued where possible.
3. Although not encouraged, a landowner has the right to set up an “exclusive club” or limit access to their lands to a certain group of people. An “exclusive club” is defined as an area that is leased or rented for a fee to a group of people or organization(s) and that restricts access to only those involved with that organization. If this type of business or club does occur, the land valuation and taxes should be adjusted to recognize the increased value and income derived from the land. Instead of being classified as forestland it should be appraised as recreation land which may pay higher taxes.
4. Snowmobiles, cross-country skiers, hikers and sled dog owners share the same trails.

***Recommended Actions:***<sup>224</sup>

1. Encourage an open dialogue between landowners and recreation users to foster the traditional public use of private lands.
2. Continually investigate ways to establish and maintain public access to rivers, streams and lakes in town. This will include working with Connecticut River Byway, following up on grant programs, maintaining relations with landowners and seeking donations of right-of-way.
3. Actively work with the State of Vermont to encourage the creation of a bike lane along Route 102 and cross country ski trails around Maidstone Lake.
4. Work with the Maidstone Lake Association to encourage them to educate personal watercraft users and all boaters to be respectful of others.

**(SPG) 24 V.S.A. § 4382(a)(11) An ECONOMIC DEVELOPMENT element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.**

**(RE) 24 V.S.A. § 4302 (c)(2) To provide a strong and diverse ECONOMY that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.**

**NVDA Regional Plan – Economic Development Goals and Strategies:**<sup>225</sup>

- A set of Economic Development Goals
  - Reduce the region’s unemployment rate.
  - Train new and existing workers to meet the needs of area businesses and increase workers’ salaries.
  - Create higher wage jobs.
  - Coordinate economic development functions in the Northeast Kingdom.
  - Assist municipalities in their economic development efforts.
  - Increase and diversify the region’s agricultural output, especially value-added production using local staple products and raw materials.

---

<sup>224</sup> Maidstone Town Plan, 2016, “Economic Development, Recommended Actions,” [page 30](#).

<sup>225</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 32-34 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Economic Development, [pages 26-28](#).

- Downtowns and village centers in the Northeast Kingdom should be maintained and revitalized.
- Make quality, affordable child care available to workers with children in the Northeast Kingdom.
- Expand tourism in the Northeast Kingdom, and make eco-based businesses a part of the region's landscape.
- Increase research and startup funds to aid value-added processing and to diversify the economy, especially for the region's farmers.
- Strengthen manufacturing, particularly in the forest products and industrial machinery sectors.
- Promote small business sectors, e.g. telecommuting, specialty foods, value-added businesses, arts and crafts and e-commerce.'
- Related Economic Development Strategies
  - Provide technical assistance for new and expanding businesses, and recruit new businesses.
  - Market the resources of NVDA.
  - Assist existing manufacturing companies to grow by identifying new markets, products, and technology.
  - Assess opportunities for coordination of economic development organizations.
  - Provide greater access to revolving loan funds.
  - Participate in regional and statewide economic development strategy efforts that involve the Northeast Kingdom region (CEDS, USDA REAP Zone, etc.).
  - Assist with the revitalization of distressed areas and threatened employment sectors within the Northeast Kingdom.
  - When possible, provide grant and technical assistance and project management to towns, organizations, and businesses throughout the Northeast Kingdom.
  - Assist local planning commissions and development organizations in the Northeast Kingdom with economic development planning.
  - Partner in economic development events with SBDC, PTAC, VMEC, VEOC, and others where regional businesses may benefit.
  - Host business financing panels or workshops so that businesses are aware of capital resources available.
- A set of Economic Development Goals
  - Improve the economic infrastructure capacity (physical assets and workforce) in the Northeast Kingdom to meet current and future needs.
  - Modernize and expand the region's telecommunications infrastructure to allow telecommuting and information-technology focused companies to grow and thrive.
- Related Economic Development Strategies
  - Develop and implement a comprehensive workforce development strategy for the region.
  - Assist municipalities with the planning, development, and maintenance of infrastructure projects that will improve economic opportunities, e.g. water, sewer, industrial sites, broadband, and transportation.
  - Support telecommunications infrastructure and knowledge capabilities by creating effective partnerships, and by advocating for increased infrastructure.
- Maintain and revitalize the downtowns and village centers in the Northeast Kingdom.
  - Promote and advocate for economic development projects in downtown areas.

- Promote and maintain Downtown Designation and Village Center Designation where appropriate.
- Mitigate the negative effects that some past businesses have had on the environment.
  - Identify, prioritize, and implement brownfield mitigation projects within the region.

## **2.12. Flood Resilience Plan** <sup>226, 227</sup>

### **(A) A flood resilience plan that:**

(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and

(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments. A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.

(B) A flood resilience plan may reference an existing local hazard mitigation plan **approved under 44 C.F.R. § 201.6.**

### **2.12.1. Current Town Plan** <sup>228</sup>

*As of July 1, 2014, all duly adopted municipal plans must contain a flood resilience plan that identifies flood hazard and fluvial erosion hazard areas and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests to reduce the risk of flood damage to infrastructure and improved property recommends policies and strategies to protect the areas.*

#### ***Existing Conditions*** <sup>229</sup>

Maidstone is within the Upper Connecticut Watershed, Basin 16, which consists of Connecticut River mainstream segments and smaller drainage areas that go directly to the Connecticut River. Watersheds in this area include the Paul Stream (drainage area of 43.9 square miles) and the Wheeler Stream watershed (drainage area 17 square miles). There are seasonal residences located along the Paul Stream.

The Connecticut River and its adjacent floodplain and wetlands are ecologically and socially significant in that they provide important wildlife habitat (such as migrating waterfowl). They also store floodwaters to help attenuate the risk of downstream flooding. Floodplains also reduce phosphorus, nitrogen, and sediment loading to the Connecticut and on to Long Island Sound.

---

<sup>226</sup> 24 V.S.A. § 4382(a)(12), “Required element 12.”

<sup>227</sup> DHCD Planning Manual, Module 1, “Flood Resilience and Hazard Mitigation,” [pages 60-61](#).

<sup>228</sup> Maidstone Town Plan, 2016, “Flood Resilience,” [page 39](#).

<sup>229</sup> Maidstone Town Plan, 2016, “Flood Resilience, Existing Conditions,” [page 39](#).

## *FLOOD RISKS IN MAIDSTONE*<sup>230</sup>

There are two types of flood-related risks to consider:

Inundation: Where the water rises from a lake or stream into low-lying land (such as a floodplain); and

Erosion: Where an unstable river channel is undergoing a physical adjustment process. This may cause a stream bank to either erode gradually over time – or suddenly collapse in a major storm event (such as during May 2011 and Tropical Storm Irene). This type of flood-related damage occurs frequently in Vermont, due in part to the state’s mountainous terrain.

The National Flood Insurance Program, administered by the Federal Emergency Management Agency, addresses inundation hazards. These hazard areas are identified on Flood Insurance Rate Maps (FIRMs), which are sometimes referred to as “FEMA maps”. The FIRM for Maidstone was prepared in 1974 from a Flood Hazard Boundary Map and consists of areas east of Route 102, along the Connecticut River. This area represents what is considered to be the 100-year floodplain, an area that has a 1% annual chance of flooding. The maps do not have base flood elevations, and they are not accompanied by any flood insurance study.

It is difficult to estimate the total number of structures in the 100-year floodplain on Maidstone’s FIRM, because the maps do not match up to the E911 maps that are based on the structure’s geographical location (latitude and longitude). However, there are approximately 15 structures in or near the flood areas. FEMA requires flood insurance for any federally-backed mortgage, grant or loan to a structure in the 100-year floodplain. Because Maidstone does not participate in the National Flood Insurance Program, that insurance must be obtained from a private insurer, which can be cost-prohibitive.

The Town of Maidstone does not have flood hazard regulations, which are required in order to join the National Flood Insurance Program. Concerns over the accuracy of Maidstone’s FEMA FIRMs have prevented the town from joining the National Flood Insurance Program in the past. While these concerns are certainly warranted, it is important to remember that flood insurance for these impacted structures is still required—regardless of the town’s participation in the National Flood Insurance Program – unless a property owner is able to get a Letter of Map Amendment to demonstrate that the structure is located outside of the floodplain. And, if the Town of Maidstone does join the National Flood Insurance Program, any property owner in town can obtain flood insurance. Properties located outside of the floodplain are likely to qualify for preferred risk rates, even if those properties are still subject to flood risks.

There has been one flood event between 1989 and 2004 that has qualified for FEMA assistance. There are no properties that have been identified as repetitively damaged using FEMA funds, although some properties have received repetitive damage on a lesser scale. There have been several tow roads that have received some flood damage due to washouts, but not of a major scale. Flooding is not a main issue, but erosion hazards are a significant concern, especially along the Connecticut River just north of the Guildhall border.

---

<sup>230</sup> Maidstone Town Plan, 2016, “Flood Resilience, Flood Risks in Maidstone,” [pages 39-40](#).

Land near stream banks are particularly vulnerable to erosion damage by flash flooding, bank collapse, and stream channel dynamics. The Vermont Department of Environmental Conservation, Agency of Natural Resources, has identified river corridors, which consist of the minimum area adjacent to a river that is required to accommodate the dimensions, slope, plan form, and buffer of the naturally stable channel and that is necessary for the natural maintenance or natural restoration of a dynamic equilibrium condition. In other words, the river corridor provides “wiggle room” for a stream as its channel changes over time. Deepening development out of the river corridors therefore reduces vulnerability to erosion. The statewide river corridors maps will be released very soon, and these maps will include the Paul Stream and the Cutler Mill Brook area. Areas that are not included on the statewide river corridor maps may also be protected by requiring a vegetation buffer.

### *Uplands and Wetlands*<sup>231</sup>

Proper management of upland areas also plays an important role in flood hazard management. Limiting clearing of upland slopes will help to attenuate flood flows and reduce storm water runoff. Maidstone’s forest cover, particularly in areas with steep slopes draining into the Connecticut River should be protected from clear-cutting. **Conservation easements and enrollment in the Current Use Program may be an effective way to protect existing forested cover.**

Wetlands also have capacity to retain significant amounts of water. The State of Vermont regulates activities in and adjacent to wetlands. These rules apply to the wetlands and associated buffer zones within 100 feet of Class I wetlands, and 50 feet of Class II wetlands. Any activity in a Class I or II wetland requires a state permit.

### *Transportation Infrastructure*<sup>232</sup>

Maidstone’s culvert and bridge inventory noting the location, size and condition of all culverts and bridges in Town can be found in the Vermont Online Bridge and Culvert Inventory Tool (VOBCIT). This database is an excellent resource for local officials, and Northeastern Vermont Development Association can provide some assistance with maintaining this information. **At present there are a number of Maidstone culverts that are identified as URGENT, which means that they are failing or likely to fail in the near future.** Unfortunately, this inventory is not up-to-date.

### *Emergency Relief and Assistance Fund*<sup>233</sup>

FEMA funds require a local match of 25%. Until now the State of Vermont has provided half of this match (12.5% of the total cost). In October 2014, however, new legislation will tie the level of State funding to specific local initiatives to reduce flood-related risks and prepare for emergencies.

For disasters that occur after October 23, 2014, the State of Vermont will contribute 12.5% if the town has taken all the following steps to reduce flood damage. If Maidstone has not done all of the following, the level of State funding will be reduced to 7.5%.

- Adopt flood regulations that meet the minimum standards for enrollment in the National Flood Insurance Program.

---

<sup>231</sup> Maidstone Town Plan, 2016, “Flood Resilience, Uplands and Wetlands,” [page 41](#).

<sup>232</sup> Maidstone Town Plan, 2016, “Flood Resilience, Transportation Infrastructure,” [page 41](#).

<sup>233</sup> Maidstone Town Plan, 2016, “Flood Resilience, Emergency Relief and Assistance Fund,” [pages 41-42](#).

- Adopt the most current Town Road and Bridge Standards (which can be found in the *VTrans Orange Book: Handbook for Local Officials*).
- Maintain a Local Emergency Operations Plan (adopt annually after town meeting and submit before May 1).
- Adopt a FEMA-approved Local Hazard Mitigation Plan.

Maidstone has never had a Hazard Mitigation Plan. An annex to the regional plan was adopted back in 2005, but FEMA indicated that it would not approve the plan until the Town joined the National Flood Insurance Program. If the Town does develop a Hazard Mitigation Plan, it will be eligible to receive FEMA disaster mitigation funds to remove or reduce certain risks (such as relocation structures out of the floodplain).

What's more, the new legislation has an incentive to increase the State match to 17.5% of the total cost, if the town adopts an approach to managing flood risks that is more aggressive than the minimum standards of the National Flood Insurance Program. These measures include protecting river corridors from new encroachment, protecting inundation areas from new encroachment, and participating in the FEMA Community Rating System. All of these measures are relevant to flood and flood-related risks in Maidstone, and all should be explored as a way to minimize taxpayer expense in the event of future flood-related losses.

#### Goal <sup>234</sup>

**Mitigate flood hazards, qualify the Town to participate in the National Flood Insurance Program.**

#### Strategies <sup>235</sup>

- Amend the zoning regulations to include a Flood Hazard Overlay. This overlay will include the areas depicted on the FEMA Firm.
- Review the Statewide River Corridor data and consider adding this data to the flood hazard Overlay.
- Identify streams not on the Statewide River Corridor map (streams with a drainage of less than 2 square miles) and protect and stabilize any erosion-prone streams with vegetation buffers.
- Get training from Northeastern Vermont Development Association to update and maintain the inventory of roads and bridges.
- Update the Maidstone Local Emergency Operations Plan.
- Develop a Local Hazard Mitigation Plan for Maidstone.
  
- Consider the relative costs and benefits of adopting the latest version of the Agency of Transportation's Road and Bridge Standards.

---

<sup>234</sup> Maidstone Town Plan, 2016, "Flood Resilience, Goal," [page 42](#).

<sup>235</sup> Maidstone Town Plan, 2016, "Flood Resilience, Strategies," [page 42](#).

**(SPG) 24 V.S.A. § [4302](#) (c)(14) To encourage FLOOD RESILIENT COMMUNITIES.**

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

**NVDA Regional Plan – Flood Resilience Goals:** <sup>236</sup>

- Increase awareness of the most effective means of **reducing future flood damage**, as identified in **Tactical Basin Plans and Stream Geomorphic Assessments (River Corridor Plans)**
- Protect areas identified and designated as **flood plains, river corridors and land adjacent to streams**
- **Mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments.**

**NVDA Regional Plan – Flood Resilience Strategies:** <sup>237</sup>

- Coordinate with the **County Conservation Districts** in hosting **flood mitigation workshops** for residential landowners and business owners, to educate them on measures to reduce flood risk and damage.
- Encourage Towns to include **restriction of development within River Corridors**, as mapped by the Vermont Agency of Natural Resources.
- Encourage Towns to **amend zoning and subdivision regulations to include limits on clearing and impervious coverage, and that avoids impacts to wetlands and steep slopes** (slopes greater than 20%).
- Encourage Towns to incorporate **Planned Unit Development provisions in their bylaws as a means to minimize impervious coverage and clearing.**
- Encourage towns to engage in a working **partnership with adjacent communities** to address control of **stormwater runoff** and actions that will **allow rivers and streams to regain access to floodplains.**
- Assist Towns in seeking **funding to implement hazard mitigation projects** identified in plans.

---

<sup>236</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 36 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Flood Resilience, [page 30](#).

<sup>237</sup> NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 36 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Flood Resilience, [page 30](#).



### 3. Appendix

#### 3.2. 24 V.S.A. [§ 4382](#). *The Plan for a Municipality [Required Elements]*

##### (a) Consistent with and compatible

(a) A plan for a municipality shall be consistent with the goals established in section [4302](#) of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following

*(1) A statement of OBJECTIVES, POLICIES, AND PROGRAMS of the municipality to guide the future growth and development of land, public services, and facilities, and to protect the environment.*

*(2) A LAND USE PLAN, which shall consist of a map and statement of present and prospective land uses, that:*

(A) Indicates those areas proposed for forests, recreation, agriculture (using the agricultural lands identification process established in 6 V.S.A. § 8), residence, commerce, industry, public and semi-public uses, and open spaces, areas reserved for flood plain, and areas identified by the State, the regional planning commission, or the municipality that require special consideration for aquifer protection; for wetland protection; for the maintenance of forest blocks, wildlife habitat, and habitat connectors; or for other conservation purposes.

(B) Sets forth the present and prospective location, amount, intensity, and character of such land uses and the appropriate timing or sequence of land development activities in relation to the provision of necessary community facilities and service.

(C) Identifies those areas, if any, proposed for designation under chapter 76A of this title, together with, for each area proposed for designation, an explanation of how the designation would further the plan's goals and the goals of section [4302](#) of this title, and how the area meets the requirements for the type of designation to be sought.

(D) Indicates those areas that are important as forest blocks and habitat connectors and plans for land development in those areas to minimize forest fragmentation and promote the health, viability, and ecological function of forests. A plan may include specific policies to encourage the active management of those areas for wildlife habitat, water quality, timber production, recreation, or other values or functions identified by the municipality.

*(3) A TRANSPORTATION PLAN, consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads, and port facilities, and other similar facilities or uses, with indications of priority of need.*

*(4) A UTILITY AND FACILITY PLAN, consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission*

*lines, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs, and method of financing.*

*(5) A statement of policies on the preservation of rare and irreplaceable NATURAL AREAS, scenic and historic features and resources.*

*(6) An EDUCATIONAL FACILITIES PLAN consisting of a map and statement of present and projected uses and the local public school system.*

*(7) A recommended program for the IMPLEMENTATION of the objectives of the development plan.*

*(8) A statement indicating how the plan relates to development trends and plans for ADJACENT MUNICIPALITIES, areas and the region developed under this title.*

*(9) An ENERGY PLAN, including an analysis of energy resources, needs, scarcities, costs and problems within the municipality, a statement of policy on the conservation of energy, including programs, such as thermal integrity standards for buildings, to implement that policy, a statement of policy on the development of renewable energy resources, a statement of policy on patterns and densities of land use likely to result in conservation of energy.*

*(10) A HOUSING element that shall include a recommended program for addressing low and moderate income persons' housing needs as identified by the regional planning commission pursuant to subdivision 4348a(a)(9) of this title. The program should account for permitted accessory dwelling units, as defined in subdivision 4412(1)(E) of this title, which provide affordable housing.*

*(11) An ECONOMIC DEVELOPMENT element that describes present economic conditions and the location, type, and scale of desired economic development, and identifies policies, projects, and programs necessary to foster economic growth.*

## **(12) FLOOD RESILIENCE**

*(A) A flood resilience plan that:*

*(i) identifies flood hazard and fluvial erosion hazard areas, based on river corridor maps provided by the Secretary of Natural Resources pursuant to 10 V.S.A. § 1428(a) or maps recommended by the Secretary, and designates those areas to be protected, including floodplains, river corridors, land adjacent to streams, wetlands, and upland forests, to reduce the risk of flood damage to infrastructure and improved property; and*

*(ii) recommends policies and strategies to protect the areas identified and designated under subdivision (12)(A)(i) of this subsection and to mitigate risks to public safety, critical infrastructure, historic structures, and municipal investments. A flood resilience plan may reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.*

*(B) A flood resilience plan reference an existing local hazard mitigation plan approved under 44 C.F.R. § 201.6.*

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

- (1) population characteristics and distribution, including income and employment;
- (2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;
- (3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

(d) Where appropriate, a municipal plan may provide for the use of "transit passes" or other evidence of reduced demand for parking spaces in lieu of parking spaces. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 7, eff. April 11, 1972; 1975, No. 236 (Adj. Sess.), § 2; 1979, No. 174 (Adj. Sess.), § 8; 1985, No. 188 (Adj. Sess.), § 10; 1987, No. 200 (Adj. Sess.), §§ 8, 10, eff. July 1, 1989; 1989, No. 280 (Adj. Sess.), § 7; 1991, No. 130 (Adj. Sess.), § 2; 1995, No. 122 (Adj. Sess.), § 2, eff. Apr. 25, 1996; 2003, No. 115 (Adj. Sess.), § 89; 2011, No. 52, § 33, eff. July 1, 2012; 2013, No. 16, § 4, eff. July 1, 2014; 2013, No. 146 (Adj. Sess.), § 6, eff. May 27, 2014; 2015, No. 171 (Adj. Sess.), § 17, eff. Jan. 1, 2018.)

### *3.3. State Planning Goals - 24 V.S.A. § [4302](#). Purpose; goals*

(a) **General purposes.**

(a) General purposes. It is the intent and purpose of this chapter to encourage the appropriate development of all lands in this State by the action of its constituent municipalities and regions, with the aid and assistance of the State, in a manner which will **promote the public health, safety against fire, floods, explosions, and other dangers**; to promote **prosperity, comfort, access to adequate light and air, convenience, efficiency, economy, and general welfare**; to enable the **mitigation of the burden of property taxes on agricultural, forest, and other open lands**; to encourage **appropriate architectural design**; to encourage the development of **renewable resources**; to **protect residential, agricultural, and other areas from undue concentrations of population and overcrowding of land and buildings**, from **traffic congestion**, from **inadequate parking** and the **invasion of through traffic**, and from the **loss of peace, quiet, and privacy**; to facilitate the growth of villages, towns, and cities and of their communities and neighborhoods so as to create an **optimum environment**, with **good civic design**; to encourage development of a **rich cultural environment** and to **foster the arts**; and to provide means and methods for the municipalities and regions of this State to plan for the **prevention, minimization, and future elimination of such land development problems as may presently exist or which may be foreseen** and to implement those plans when and where appropriate. In implementing any regulatory power under this chapter, municipalities shall take care to **protect the constitutional right of the people to acquire, possess, and protect property**.

**(b) Continuing planning process that will further the following goals**

(b) It is also the intent of the Legislature that municipalities, regional planning commissions, and State agencies shall engage in a **continuing planning process** that will further the following goals:

- (1) To establish a coordinated, **comprehensive planning process and policy framework** to guide decisions by municipalities, regional planning commissions, and State agencies.
- (2) To encourage **citizen participation at all levels of the planning process**, and to assure that **decisions shall be made at the most local level possible commensurate with their impact**.
- (3) To consider the **use of resources and the consequences of growth and development** for the region and the State, as well as the community in which it takes place.
- (4) To encourage and assist **municipalities to work creatively together** to develop and implement plans.

**(c) In addition, this chapter shall be used to further the following specific goals:**

*(1) To plan **DEVELOPMENT** so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.*

- (A) Intensive **residential development** should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.
- (B) **Economic growth** should be encouraged in locally designated growth areas, employed to revitalize existing village and urban centers, or both, and should be encouraged in growth centers designated under chapter [76A](#) of this title.
- (C) **Public investments**, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.
- (D) **Development** should be undertaken in accordance with **smart growth principles** as defined in subdivision [2791](#)(13) of this title.

*(2) To provide a strong and diverse **ECONOMY** that provides satisfying and rewarding job opportunities and that maintains high environmental standards, and to expand economic opportunities in areas with high unemployment or low per capita incomes.*

*(3) To broaden access to **EDUCATIONAL** and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.*

*(4) To provide for safe, convenient, economic, and energy efficient **TRANSPORTATION** systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.*

- (A) Highways, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.

*(5) To identify, protect, and preserve important **NATURAL AND HISTORIC FEATURES** of the Vermont landscape, including:*

- (A) significant natural and fragile areas;
- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;

- (C) significant scenic roads, waterways, and views;
- (D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.

***(6) To maintain and improve the QUALITY OF AIR, WATER, WILDLIFE, FORESTS, AND OTHER LAND RESOURCES.***

- (A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).
- (B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.
- (C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.

***(7) To make efficient use of ENERGY, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.***

- (A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.
- (B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.

***(8) To maintain and enhance RECREATIONAL opportunities for Vermont residents and visitors.***

- (A) Growth should not significantly diminish the value and availability of outdoor recreational activities.
- (B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

***(9) To encourage and strengthen AGRICULTURAL AND FOREST industries.***

- (A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.
- (B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.
- (C) The use of locally-grown food products should be encouraged.
- (D) Sound forest and agricultural management practices should be encouraged.
- (E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

***(10) To provide for the wise and efficient use of Vermont's NATURAL RESOURCES and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.***

*(11) To ensure the availability of safe and **AFFORDABLE HOUSING** for all Vermonters.*

(A) Housing should be encouraged to meet the needs of a diversity of social and income groups in each Vermont community, particularly for those citizens of low and moderate income.

(B) New and rehabilitated housing should be safe, sanitary, located conveniently to employment and commercial centers, and coordinated with the provision of necessary public facilities and utilities.

(C) Sites for multi-family and manufactured housing should be readily available in locations similar to those generally used for single-family conventional dwellings.

(D) Accessory apartments within or attached to single-family residences which provide affordable housing in close proximity to cost-effective care and supervision for relatives, elders, or persons who have a disability should be allowed.

*(12) To plan for, finance, and provide an efficient system of **PUBLIC FACILITIES AND SERVICES** to meet future needs.*

(A) Public facilities and services should include fire and police protection, emergency medical services, schools, water supply, and sewage and solid waste disposal.

(B) The rate of growth should not exceed the ability of the community and the area to provide facilities and services.

*(13) To ensure the availability of safe and **AFFORDABLE CHILD CARE** and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.*

*(14) To encourage **FLOOD RESILIENT COMMUNITIES**.*

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

**(d) Plans and regulations prepared under the authority of this chapter**

(d) All plans and regulations prepared under the authority of this chapter shall be **based upon surveys of existing conditions and probable future trends**, and shall be made in the light of **present and future growth and requirements**, and with **reasonable consideration, for the landowner, to topography, to needs and trends of the municipality, the region and the State**, to the **character of each area** and to its peculiar **suitability for particular uses** in relationship to surrounding areas, and with a view to conserving the **value of buildings**.

**(e) Use of goals.**

*(1) The goals established in this section shall be employed, as provided under this chapter, to carry out the general purposes established in this section.*

*(2) After July 1, 1989, none of the following shall be prepared or adopted, unless consistent with the goals established in this section:*

- (A) all plans prepared by **regional planning commissions**, and all plans required of State agencies under 3 V.S.A. § 4020;
- (B) measures implementing State agency plans.

**(f) Standard of review.**

*(1) Consistent with the goals*

(1) As used in this chapter, “consistent with the goals” requires **substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable**. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, **explain why the goal is not relevant or attainable**, and **indicate what measures should be taken to mitigate any adverse effects** of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

*(2) Compatible with*

(2) As used in this chapter, **for one plan to be “compatible with” another**, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

- (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
  - (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
  - (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan; and
  - (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.
- (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1969, No. 116, § 1; 1979, No. 174 (Adj. Sess.), § 1; 1987, No. 200 (Adj. Sess.), § 7, eff. July 1, 1989; 1989, No. 280 (Adj. Sess.), § 1; 1991, No. 130 (Adj. Sess.), § 1; 2003, No. 67, § 7b; 2003, No. 115 (Adj. Sess.), § 82; 2013, No. 16, § 1, eff. July 1, 2014; 2013, No. 96 (Adj. Sess.), § 161; 2013, No. 146 (Adj. Sess.), § 4, eff. May 27, 2014; 2015, No. 64, § 27; 2015, No. 171 (Adj. Sess.), § 14; 2015, No. 174 (Adj. Sess.), § 2.)