

1. (RE) 24 V.S.A. § 4382(a)(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.

Current (2016) Town Plan – Statement of Planning Goals ¹

Goal 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.

Survey results

- Regarding Maidstone as a place to live (question 3), **94% of full-time residents** selected either “Excellent” (66%) or “Good” (28%).
- Some of the qualities that full-time residents like about living in Maidstone (question 4) include **“Beautiful place” (93%), “Small town environment” (73%), “Large blocks of forest/farm land” (64%) “Outdoor recreational opportunities” (61%), and “Sense of community” (54%).**
- Regarding what full-time residents **dislike about living in Maidstone** (question 5), the number one dislike is “Taxes are high” (48%), followed by “Far from medical services” (34%).

Survey Comments for questions 3, 4 & 5:

Full-time Residents

- We knew what we wanted when we moved here. Don’t want to change a thing.
- #3 It's sad that the community is divided between lake people and NON lake people. #4 Being a lake house owner! #5 The constant battle of the maintenance of the lake road.
- Garbage and recycling is sub par. Frequently they leave recycling or trash with any inconvenience to them.
- #5 – Wages
- I'm willing to forgo the convenience of shopping and amenities to have a more rural environment.
- Other dislike: jet skiis. It is a wonderful place to live.
- Too many outsiders moving here trying to change small town value's into Massachusetts style living. Pushing the Zoning issue so much that eventually we will need a permit for everything we do. "Why" is the question - we don't need it.
- The lake residents seem to have the most influence in the Town.
- I haven't lived here long enough to answer these questions.
- Recent rise in taxes alarming and departure from historically reasonable levels. Town needs to remain prudent and state education cost trend is unsustainable and needs to be reduced.

¹ Maidstone Town Plan, 2016, “Statement of Planning Goals,” [pages 5-6](#).

- Most of the initiations for change and more regulations derive from grievances from residents residing at the lake which unfairly impact the rest of us residing in the Town Forest zones.
- (Note by Recorder: "Forest" circled in "Large blocks of forest/farm land.")
- Small friendly town. That is why I moved here.
- Not too many regulations!
- Too reglegated, too high taxes, too may out-of-staters
- I moved to Maidstone because of its beautiful environment, it being a small town, a beautiful clean lake, large blocks of forests, and its wildlife. I came from a town that was a relatively small farming community with much open space when I was a child, but then was developed into a large residential community, with increased demand on services, resulting in higher and higher taxes (not to mention the traffic congestion). When it was time to retire, I moved to Maidstone to escape that, and it has proved to be a beautiful place to live. Hopefully it will remain that way. The only issue I have is the taxes. The municipal portion seems reasonable to me, but the State portion does not. I hope that the taxes do not increase to the point that they drive local residents from their homes.
- When the bridge was open, I was less concerned about emergency services.
- Like the of lack commercial business, don't want to live in Burlington
- We are isolated which makes it difficult to seek medical care, especially in emergencies. It is a welcoming community which tries to include as many residents/non-residents in events.
- I like living in a small, rural town. I knew about the distance to medical services when I moved here and have no problem with that, although the current closing of the Peaslee Bridge is of concern because it makes it take so much longer for emergency services to reach Maidstone. The high taxes are not within the Town's control, but are due to the high education taxes by the State. Education is extremely important and impacts everyone whether they have children or not; I do not know what can be done about these taxes.
- Need to reduce property taxes
- I know taxes somehow relate to Vermont rural school funding, but seems unbalanced
- Clean water, air. I like that we have trash pick up.
- Need to keep town small with basic bilaws.
- I want the Town to remain a small close community, that is not afraid to keep up with progress. Keeping up with the forward progress does not have to change the personality and charm of Maidstone

Part-time Residents / Own Property but do not reside here

- Really no complaints, it's rural VT. As long as there's somewhat of a consistent police presence, I'm satisfied.
- It's beautiful but to get to any services, you have to drive about a half hour.
- Don't appreciate "out-of-staters" coming in and imposing their "out-of-state" life style on us.
- I feel the regulations regarding use of forest lands are overly restrictive, not clearly defined, and have moved away from a small-town rural philosophy. The forest bylaws should be LESS restrictive, not MORE restrictive.

- Enjoy the lake and the recreation around it. Wish there were more restaurants closer or more economic development in Lancaster. A walk in care facility would be convenient instead of going to Littleton. A small town store with fresh fruit, veg, eggs, milk, cheese, coffee, other staples, maybe a small coffee shop offering breakfast and lunch..
- Better internet service would overcome the fact that it is far from where I work.
- I like the fact it is quiet and mostly farmland and forestland.
- Dirt Road for traveling sometimes not to good. Too far from everything. But a great place for relaxation and getaway. Beautiful lake as we own a pontoon boat 2 sea doo's fishing boat and peddle boat the whole family enjoys
- "#4 Excellent job of keeping the logging out of scenic views (for the most part) #5 Noise: some of the fireworks displays are too big for the lake"
- Taxes are unreasonable. Almost 4,000.00 for a tiny island less than .10 ac of rock with a one season camp of about 310 square feet
- Do not live there - only own land there.
- Long way from anywhere! Six mile gravel road. Mediocre cell & internet service options
- Maidstone Lake is so special. Can't get enough of it!
- I feel taxes are high for being in the middle of no where.
- We don't live there yet but hope to live there at least part-time in retirement.
- Enjoy it part time but feel it is too remote for me full time
- We are out in the boonies but that is what I signed up for so no more complaints from me.
- Like: a quiet, small rural town, lots of wildlife and agriculture community, nice people in the area. Dislike: not much to dislike other then high taxes and increased regulatory requirements.
- I am a woods & water person.
- It is a shame there is a not a general store closer.
- increased politics and unnecessary regulations
- I love Maidstone!!!!
- It is so disappointing to drive by the junkyards and farms becoming junkyards on Route 102 on the way to the lake. I would like to see some restrictions and clean-up efforts. What do they do to the environment? I support farmers and local farming. I do not support farms being used as a dumping ground or vehicle graveyard.
- Tax increases have been annual for several years and fairly steep.
- I also love Maidstone because it is not convenient to shopping and amenities.
- Noisy Watercraft
- Maidstone is a beautiful area. However, over the past 3-5 years the character of the Lake community has changed. But, not for the better. This is due to the influx of people who are not respectful of the historical traditions and those who have been at the Lake for many decades. The Lake has changed dramatically. Some of the change is welcomed though, most has been very troubling.

Notes and comments

- This goal has occurred unchanged in the 1993, 2007 and 2016 Town Plans.

- Survey results indicate the following as desirable qualities: beautiful place, small town environment, large blocks of forest/farm land, outdoor recreational opportunities, and to a lesser extent, sense of community.

Goal 2 [RE 2 - Land use]. Maintain the agricultural lands that are essential to the overall objective of preserving open space, scenic qualities and rural flavor.² See also goal 11, which states: Protect the forests lands and agricultural lands within the Town.³

Survey results

- **82% of full-time resident** survey respondents indicated that **“Protect agricultural lands”** is an important long-term goal for Maidstone.
- **90% of full-time resident** survey respondents indicated that **“Protect forest lands”** is an important long-term goal for Maidstone.
- Regarding the types of growth that Maidstone should have in the next eight years, **69%** of full-time residents agreed with **“Agriculture,”** (12% disagreed, with the remaining either having “No opinion” or did not make a selection.)
- Regarding what Maidstone should be in the **future with regard to forest and agriculture, 75%** of full-time residents indicated **“a residential community with MOST of the land in forest and agriculture.”**
- Regarding whether the Town should take steps to protect from **disappearance of agricultural lands, 81%** of full-time residents selected **“Agree.”** (6% selected “Disagree,” with the remaining either selecting “No opinion” or not making a selection.)
- Regarding whether the Town should take steps to protect from **disappearance of forest lands, 85%** of full-time residents selected **“Agree.”** (7% selected “Disagree,” with the remaining either selecting “No opinion” or not making a selection.)

Survey Comments to Question 11: “What should Maidstone be in the future with regard to forest and agriculture”

Full-time Residents:

- The more protected land, the better
- I live here because this is the way it is and should stay.
- Preserve what we currently have and all enjoy most about Maidstone.
- Preserving what we currently have, is why people choose to buy and live here. If you're so worried about maintaining the quality of the Lake, why do you want to develop the Town and add more pollution generating issues? Further Development also does not protect the wildlife habitat.
- Leave the way it is

² Maidstone Town Plan, 2016, “Statement of Planning Goals, #2,” [page 5](#).

³ Maidstone Town Plan, 2016, “Statement of Planning Goals, #11” [page 6](#).

- (Note by Recorder: "Most" in first option crossed out, with "ALL" written in.) Don't change our small, quiet Maidstone!
- I would qualify my answer to "a SMALL residential community with MOST of the land in forest and agriculture."
- I feel we are blessed to be in the forest, and I believe the farms are beneficial, and natural. (ie., I do not believe cows are causing global warming...ha). GMO corn growing, however, I believe are detrimental to the environment, especially in conjunction with the use of Roundup and Paraquat, as those are carcinogens that get into everything. Not sure how to keep the cows, yet allow the farmers to grow gmo corn and use the chemicals (Roundup and Paraquat)
- Most farms are struggling to stay open. THEY are what make Vermont look like Vermont.
- Maidstone's forests are in highly degraded state due to the extensive harvesting of lumber over the past 200 years. These commercial activities have resulted in a lack of species diversification and a loss of wildlife.

Part-time Residents or Own property but do not reside here:

- A small town center with store, gas, hardware, pub/deli, med stop...
- I like Maidstone as it is now.
- 4th choice: a residential and business center with SOME land in forest and agriculture.
- Don't change
- Logging is important to the area. The forest and animals are important to the hunters. The land is beautiful and should be protected.
- Must make sure that the rural lifestyle is not impacted or diminished.

Notes and comments

- Goal 2 has occurred unchanged in the 1993, 2007 and 2016 Town Plans and goal 11 was added to the Town Plan in 2007. These two goals appear to overlap and could potentially be combined into one: E.g. **Maintain and protect the agricultural and forest lands that are essential to the overall objective of preserving open space, scenic qualities and rural flavor.**
- Survey results indicate strong support for these goals.

Goal 3 [RE 2-Land use, RE 5-Natural areas]. Preserve the unique natural areas and ecosystems that make up Maidstone's diverse and scenic landscape

Survey results

- **84% of full-time resident** survey respondents indicated that "**Protect lakes, ponds, rivers, & streams**" is an important long-term goal for Maidstone.
- **81% of full-time residents** indicated that "**Protect wildlife habitats**" is an important long-term goal.
- **76% of full-time residents** indicated that "**Protect wetlands**" is an important long-term goal.
- Regarding whether the Town should take steps to **protect from disappearance of natural and open areas,** **79%** of full-time residents selected "**Agree.**" (7% selected "Disagree," with the remaining either selecting "No opinion" or not make a selection.)

- Regarding whether the Town should take steps to **protect from disappearance of wildlife habitats,** **81%** of full-time residents selected **“Agree.”** (7% selected "Disagree," with the remaining either selecting “No opinion” or not make a selection.)
- Regarding whether the Town should take steps to **protect from increasing presence of non-native invasive species,** **75%** of full-time residents selected **“Agree.”** (9% selected "Disagree," with the remaining either selecting “No opinion” or not make a selection.)

Notes and comments

- This goal has occurred unchanged in the 1993, 2007 and 2016 Town Plans.
- Survey results indicate strong support for this goal.
- From the Municipal Planning Grant application, part of the project descriptions is “protecting our rare and irreplaceable areas such as Maidstone Lake, Paul Stream, the Connecticut River corridor, and our open space and forested lands with policies and regulations.”⁴
 - The project issues section states “Maidstone is experiencing explosive growth in property values. This places significant pressure on our rare and irreplaceable areas, such as Maidstone Lake and Paul Stream, both pristine water bodies, as well as on privately held forest tracts. Bylaws that protect such areas, regulate their development, and protect water quality must be strengthened.”⁵

Goal 4 [RE 2-Land Use/Recreation]. 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.

Survey results

- 61% of full-time resident respondents selected **“Outdoor recreational opportunities”** as a quality that they like about living in Maidstone (question 4).
- However, only 28% of full-time residents selected **“Improve recreation opportunities”** as an important long-term goal for Maidstone (question 14).
- See goal 3., above, for survey results indicating strong support for protecting lakes, ponds, rivers and streams; wildlife habitats; natural and open areas, which relate to recreational opportunities for hunting, fishing, etc.

Notes and comments

- The 1993 Town Plan included as a goal “Maintain opportunities for recreational activities on public and private lands. Protect the habitats that provide for hunting, fishing, berry—picking,

⁴ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “2.4 Project Description.”

⁵ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “4.1 Project Issue & Urgency.”

hiking, and so on.” This goal was reworded and occurs in the 2007 and 2016 Town Plans as above.

- Survey results appear to indicate strong support for maintaining recreational opportunities, but not for improving them.
- Survey results also indicate strong support for protecting waterways, wildlife habitats, natural and open areas, which are important for recreational opportunities such as hunting, fishing, berry picking, hiking, etc.

Goal 5 [RE 1-Growth, RE 2-Land use]. Encourage slow, orderly growth on the lands that are suited for development.

Survey results

- Regarding the **rate of growth** in Maidstone, for full-time resident survey respondents, 45% indicated “Just right,” 31% indicated “No opinion,” 19% indicated “Too rapid,” and 5% indicated “Too slow.”
- Regarding **types of growth** in the next eight years, for full-time resident survey respondents:
 - For “**Residential**,” 40% selected “Agree,” while 30% selected “Disagree,” and the remaining 30% either selected “No opinion” or did not make a selection.
 - For “**Commercial**,” **67%** selected “**Disagree**,” 18% selected “Agree,” and the remaining 15% either selected “No opinion” or did not make a selection.
 - For “**Industrial**,” **76%** selected “**Disagree**,” 3% selected “Agree” and the remaining 21% either selected “No opinion” or did not make a selection.
 - For “**Vacation Homes**,” 45% selected “Disagree,” 33% selected “Agree,” and the remaining 22% either selected “No opinion” or did not make a selection.
 - For “**Shops/Convenience Stores**,” **54%** selected “**Disagree**,” 19% selected “Agree,” and the remaining 27% either selected “No opinion” or did not make a selection.
 - For “**Gas Stations**,” **70%** selected “**Disagree**,” 9% selected “Agree,” and the remaining 21% either selected “No opinion” or did not make a selection.
 - For “**Mobile Home Parks**,” **81%** selected “**Disagree**,” 1% selected “Agree,” and the remaining 18% either selected “No opinion” or did not make a selection.
 - For “**Agriculture**,” **69%** selected “**Agree**,” 12% selected “Disagree,” and the remaining 19% either selected “No opinion” or did not make a selection.
 - For “**Recreational Facilities**,” 43% selected “Disagree,” 31% selected “Agree,” and the remaining 26% either selected “No opinion” or did not make a selection.

Survey Comments regarding types of growth

Full-time Residents:

- Limited Recreational.
- Strongly disagree with Mobile Home Parks
- Why do we wish to become a City with City problems?
- Majority of the above are reasons why we wouldn't want to live here. Especially Mobile Home Parks!
- If gas, store, and industry needs to be here put them at the lake.

- Only single residences. No large developments. Maidstone is a nice rural town. If growth is important to someone they should go to a more urban area!
- Limited Residential. NONE! to the rest. Single family. Keep it rural. DO NOT RUIN MAIDSTONE
- Small commercial and small industrial only. People who come to the day use area may welcome an area for recreation - i.e., volleyball, horseshoes, badminton. It would move some of that action off the beach into a designated area.
- hope it has a small amount of growth, it's "just right" :)

Part-time Residents or Own property but do not reside here:

- need stores
- Understood that small ag is on the decline. Land that will no longer be farmed can be used for commercial as long as it is not a threat to the river or general aesthetics of the area (like Rt. 3)
- Mobile home parks are not very efficient in VT. There are better low cost, higher density housing options if needed.
- Strongly disagree re: Mobile Home Parks
- it would be great to have more shopping opportunities
- Lower income people need places to live, too.
- I like Maidstone as it is now.
- (Note by Recorder: "Facilities: circled, with question mark written beside the circle.)
- See responses above for all the above growth areas
- More eating establishments
- pay taxes take very little out of the town
- Who is creating these questions? Seems irrelevant to this town.
- It would be a travesty to try and expand economic growth and business around Maidstone. There is one road "102" in and out. Do not turn this beautiful place into a tourist spot
- I support Resident Owned Communities for sustainable manufactured housing, not traditional mobile home parks. that are investor owned and managed. They are a great affordable option and allowing resident ownership provides management accountability.
- A family park would be nice. A small store/gas station that could compete with NH prices. A couple solar fields to collect energy to sell.
- I will never vote in favor of atvs or side-by-sides being allowed to travel around Maidstone Lake. I would probably sell my camp if this ever passed. There's a perfectly good trail system in New Hampshire, use that.
- I like Maidstone just the way it is...let's not ruin it with too much growth.
- Slow commercial growth. Recreational facility growth should be considered before commercial growth for the enhancement of outdoor activities.

Notes and comments

- The 1993 Town Plan included as a goal "Encourage slow, orderly growth on the non-agricultural lands that are suited for development. "Non-agricultural" was dropped in the 2007 Town Plan and appears as in goal 5 above.

- Based on the survey, there is strong support from full-time residents (69%) for **agricultural growth**, which was the only growth type supported by more than a majority. The only other type of growth where more full-time residents agreed than disagreed is residential growth, where 40% agreed and 30% disagreed. A majority or more of full-time residents **disagreed** with the following types of growth: Mobile home parks (81%), Industrial (76%), Gas stations (70%), Commercial (67%), and Shops/Convenience stores (54%).
- Except for agriculture, there does not appear to be much of a desire for growth (and a desire for no growth for most types).

Goal 6 [RE 11-Economic]. Promote small scale, decentralized economic development, including home-based businesses, that does not detract from Maidstone’s rural character.

Notes and comments

- This goal occurs in the 2007 & 2016 Town Plans and in the 1993 Town plan, except that plan omits “including home-based businesses.”
- Referring to goal 5 above, since there is much opposition to most types of growth, goal 6 may still be appropriate.

Goal 7 [RE 4-Utilities & Facilities]. Provide high quality public services (i.e. roads, solid waste disposal) while recognizing the limitations of the property tax system.

Survey results

- In response to “How satisfied are you with the current level of the following **municipal services**,”
 - For “**Road Maintenance**,” **81% of full-time residents** and **76%** of all survey respondents indicated “**Satisfied**,” 16% of both full-time residents and all survey respondents indicated “Needs improvement,” no full-time residents and 2% of all survey respondents selected “Dissatisfied.”
 - For “**Fire Protection**,” **50% of full-time residents** and **64%** of all survey respondents indicated “*Satisfied*,” 21% of full-time residents and 24% of all survey respondents indicated “Needs improvement,” 5% of full-time residents and 3% of all survey respondents selected “Dissatisfied.”
 - For “**Police Protection**,” **58% of full-time residents** and **47%** of all survey respondents indicated “*Satisfied*,” 27% of full-time residents and 28% of all survey respondents indicated “Needs improvement,” 3% of full-time residents and 4% of all survey respondents selected “Dissatisfied.”
 - For “**Snow Removal**,” **82% of full-time residents** and **71%** of all survey respondents indicated “**Satisfied**,” 9% of full-time residents and 5% of all survey respondents indicated “Needs improvement,” 3% of full-time residents and 2% of all survey respondents selected “Dissatisfied.”
 - For “**Trash Pick-up**,” **91% of full-time residents** and **81%** of all survey respondents indicated “**Satisfied**,” 3% of full-time residents and 6% of all survey respondents indicated “Needs improvement,” 3% of full-time residents and 2% of all survey respondents selected “Dissatisfied.”

- For “**Recycling Pick-up,**” **90% of full-time residents** and **77%** of all survey respondents indicated “**Satisfied,**” 6% of full-time residents and 10% of all survey respondents indicated “Needs improvement,” 3% of full-time residents and 4% of all survey respondents selected “Dissatisfied.”
- For “**Town Hall Services,**” **93% of full-time residents** and **84%** of all survey respondents indicated “**Satisfied,**” 3% of full-time residents and 5% of all survey respondents indicated “Needs improvement,” no full-time residents and 1% of all survey respondents selected “Dissatisfied.”

Notes and comments

- Goal 7 occurs in the 1993, 2007 and 2016 Town plans, except the 1933 plan also lists “schools.”
- According to the survey, most respondents are satisfied with Town services, including road maintenance, snow removal, trash pick-up, recycling pick-up and Town Hall services. Satisfaction with police and fire protection was less, but still near a majority.

Goal 8. Protect private property values in the Town of Maidstone.

Notes and comments

- This goal was introduced in the 2007 Town Plan.
- I didn’t see any survey questions regarding this goal.
- According to the Municipal Planning Grant application, the project issues section states that “Maidstone is experiencing explosive growth in property values. This places significant pressure on our rare and irreplaceable areas, such as Maidstone Lake and Paul Stream, both pristine water bodies, as well as on privately held forest tracts. Bylaws that protect such areas, regulate their development, and protect water quality must be strengthened.”⁶ This seems to indicate that growth in private property values may be an issue.
- The explosive growth in property values also affects taxes.

Goal 9 [RE 2-Land use, RE-5 Natural areas]. Protect the Town’s water resources

Survey results

- **84% of full-time residents** and **86%** of all survey respondents indicated that “**Protect lakes, ponds, rivers, & streams**” is an important long-term goal for Maidstone.
- In response to “The Town should take steps to **protect** the Town **from: Pollution of lakes, streams, and water supplies,**” **85% of full-time residents** and **88%** of all survey respondents selected “**Agree,**” 7% of full-time residents and 6% of all survey respondents selected “Disagree.” The remaining either had “No opinion” or did not make a selection.

Notes and comments

⁶ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “4.1 Project Issue & Urgency.”

- This goal was introduced in the 2007 Town Plan.
- Survey results indicate strong support for this goal.
- Part of the project description in the Municipal Planning Grant application is “protecting our rare and irreplaceable areas such as Maidstone Lake, Paul Stream, the Connecticut River corridor, and our open space and forested lands with policies and regulations.”⁷
 - Maidstone is experiencing explosive growth in property values. This places significant pressure on our rare and irreplaceable areas, such as Maidstone Lake and Paul Stream, both pristine water bodies, as well as on privately held forest tracts. Bylaws that protect such areas, regulate their development, and protect water quality must be strengthened.⁸

Goal 10. Protect the rights of landowners

Survey results

- **85% of full-time residents** and **78%** of all survey respondents indicated that “**Protect rights of landowners**” is an important long-term goal for Maidstone.

Notes and comments

- This goal was introduced in the 2007 Town Plan.
- Survey results indicate strong support for this goal.
- During the Planning Commission meeting of 6 December 2023, Jesse Noone of NVDA put a link on “Chat” referring to the “Bundle of Rights,” which describes the set of legal rights associated with ownership of real property. The “bundle” is made up of **five different rights**: the right of **possession**, the right of **control**, the right of **exclusion**, the right of **enjoyment** and the right of **disposition**.⁹
 - The **right of possession** ... just refers to the right to possess, or own, the property. If you’re the title holder, you’re the legal owner of the property.
 - The **right of control** is your right to use or control the use of the property. This could include things like making renovations or changes to the property, having guests over to visit or live with you or renting it out to earn an income. If you live in a community governed by an HOA, the HOA’s regulations can put certain limits on this right. For example, you might not be able to paint your house an outlandish color or keep a pet in your condo if it’s against HOA rules.

Local laws can impact your right of control as well. Depending on how your neighborhood is zoned, for example, you might not be able to run certain types of businesses out of your home or keep a coop of chickens in your backyard.

⁷ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “2.4 Project Description.”

⁸ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “4.1 Project Issue & Urgency.”

⁹ Grace, Molly, [A Guide to Understanding Bundle of Rights in Real Estate](#) (RocketMortgage.com) (Jesse Noone of NVDA put this link in the Chat during the Planning Commission meeting of 6 December 2023).

- With the **right of exclusion** ... you get to say who can and can't set foot on your property.
This right can be limited in certain circumstances. For example, a police officer with a legal warrant can enter your home without your permission.
- The **right of enjoyment** gives you the right to lawfully enjoy your property how you see fit. For example, you can choose to throw a party at your home – provided you don't break any local noise ordinances.
- The **right of disposition** gives you the right to “dispose” of the property. This means you have the right to sell it, will it or otherwise transfer ownership to someone else.

Goal 11 [Land use]. Protect the forests lands and agricultural lands within the Town [see goal 2]

Notes and comments

- This goal was introduced in the 2007 Town Plan.
- Survey results indicate strong support for this goal (see under Goal 2).

Goal 12 [RE 3-Transportation]. Provide for the proper maintenance of all roads in Town

Survey results

- In response to “How satisfied are you with the current level of the following municipal services,” for **Road Maintenance, 81% of full-time residents** and **76%** of all survey respondents indicated “**Satisfied**,” 16% of both full-time residents and all survey respondents indicated “Needs improvement,” no full-time residents and 2% of all survey respondents selected “Dissatisfied.”

Notes and comments

- This goal was introduced in the 2007 Town Plan.
- Survey results indicate that most are satisfied with road maintenance.
- See also Goal 7, “Provide high quality public services (i.e. roads, solid waste disposal)...”

Additional Goals to Consider

[RE 4-Utilities & Facilities] Improve telecommunications

Survey results

- **72% of full-time residents** and **59%** of all survey respondents indicated that “**Improve telecommunications**” is an important long-term goal for Maidstone.

The following are listed in the Maidstone Municipal Planning Grant submitted to the Department of Housing and Community Development (30 Oct. 2023)

Flood Resilience (RE 12)

- **Making this [Maidstone] a flood resilient town, eligible for maximum aid after a disaster; enabling people to obtain affordable flood insurance.**¹⁰
 - NVDA has determined that Maidstone’s Flood Resilience Plan meets minimum standards. It must be made more robust, integrating our LEMP and LHMP, and must be clearly communicated to the community.¹¹
 - The revised, updated Town Plan will be the basis for revising our Bylaws to include a floodplain overlay and management regulations required for maximum financial aid from the State, if a natural disaster occurs. The Town must enroll in the National Flood Insurance Program (NFIP) that will make flood insurance more affordable to property owners.¹²

The National Flood Insurance Program (NFIP)

- **The National Flood Insurance Program (NFIP)** provides a source of flood insurance for buildings in communities that choose to participate. Nearly ninety percent of communities in Vermont participate in the NFIP. Flood insurance is available for buildings and their contents anywhere in participating communities. Without access to the NFIP, flood insurance from private sources may be unavailable or prohibitively expensive. To participate in the NFIP a community must regulate all new development in high risk Special Flood Hazard Areas to ensure that new development is safe from flood damage.¹³

Why Participate in the NFIP?¹⁴

1. Residents and building owners want **access to flood insurance**. Insurance is particularly important for structures and contents at a high risk of damage.
2. **If flood insurance is not available, then a potential buyer cannot secure a mortgage**. The value of the property is limited to cash-only sales.
3. Participation in the NFIP and having a Local Hazard Mitigation Plan **allows the community to apply for FEMA Hazard Mitigation Grants** to address community flood problems including elevating or removing buildings in dangerous locations.
4. Participation in the NFIP is **one of the basic mitigation steps that qualify communities for extra financial support after a disaster**. See [Post-Disaster Funding](#) and [ERAF](#).

¹⁰ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “2.4 Project Description”.

¹¹ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “4.1 Project Issue & Urgency.”

¹² Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “4.1 Project Issue & Urgency.”

¹³ State of Vermont, Flood Ready, [National Flood Insurance Program](#)

¹⁴ State of Vermont, Flood Ready, [Why Participate in the NFIP?](#)

Flood Insurance ¹⁵

- Flood Insurance through the National Flood Insurance Program (NFIP) is **available for buildings and/or contents anywhere in communities that participate in the NFIP**. FEMA's www.FoodSmart.gov provides information for consumers about flood insurance. **Flood Insurance is required for mortgages and loans to buildings in the Special Flood Hazard Area.**
- In 2021 the National Flood Insurance Program was relaunched under [Risk Rating 2.0](#). Here are several short videos to describe the [determination of flood risk using Risk Rating 2.0](#). Quotes on flood insurance are available through your homeowners insurance policy carrier.
- Basements are prohibited for new structures in areas at high risk of flooding. Older structures can be made safer and less expensive to insure. It is possible to fill in the basement below grade and elevate the lowest floor to [make the structure safer and cheaper to insure](#). Talk to your insurance agent. Funding to support such mitigation may be available through the [Hazard Mitigation Grant Program](#).

Administration of Hazard Area Regulations ¹⁶

- **Communities that participate** in the National Flood Insurance Program (NFIP) **are required to enforce municipal regulations so as to be sure that future development is safer from flood damage**. Such regulations must meet or exceed the requirements to participate in the program ([44 CFR 60.3](#)) in a manner consistent with state law ([24 VSA Chapter 117](#)).
- [Model hazard area regulations](#) are available through VT DEC [[VT Model Stand Alone Flood Hazard Bylaw 11.2022 annotated.pdf](#)]. Please contact your [DEC Floodplain Manager](#) ¹⁷ to select the best starting model for your community to work from.
- [The Vermont Planning and Information Center](#) (VPIC) has information on the statutory process for [Plan and Bylaw Adoption Tools](#). **To participate in the NFIP communities regulate development in the Special Flood Hazard Area** (typically shown as Zone A, AE, A 1- 30, or AO on a [Flood Insurance Rate Map](#)).
- The municipality has an **Administrative Officer** (often the Zoning Administrator) to **respond to inquiries from the public, review proposed development and to issue permits as appropriate**. Under statute any complete application proposing new construction or substantial development in the Special Flood Hazard Area must be sent to the [Agency of Natural Resources for comment](#) in support of the municipal review process. The Administration of the bylaw must be consistent with the bylaw and state statute and meet or exceed the requirements in ([44 CFR 60.3](#)). A plain language version of NFIP requirements is available online as:

¹⁵ State of Vermont, Flood Ready, [Flood Insurance](#)

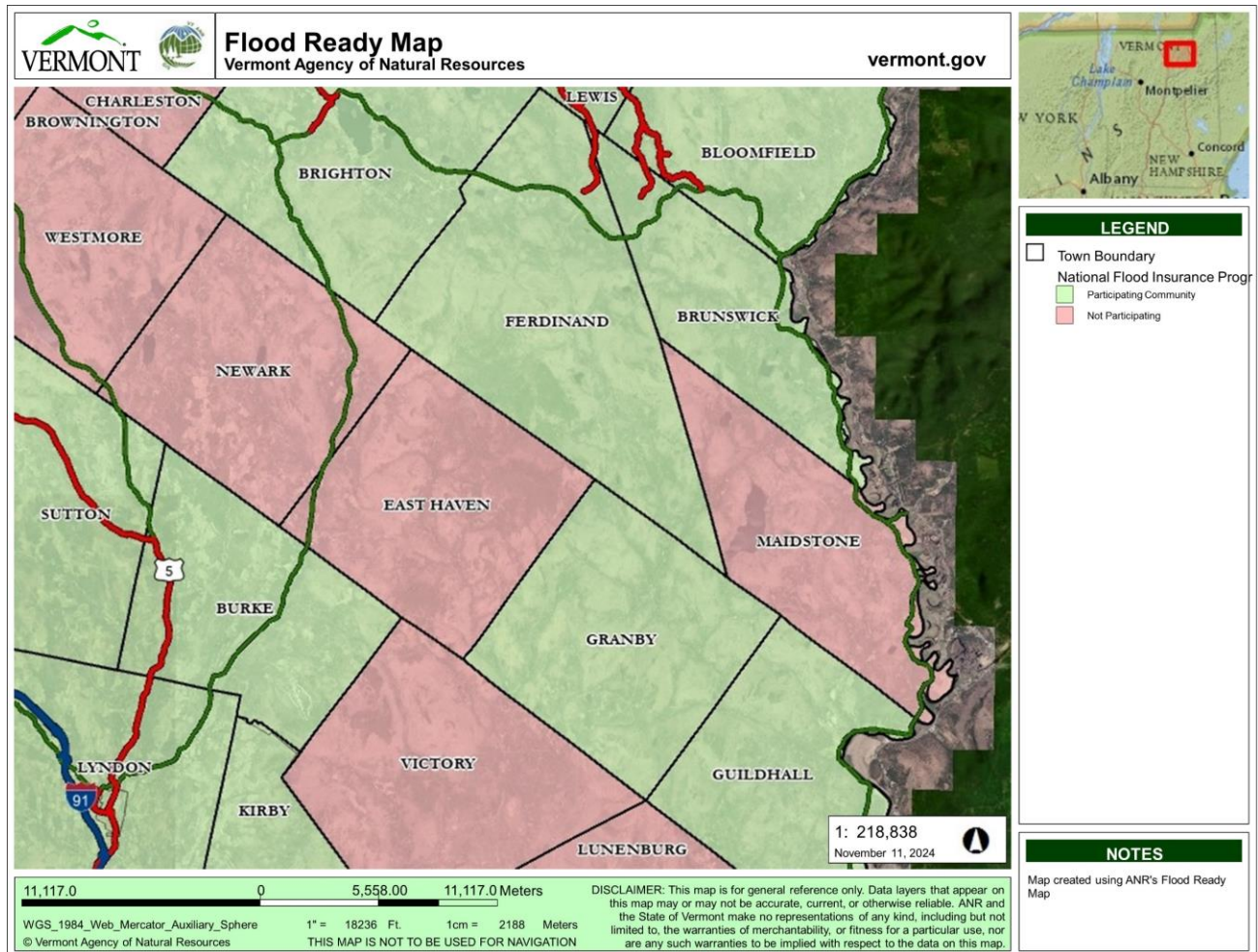
¹⁶ State of Vermont, Flood Ready, [Administration of Hazard Area Regulations](#)

¹⁷ DEC Floodplain Manager, Northeast Region, 2024: Sacha Pealer, CFM (802) 490-6162 sacha.pealer@vermont.gov

- [Floodplain Management Requirements: A Study Guide and Desk Reference for Local Officials FEMA 480 February, 2005](#) FEMA also provides this useful [document in a printed or pdf format](#).
- Municipal officials with **questions** about bylaws, administration, or review criteria are encouraged to contact the [DEC Floodplain Manager for your community](#).¹⁸ Several Regional Planning Commissions have staff that are Certified Floodplain Managers and can help address administration questions. Certified Floodplain Managers (CFM) are certified through Association of State Floodplain Managers. If your community has many proposals for activity in the regulated hazard area these professionals are available as a resource to you. Contact [VT DEC](#) for more information on taking the CFM Exam.
- FEMA also provides [free training for officials](#) on floodplain management at the Emergency Management Institute in Emmitsburg, Maryland. Look online for E273 Managing Floodplain Development thru the NFIP on their [EMI schedule of training events](#). FEMA will cover tuition and most travel costs except for the cost of meals at EMI.
- The **role of the Administrative Officer is to do the work of the municipality as identified in the bylaw under statute**. This includes helping individuals understand the Flood Insurance Rate Map and the municipal regulations, and to support the review of proposed development. After a flood disaster or other extensive damage to a building in a Special Flood Hazard Zone the AO will need to determine if there was [Substantial Damage](#) (as defined in the regulations) and help people understand their opportunities to document and respond to damage and prepare for repairs.
- For **more information** on the hazard area regulation administration please see the [VT DEC River Corridor and Floodplain Protection](#) page, [VPIC](#), and/or contact your [Regional Planning Commission](#).

¹⁸ DEC Floodplain Manager, Northeast Region, 2024: Sacha Pealer, CFM (802) 490-6162 sacha.pealer@vermont.gov

Communities participating (green) and not participating (pink) in the NFIP



Energy (RE 9)

- Increasing the energy efficiency of private and public buildings, including expanding the use of renewable resources.¹⁹
 - From the survey results, 52% of full-time residents agree (and 28% disagree) that “Maidstone should ... establish a plan to help our community transition to clean, affordable energy, and help to weatherize homes in the community by reducing air leakage, properly insulating, and upgrading inefficient heating systems, in a manner that does not unfairly burden our citizens.”
 - Also, 52% of full-time residents agree (and 28% disagree) that “Maidstone should seek to provide affordable means of weatherization, i.e., upgrading insulation, windows, and

¹⁹ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “2.4 Project Description”.

- HVAC systems, that will reduce the amount and cost of energy consumption in Maidstone homes and make homes more comfortable.”
- From the survey, regarding whether the Town should adopt renewable energy policies that encourage the listed projects, the only listed project supported by a majority of full-time residents was “Private solar projects,” with 52% agreeing (and 28% disagreeing). The survey comments list many concerns.

Housing (RE 10)

- Creating a housing program that addresses the needs of low and moderate income residents as well as seniors.²⁰
 - A program for addressing low and moderate income persons’ and seniors’ housing needs must be added . Our State Representative and Town Officials had discussions at a recent Selectboard meeting about their mutual concern that statistics about poverty and residential energy burden do not accurately reflect the true state of affairs in the Town. We are attempting to identify the under-served in our community and address their needs in our Town Plan through public outreach, including a Survey and public discussions. Following adoption and approval of the Town Plan, our Zoning Bylaws must be updated to comply with The Vermont Home Act of 2023.²¹
 - From the survey results, for full-time residents:
 - 25% consider “Allow for affordable housing” as an important long-term goal for Maidstone (question 14).
 - 34% agree and **39% disagree** that “Maidstone should support the development of a program that addresses low and moderate income persons’ housing needs” (question 24).
 - 33% agree and **40% disagree** that “Maidstone should encourage the development of Energy-efficient affordable housing” (question 25.1).
 - 26% agree and **43% disagree** that “Maidstone should encourage the development of Energy-efficient senior citizen housing” (question 25.2).
 - On one hand there is not much support (25%) from full-time residents to “Allow for affordable housing” as a long-term goal, and more residents disagree than agree with developing a program that addresses low and moderate income housing needs, encouraging the development of energy-efficient affordable housing, and encouraging the development of energy-efficient senior citizen housing. On the other hand, the Town needs to make sure that it is meeting State requirements.

Development (RE 1-Growth, RE 2-Land use)

- Preventing strip development along Route 102 must be addressed and included in the action plan, providing the basis for revising Zoning Bylaws to regulate such development.²²

²⁰ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “2.4 Project Description”.

²¹ Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “4.1 Project Issue & Urgency.”

²² Town of Maidstone, Municipal Planning Grant application, submitted to the Department of Housing and Community Development, October 30, 2023, “4.1 Project Issue & Urgency.”

- From the survey results, for full-time residents, **70% agree** (and 22% disagree) that commercial development i.e., gas stations, hotels, restaurants, essential services, stores, etc. ... should be restricted to certain areas along Route 102 (question 10). But recall that full-time residents **disagreed** with the following types of growth: Mobile home parks (81%), Industrial (76%), Gas stations (70%), Commercial (67%), and Shops/Convenience stores (54%) (question 9).
- So it appears that most full-time residents do not want commercial growth, but if it is to occur, it should be limited to certain areas along Route 102.

Survey question 14. The following are important long-term goals for Maidstone (Check all that apply): - 137 responses ²³

Goal (Total survey respondents: 145)	All (Total 145)		Full-time residents (Total 67)		Part-time residents & non-resident land owners (Total 77)		Lake District (Total 99)		Non-Lake Districts (Total 46)	
Protect agricultural lands	117	81%	55	82%	61	79%	77	78%	40	87%
Protect forest lands	125	86%	60	90%	64	83%	84	85%	41	89%
Protect lakes, ponds, rivers, & streams	125	86%	56	84%	68	88%	87	88%	38	83%
Protect wildlife habitats	116	80%	54	81%	62	81%	81	82%	35	76%
Protect wetlands	107	74%	51	76%	56	73%	75	76%	32	70%
Protect rights of landowners	113	78%	57	85%	56	73%	73	74%	40	87%
Provide an area for new industry	14	10%	3	4%	11	14%	10	10%	4	9%
Allow for affordable housing	35	24%	17	25%	18	23%	27	27%	8	17%
<i>Regulate large development projects</i>	84	58%	38	57%	45	58%	57	58%	27	59%
Increase emergency services	64	44%	24	36%	39	51%	47	47%	17	37%
Improve recreation opportunities	47	32%	19	28%	28	36%	35	35%	12	26%
Improve telecommunications	86	59%	48	72%	47	61%	73	74%	23	50%
(blank)	8	6%	3	4%	5	6%	4	4%	4	9%

²³ Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Question 14](#).