

Required Element 2: A land use plan, which shall consist of a map and statement of present and prospective land uses

Summary of Survey Results

Based on survey results, most respondents¹ think that Maidstone is either an excellent² or good³ place to live and they like living at Maidstone because it is a beautiful place,⁴ has outdoor recreational opportunities,⁵ has a small town environment,⁶ and has large blocks of forest/farm land.⁷ A slight majority of full-time residents and people at the lake like the sense of community.⁸ The major dislike of half the respondents is that taxes are high.⁹

Most residents feel that Maidstone should be “a small residential community with limited business and industry”¹⁰ and “a residential community with most of the land in forest and agriculture.”¹¹ Most residents in 2006 felt the same way.

The only type of growth that the majority of residents agreed with is agriculture.¹² A majority of residents disagreed with growth in commercial, industrial, gas stations, and mobile home parks.¹³ A majority of full-time residents disagreed with growth in shops/convenience stores.¹⁴ Growth in residential, vacation homes and recreational facilities did not have a majority either agreeing or disagreeing.

Most full-time residents think that “we don’t need any” commercial/industrial development.¹⁵ If there is commercial development, most respondents feel that it should be restricted to certain areas along Route 102.¹⁶

¹ Either excellent or good place to live: 88% of all respondents, 94% of full-time, 83% of part-time/own land.

² Excellent place to live: 59% of all, 66% of full-time, 54% of part-time/own land.

³ Good place to live: 29% of all, 28% of full-time, 29% of part-time/own land.

⁴ Beautiful place: 91% of all, 93% of full-time, 90% part-time/own land.

⁵ Outdoor recreational opportunities: 67% all, 61% full-time, 73% of part-time/own land.

⁶ Small town environment: 66% of all, 73% of full-time, 60% of part-time/own land.

⁷ Large blocks of forest/farm land: 61% of all, 64% of full-time, 60% of part-time/own land.

⁸ Sense of community: 44% of all, 54% of full-time, 36% of part-time/own land, 53% in the Lake district, and 26% in non-lake districts.

⁹ Taxes are high: 50% of all 48% of full-time, 51% of part-time/own land.

¹⁰ Small residential/limited business & industry: 71% of all, 82% of full-time, 61% of part-time/own land, 72.1% in 2006.

¹¹ Residential/most land in forest & agriculture: 77% of all, 75% of full-time, 79% of part-time/own land; 68.6% in 2006.

¹² Agreed w/growth in agriculture: 68% of all, 69% of full-time, 66% of part-time/own land.

¹³ Disagreed w/growth in Commercial: 52% all, 67% full-time, 38% part-time/own land, Industrial: 66% all, 76% full-time, 57% part-time/own land, Shops/Convenience Stores: 44% all, 54% full-time, 36% part-time/own land, Gas Stations: 58% all, 70% full-time, 47% part-time/own land, Mobile home parks: 73% all, 81% full-time, 66% part-time/own land.

¹⁴ Disagreed w/growth in Shops/Convenience Stores: 44% of all, 54% of full-time, 36% of part-time/own land.

¹⁵ We don’t need any commercial/industrial development: 50% all, 61% full-time, 39% part-time/own land (35.3% in 2006).

¹⁶ Restrict commercial development to certain areas along Rt. 102: 67% of all, 70% full-time, 64% part-time/own land agree.

Most residents (and respondents in general) feel that the following are important long-term goals, namely, to protect forest lands,¹⁷ lakes, ponds, rivers & streams,¹⁸ agricultural lands,¹⁹ wildlife habitats,²⁰ wetlands,²¹ and the rights of landowners;²² and to regulate large development projects²³ and to improve telecommunications.²⁴

Most residents agree that the Town should take steps to protect the Town from pollution of lakes, streams and water supplies,²⁵ and from disappearance of natural and open areas,²⁶ agricultural lands,²⁷ forest lands,²⁸ and wildlife habitats,²⁹ and from increasing presence of non-native invasive species.³⁰

¹⁷ Protect forest lands: 86% of all, 90% of full-time, 83% of part-time/own land.

¹⁸ Protect lakes, ponds, rivers & streams: 86% of all, 84% of full-time, 88% of part-time/own land.

¹⁹ Protect agricultural lands: 81% of all, 82% of full-time, 79% of part-time/own land.

²⁰ Protect wildlife habitats: 80% of all, 81% of full-time, 81% of part-time/own land.

²¹ Protect wetlands: 74% of all, 76% of full-time, 73% of part-time/own land.

²² Protect rights of landowners: 78% of all, 85% of full-time, 73% of part-time/own land.

²³ Regulate large development projects: 58% of all, 57% of full-time, 58% of part-time/own land.

²⁴ Improve telecommunications: 66% of all, 72% of full-time, 61% of part-time/own land.

²⁵ Protect from pollution of lakes, streams and water supplies: 88% of all, 85% of full-time, 91% of part-time/own land.

²⁶ Protect from disappearance of natural and open areas: 82% of all, 79% of full-time, 84% of part-time/own land.

²⁷ Protect from disappearance of agricultural lands: 79% of all, 81% of full-time, 78% of part-time/own land.

²⁸ Protect from disappearance of forest lands: 84% of all, 85% of full-time, 83% of part-time/own land.

²⁹ Protect from disappearance of wildlife habitats: 84% of all, 81% of full-time, 86% of part-time/own land.

³⁰ Protect from increasing presence of non-native invasive species: 77% of all, 75% of full-time, 79% of part-time/own land.

Town Plan Land Use Comparisons

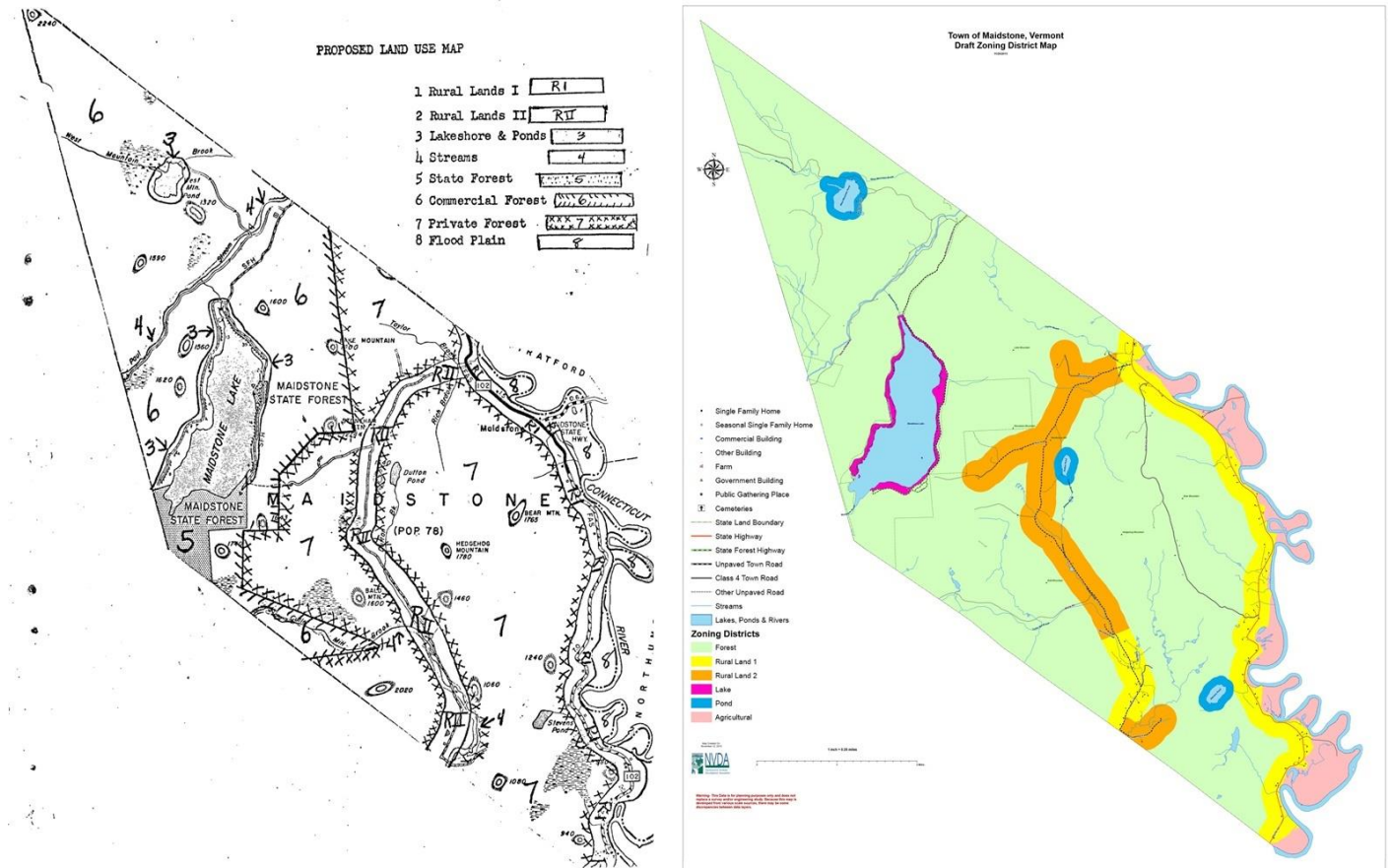
The 1973 Town of Maidstone Municipal Plan contained a proposed land use map containing eight districts: (1) Rural Lands I, (2) Rural Lands II, (3) Lakeshore & Ponds, (4) Streams, (5) State Forest, (6) Commercial Forest, (7) Private Forest and (8) Flood Plain.

By the time of the 2007 Zoning District Map, there were six zoning districts that are very similar to the 1973 map: (1) Rural Lands 1, essentially the same as in 1973, except for a section in town along the southern part of North road that was changed from Rural lands II to Rural Lands 1; (2) Rural Lands 2, being the same as in 1973 except for that part converted to Rural Lands 1 and the addition of three sections on roads branching off of North Road (Hall Road, Masters Road & Tamarack Lane); (3) Lake and (4) Ponds, being two districts resulting from the splitting of Lakeshore & Ponds from the 1973 map; (5) Forest, resulting from the combining of State Forest, Commercial Forest and Private Forest from the 1973 map; and (8) Agriculture, essentially corresponding to the Flood Plain of 1973.

The 1973 Streams district was apparently dropped and replaced with an Shoreland Areas overlay.

The 2007 Zoning District map appears to be the same as the current zoning district map.

Map 1 – 1973 Proposed Land Use and Current (created 2015) Zoning Districts Maps



Maidstone Current Land Use/Zoning Districts

Rural Lands 1 – Residential, affordable housing, limited light commercial, ³¹ Transect/Character zone 3 (Suburban)³²

The purpose of this district is to encourage residential, affordable housing and limited light commercial use.³³

Rural Lands 2 – Limited residential, Forestry, ³⁴ Transect/Character zone 2 (Working Lands/Rural)³⁵

The purpose of this district is to encourage limited residential uses close to existing public roads and continued forest management practices.³⁶

Lake – Residential [, Recreation], ³⁷ Transect/Character zone 1 (Conservation & Natural Hazard Areas)³⁸ and/or 3 (Suburban)³⁹

The Maidstone Lake District provides seasonal and year-round residential development.⁴⁰ [bwb: and recreational uses ?]

Ponds – Limited residential, Forestry, ⁴¹ Transect/Character zone 1 (Conservation & Natural Hazard Areas)⁴²

To maintain the wilderness character of the pond while providing limited residential development with the continuance of good forestry activities.⁴³

³¹ 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: residence, commerce”

³² DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Suburban,” [page 69](#)

³³ Town of Maidstone Zoning Bylaw (2016), [page 6](#), §210 District Objectives and Land Use Control.

³⁴ 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: residence, forests”

³⁵ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

³⁶ Town of Maidstone Zoning Bylaw (2016), [page 7](#).

³⁷ 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: residence [, recreation]”

³⁸ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

³⁹ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Suburban,” [page 69](#)

⁴⁰ Town of Maidstone Zoning Bylaw (2016), [pages 8-9](#).

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

⁴² DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

⁴³ Town of Maidstone Zoning Bylaw (2016), Table 210.4: “P” Ponds, [pages 9-10](#).

Forest – Forestry, Recreation, ⁴⁴ Transect/Character zone 1 (Conservation & Natural Hazard Areas) ⁴⁵ and/or 2 (Working Lands/Rural)⁴⁶

The Forest District encourages forestry activities while providing for limited residential development.⁴⁷

The Forest District consists of “All the land not within any of the other districts in the town.”

Map 2, below, shows the land use as of 2017 in Maidstone and the surrounding area. As can be seen, most of the area is forested.

Map 3, below, shows Wildlife Habitat Blocks and on a scale of 1 to 10 of habitat block importance, where 10 is most important, Maidstone and the surrounding area score 9 and 10.

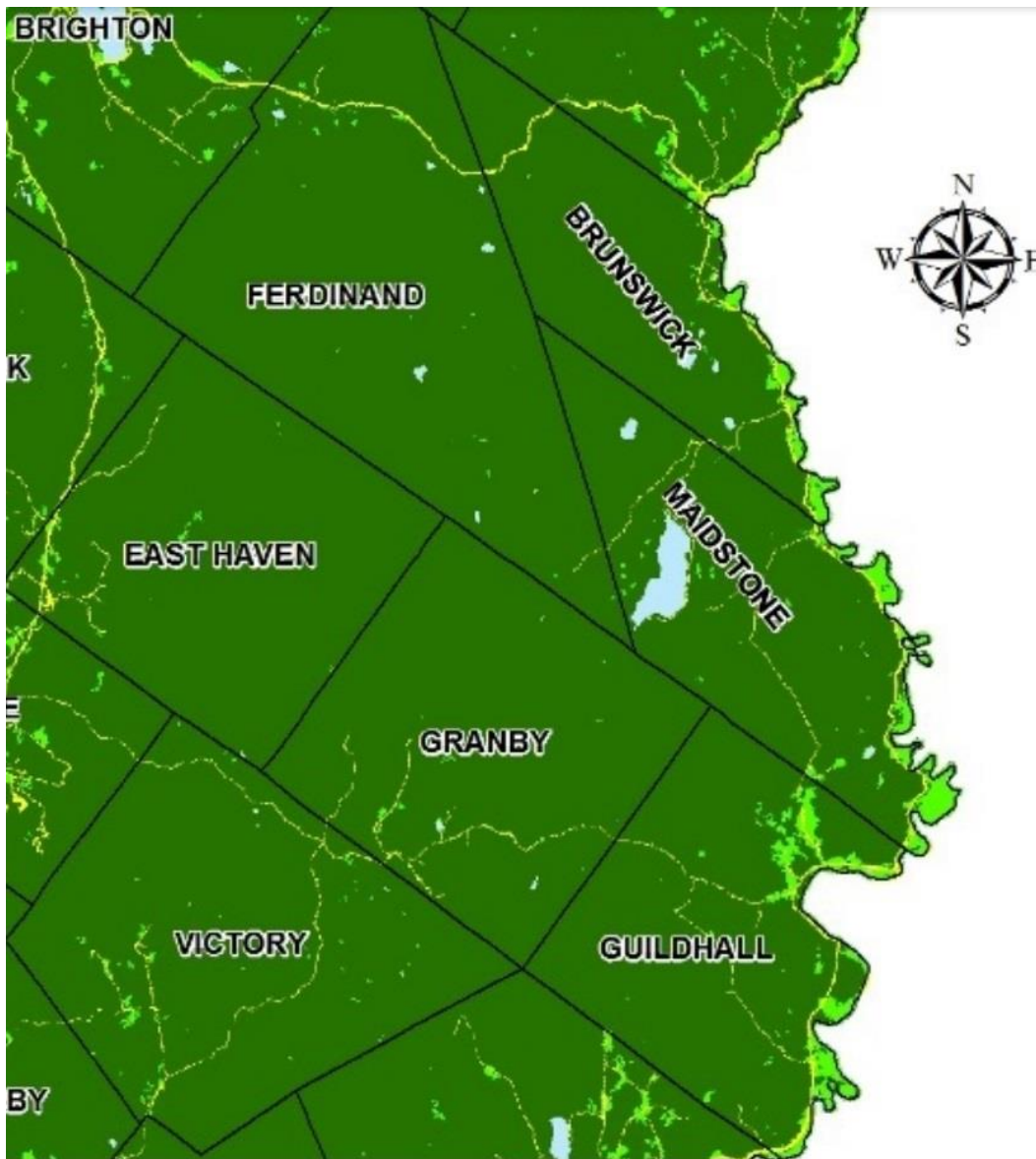
Map 4, below, shows Habitat Connectors, and Maidstone and the surrounding area contain “Highest Priority Connectivity Blocks.”

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

⁴⁵ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

⁴⁶ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

⁴⁷ Town of Maidstone Zoning Bylaw (2016), Table 210.05: “F” Forest, [page 11](#).



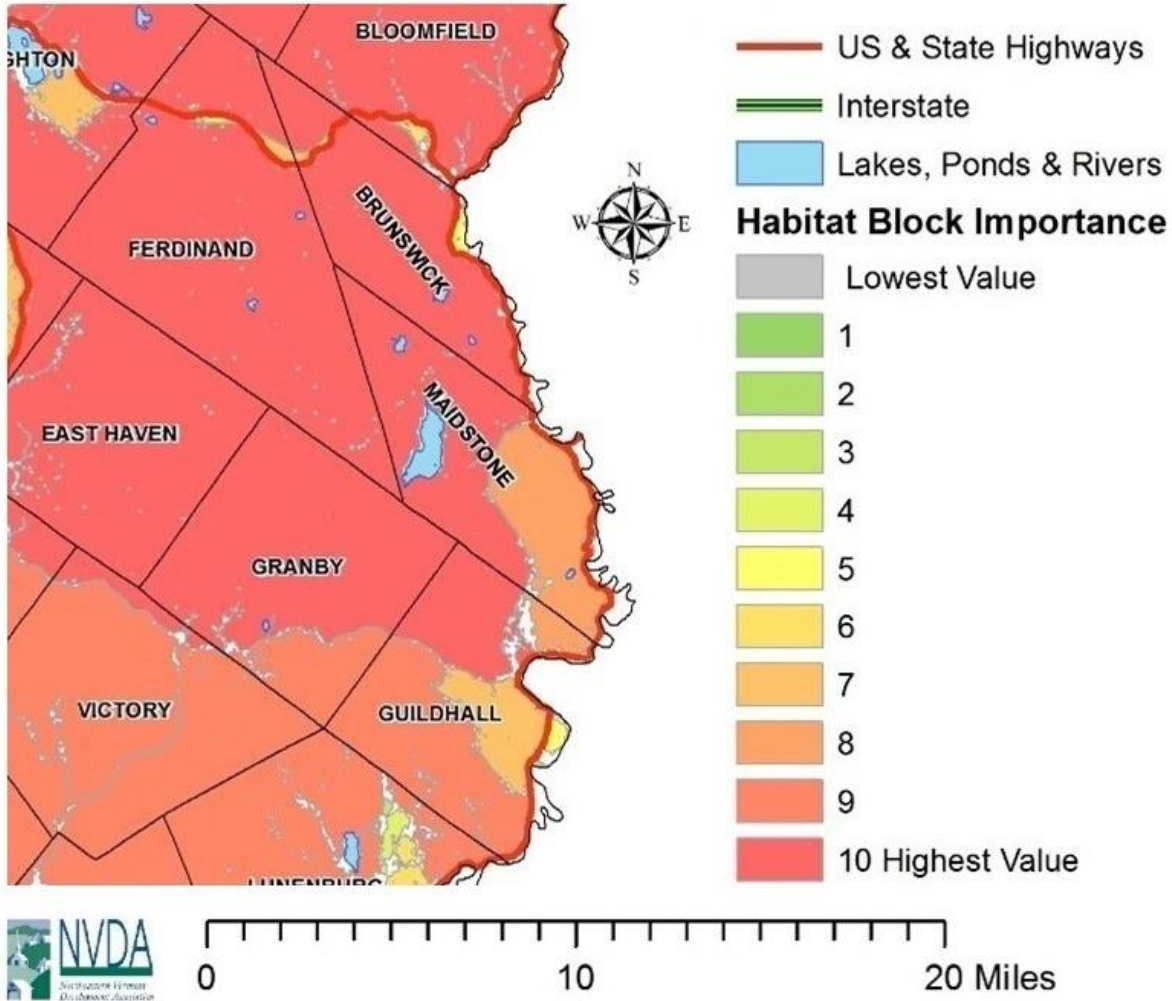
- Open Water
- Developed
- Barren Land (Rock/Sand/Clay)
- Forested
- Open/Agricultural

Map 2 – Adapted from NVDA Current Land Use Map (2017)⁴⁸

NVDA Region: Wildlife Habitat Blocks

Figure 7.4

January 2018



Map 1 - Adapted from NVDA Region: Wildlife Habitat Blocks ⁴⁹

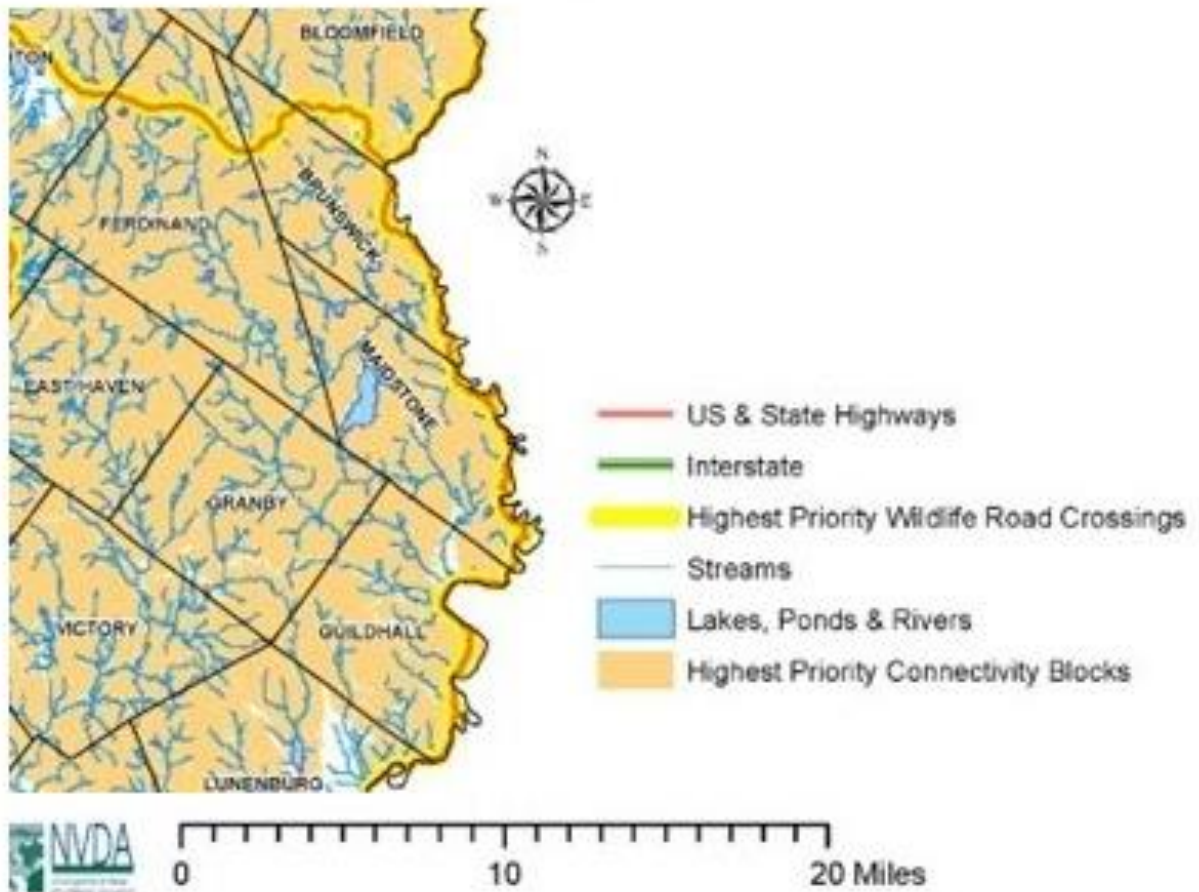
⁴⁸ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 50 of 302, Volume II, Regional Analysis, Chapter One: Land Use, II. Existing Land Use & Development Trends, [page 14](#), NVDA Region: Current Land Use, Figure 1.3, 09/06/2017.

⁴⁹ 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



Map 2 - Adapted from NVDA Regional Plan, Natural Resources, Habitat Connector Map ⁵⁰

⁵⁰ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 221 of 302, Vol. 2, Ch. 7, Natural Resources, [page 185](#).

Agriculture – Agriculture, Uses secondary to agriculture,⁵¹ Transect/Character zone 2 (Working Lands/Rural)⁵²

The purpose of this district is to protect major areas of prime agricultural land while allowing other uses that are secondary to agricultural use.⁵³

This district consists of:

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.

The Town Overview in the 1993, 2007 and 2016 Town plans, states:

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.⁵⁴

Shoreland Overlay⁵⁵ - Wetland protection,⁵⁶ Transect/Character zone 1 (Conservation & Natural Hazard Areas)⁵⁷

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.⁵⁸

Maidstone Current Town Plan (2016) & Proposed Changes

OVERALL VISION STATEMENT/PROPOSED LAND USE⁵⁹

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

⁵¹ 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: agriculture”

⁵² DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

⁵³ Town of Maidstone Zoning Bylaw (2016), Table 210.06, “AZ”, Agricultural Zone, [page 12](#).

⁵⁴ Maidstone Town Plan, 2016, “Town Overview,” [page 9](#). [Comparison of Town Plans, Town Overview, 1993, 2007, 2016, page 5.](#)

⁵⁵ Town of Maidstone Zoning Bylaw (2016), page 13, §211 Shoreland Overlay.

⁵⁶ 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A: wetland protection”

⁵⁷ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

⁵⁸ Town of Maidstone Zoning Bylaw (2016), [page 13](#), §211 Shoreland Overlay.

⁵⁹ Maidstone Town Plan, 2016, Overall Vision Statement/Proposed Land Use, [page 5](#).

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.

PROPOSED LAND USE ⁶⁰

The Planning Commission *reports [bwb: reports on?]* 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. *Because of new state regulations and the needs of some of our residents, we do foresee several changes to our zoning bylaws. [bwb: Already done? Eliminate previous sentence?] We also plan to improve the permitting and inspection process. [bwb: Already done?, Eliminate sentence?]*

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 [bwb: Is this still accurate?]*). *We are losing [bwb: have lost our?]* 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.

Implementation: ⁶¹

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

⁶⁰ Maidstone Town Plan, 2016, Proposed Land Use, [page 16](#).

⁶¹ Maidstone Town Plan, 2016, "Implementation Plan, Proposed Land Use," [page 6](#).

AGRICULTURE ⁶²

Statement ⁶³

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 [*bwb: or more*] years we have gone from four (4) active dairy farms in Maidstone down to one (1) [*bwb: none*]. 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.

Vision ⁶⁴

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

Issues/Concerns ⁶⁵

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. [bwb: remove?]*

Recommended Actions ⁶⁶

1. Encourage diversified agricultural use of this prime land.
2. *Encourage UVM Extension to staff the Guildhall office. [bwb: remove?]*
3. Encourage the use and sale of Vermont Made Products.

⁶² Maidstone Town Plan, 2016, Agriculture, [pages 17-18](#).

⁶³ Maidstone Town Plan, 2016, "Agriculture," [page 17](#).

⁶⁴ Maidstone Town Plan, 2016, "Agriculture, Vision," [page 17](#).

⁶⁵ Maidstone Town Plan, 2016, "Agriculture, Issues/Concerns," [page 17](#).

⁶⁶ Maidstone Town Plan, 2016, "Agriculture, Recommended Actions," [page 18](#).

Implementation: ⁶⁷

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

FORESTRY ⁶⁸

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 [bwb: still valid?]* 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 ⁶⁹

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 ⁷⁰

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: ⁷¹

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.

⁶⁷ Maidstone Town Plan, 2016, "Implementation Plan, Agriculture," [page 6](#).

⁶⁸ Maidstone Town Plan, 2016, Forestry, [page 19](#).

⁶⁹ Maidstone Town Plan, 2016, "Forestry," [page 19](#).

⁷⁰ Maidstone Town Plan, 2016, "Forestry," [page 19](#).

⁷¹ Maidstone Town Plan, 2016, "Forestry," [page 19](#).

Implementation: ⁷²

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.

SHORELAND AREAS ⁷³

Statement ⁷⁴

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

Source: Agency of Natural Resources, Water Quality Division

Maidstone Lake ⁷⁵

[bwb: include the following somewhere:?

According to West Mountain Wildlife Management Area (WMA)’s long range management plan, **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 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**

⁷² Maidstone Town Plan, 2016, “Implementation Plan, Forestry,” [page 6](#).

⁷³ Maidstone Town Plan, 2016, Shoreland Areas, [pages 22-25](#).

⁷⁴ Maidstone Town Plan, 2016, “Shoreland Areas,” [page 22](#).

⁷⁵ Maidstone Town Plan, 2016, “Shoreland Areas, Maidstone Lake,” [pages 22-23](#).

the watershed and improving shoreland vegetation management strategies should be priorities for the protection of Maidstone Lake.⁷⁶

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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 *concerted* [*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

⁷⁶ "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](#).

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.

Other Surface Waters ⁷⁷

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 ⁷⁸

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

Issues/Concerns ⁷⁹

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. [bwb: already done? Remove?]*
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 ⁸⁰

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.

⁷⁷ Maidstone Town Plan, 2016, "Shoreland Areas, Other Surface Waters," [page 23](#).

⁷⁸ Maidstone Town Plan, 2016, "Shoreland Areas, Vision," [page 23](#).

⁷⁹ Maidstone Town Plan, 2016, "Shoreland Areas, Issues/Concerns," [page 24](#).

⁸⁰ Maidstone Town Plan, 2016, "Shoreland Areas, Recommended Actions," [pages 24-25](#).

4. *Revise the Zoning Bylaws to reflect the following: [bwb: done in 2016? Remove here?]*
 - 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.*
 - 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.*

Implementation: ⁸¹

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.

RECREATION ⁸²

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: ⁸³

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: ⁸⁴

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

⁸¹ Maidstone Town Plan, 2016, “Implementation Plan, Shoreland,” [page 7](#).

⁸² Maidstone Town Plan, 2016, Recreation, [pages 28-29](#).

⁸³ Maidstone Town Plan, 2016, “Recreation, Vision,” [page 28](#).

⁸⁴ Maidstone Town Plan, 2016, “Recreation, Issues/Concerns,” [page 28](#).

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: ⁸⁵

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*. [bwb: Consider including snowshoe, walking and bike trails?]
4. Work with the Maidstone Lake Association to encourage them to educate personal watercraft users and all boaters to be respectful of others.

Implementation: ⁸⁶ [bwb: same as Recommended Actions, above]

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.

Recommendations

As in the current Town Plan (2016), the Town should:

1. Encourage diversified agricultural use of this prime land. ⁸⁷
2. Encourage the use and sale of Vermont Made Products.
3. 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. ⁸⁸
4. Encourage new development to use creative ways to develop land with a minimal impact on forest lands.

⁸⁵ Maidstone Town Plan, 2016, "Recreation, Recommended Actions," [page 29](#).

⁸⁶ Maidstone Town Plan, 2016, "Implementation Plan, Recreation," [page 7](#).

⁸⁷ Maidstone Town Plan, 2016, "Agriculture, Recommended Actions," [page 18](#).

⁸⁸ Maidstone Town Plan, 2016, "Forestry," [page 19](#).

5. Monitor water quality reports.⁸⁹
6. Review and/or adopt erosion control standards.
7. Continue to work with the Maidstone Lake Association on lake issues.⁹⁰
8. Review and possibly revise the current Zoning Bylaws to protect water quality and the quiet lifestyle.

And possibly consider:

9. The Town should investigate methods for the mitigation of the burden of property taxes on agricultural, forest and other open lands. (1973 Municipal Town Plan)

10. The Town should continue to support efforts for the reclassification of Maidstone lake from B(2) to A(1). (Maidstone Lake Association, “Answers to some frequently asked questions about the Town of Maidstone’s petition to reclassify Maidstone Lake, August 25, 2021,” citing the May 3, 2021, and July 12, 2021 Maidstone Selectboard meetings).

11. The Town should protect the forest lands and agricultural lands within the Town (2007 & 2016 Town Plan)

- Encourage management of forestlands so as to maintain and improve forest blocks and habitat connectors. (State planning goal)
- Protect Forest lands (Survey question 14).
- Protect wildlife habitats. (Survey question 14)
- Protect soil, forests, water, and other natural resources. (1973 Municipal Town Plan).

12. The Town should protect the Town’s water resources (2007 & 2016 Town Plans)

- Encourage measures so that the quality and quantity of the Town’s surface waters will be protected, maintained, and restored. (Regional planning goal).
- Protect lakes, ponds, rivers, & streams (Survey question 14)
- Protect soil, forests, water, and other natural resources. (1973 Municipal Town Plan).

13. The Town should encourage measures so that the quality and quantity of existing and potential groundwater resources will be protected and improved (Regional planning goal).

14. The Town should protect wetlands. (Regional planning goal, Survey question 14).

15. Native biodiversity of the Town should be maintained, and restored when appropriate (Regional planning goal).

16. 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. (2007 & 2016 Town Plans)

- Consider private, public and community interests in matters affecting local recreation and open space (Regional planning goal).
- Protect rights of landowners (Survey question 14).

⁸⁹ Maidstone Town Plan, 2016, “Shoreland Areas, Recommended Actions,” [pages 24-25](#).

⁹⁰ Maidstone Town Plan, 2016, “Implementation Plan, Shoreland,” [page 7](#).

