

# **An Open Meeting to Discuss the Updating and Re-adoption of the Maidstone Town Plan**

**January 17, 2024**

Presented by the Planning Commission:  
Christopher von Alt, Chair  
Bruce Barker  
Bob Champagne-Willis

**Town of Maidstone  
Planning Commission Meeting  
Wednesday, January 17, 2024 @ 7:00 pm**

Join Zoom Meeting

<https://us02web.zoom.us/j/83264377267?pwd=a2lqbUR3ZmU2WkZ1aEU3U00xZjhiUT09>

**AGENDA**

**Call to Order**

**Presentation about 2023 Maidstone Town Survey**

**Discussion of Survey Questions and Results**

**Adjourn**

# The Plan

Task Name	Description of Task
Phase One of Community Involvement	Develop, distribute, and analyze community surveys to inform the revision and updating process (Status: survey developed, distribution completed, fist public meeting to discuss findings )
Generate Maps	Revise and update required maps, creating maps as necessary, so they are consistent with VSA § 4382 and other statutes
Revise and Update Town Plan	Revise and update 2016 Town Plan and ensure compliance with 24 VSA § 4302 and § 4382.
Phase Two of Community Involvement	Hold informational workshops; conduct community forums; hold public meetings; post Draft of Town Plan on Town website as well as meeting minutes and supporting documents; distribute to the public, both electronically and in print through Town Hall.
Distribute Revised, Updated Plan to Adjacent Communities	At least 30 days before the last public hearing, a copy of the modified plan will be sent to chairpersons of the planning commissions of each abutting municipality or to the clerk of those municipalities.
Regional Planning Commission Review	Submit revised and updated Town plan to NVDA for consideration and approval.
Legislative Review	Submit revised, updated Plan to Selectboard for consideration and public meetings.
Town Approval	After all public hearing requirements have been satisfied, the Selectboard may adopt the proposed plan or amend it by majority vote.



# Some Background Concerning the Survey Questions

- The Town of Maidstone, Vermont was founded in 1761, 30 years before Vermont became a state. "The grantees of the Town 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."
- Vermont has been a Dillon Rule State for over 200 years, which VLCT says means "municipalities receive all of their legal authority from the Vermont Legislature." Maidstone can only exercise powers that are specifically granted to it through State statutes. Home or local rule has never been an option in Vermont.
- Maidstone's first Town Plan was adopted in 1973; this plan was updated in 1993, 2007, and 2016. This meeting is about the 2024 updating and re-adopting of our Town Plan, which is now required by the State every eight years.





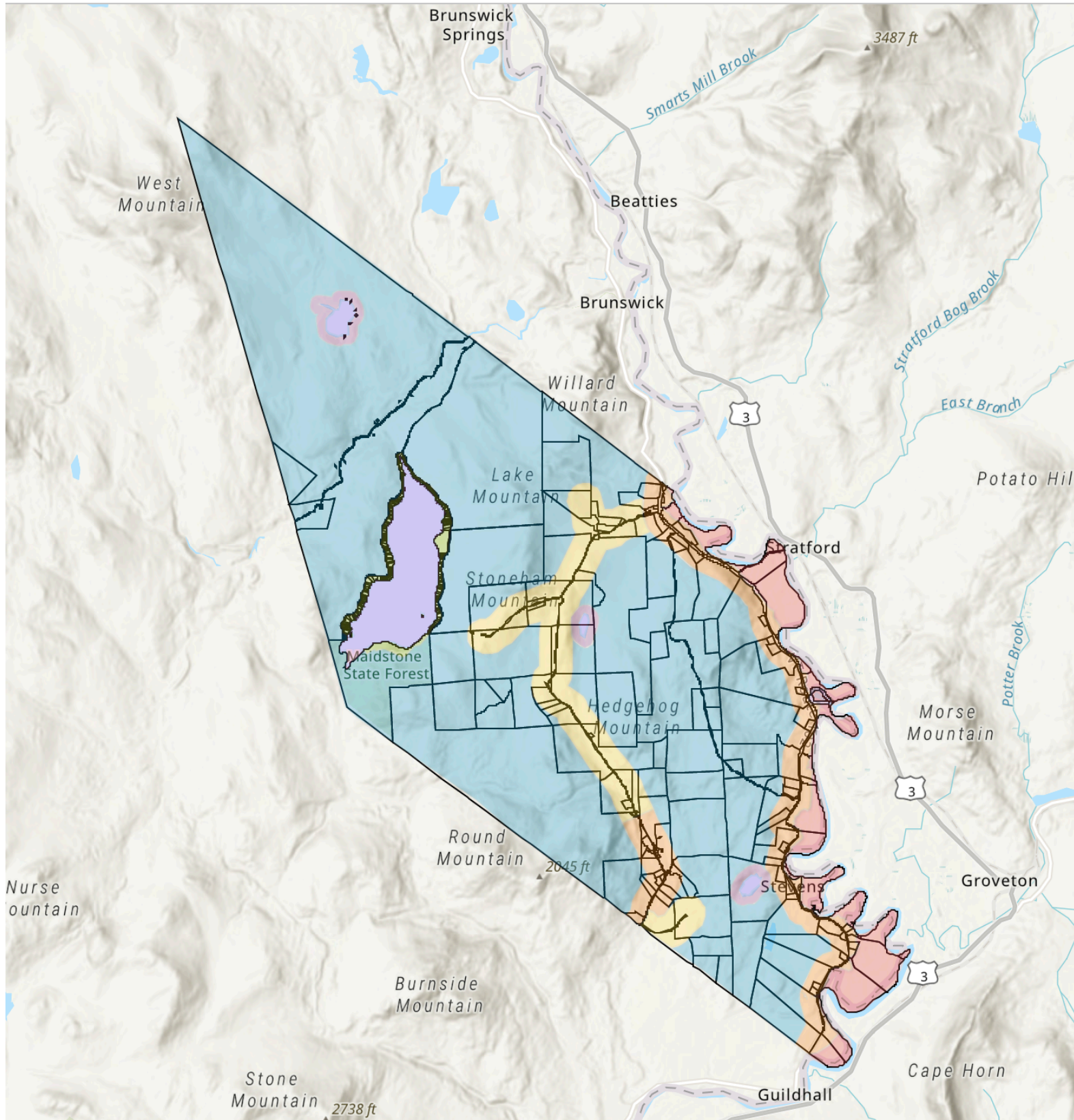
# Some Background Concerning the Survey Questions (continued)

- The statutes that govern Municipal and Regional Planning and Development include 24 V.S.A. § 4382, which states a plan for a municipality **shall** be consistent with the [14] goals established in 24 V.S.A. § 4302 and must also be compatible with approved plans of other municipalities in the region and with the regional plan, and shall include the [12] elements cited in 24 V.S.A. § 4382.
- The survey questions you received were developed based on the four previous town plans, the 2006 Maidstone Survey, the 12 elements in § 4382, and the 14 goals in § 4302, as required by State law.
- A Town Plan approved by NVDA provides access to State grant funding, is a component of eligibility for the Town to receive the maximum State assistance in a flood disaster; and is a component of eligibility for residents to purchase flood insurance through the National Flood Insurance Program, which is less expensive than privately purchased flood insurance. A current, adopted, and approved Town Plan also enables the Town to modify its Bylaws.












# Town Map Showing 362 Taxable Parcels with Zoning Districts Overlay

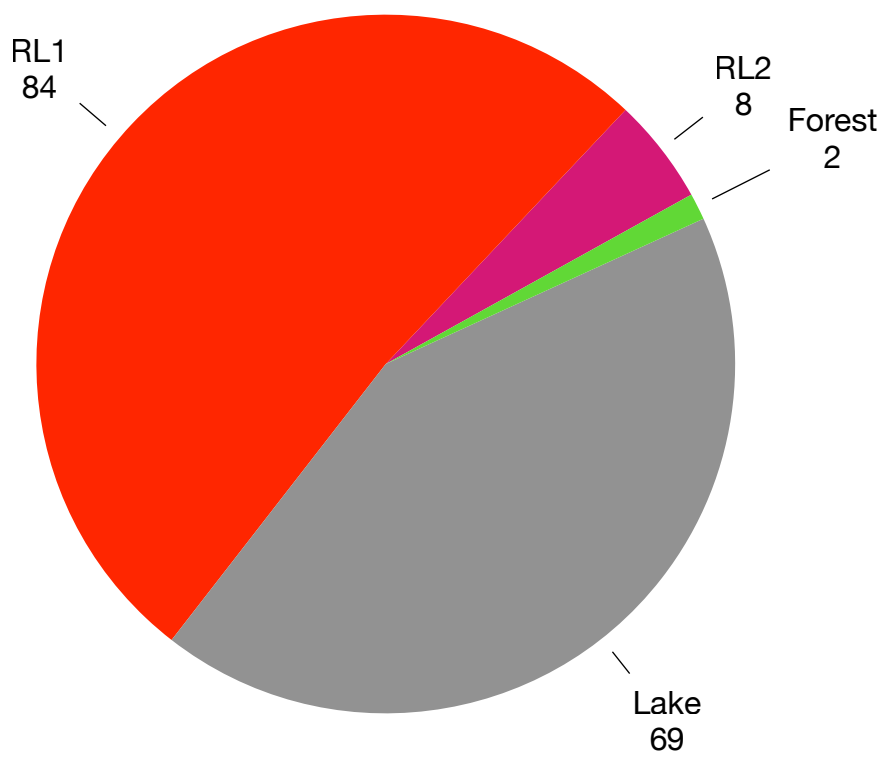


## Maidstone Zoning Districts

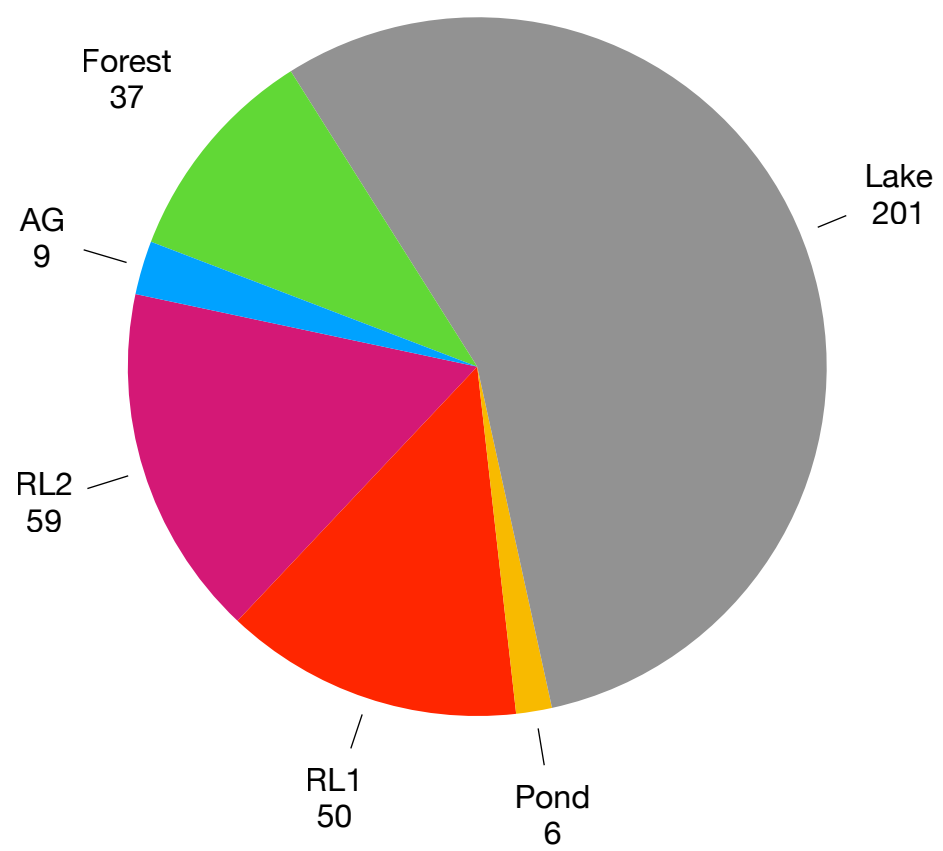
	Agricultural Zone	594 Acres
	Forest	5,457 Acres
	Lake	118 Acres
	Pond	0 Acres
	Rural Lands 1	3,275 Acres
	Rural Lands 2	4,018 Acres
	Water	880 Acres

- 44 parcels greater than 100 Acres
- 61 parcels between 10 and 100 acres
- 257 parcels less than 10 acres
- 12 non taxable parcels totaling 6,412 acres
- 3 ponds, 1 lake, and many brooks and streams
- 14 camps in the West Mountain Wildlife Area
- 1 large commercial logging parcel

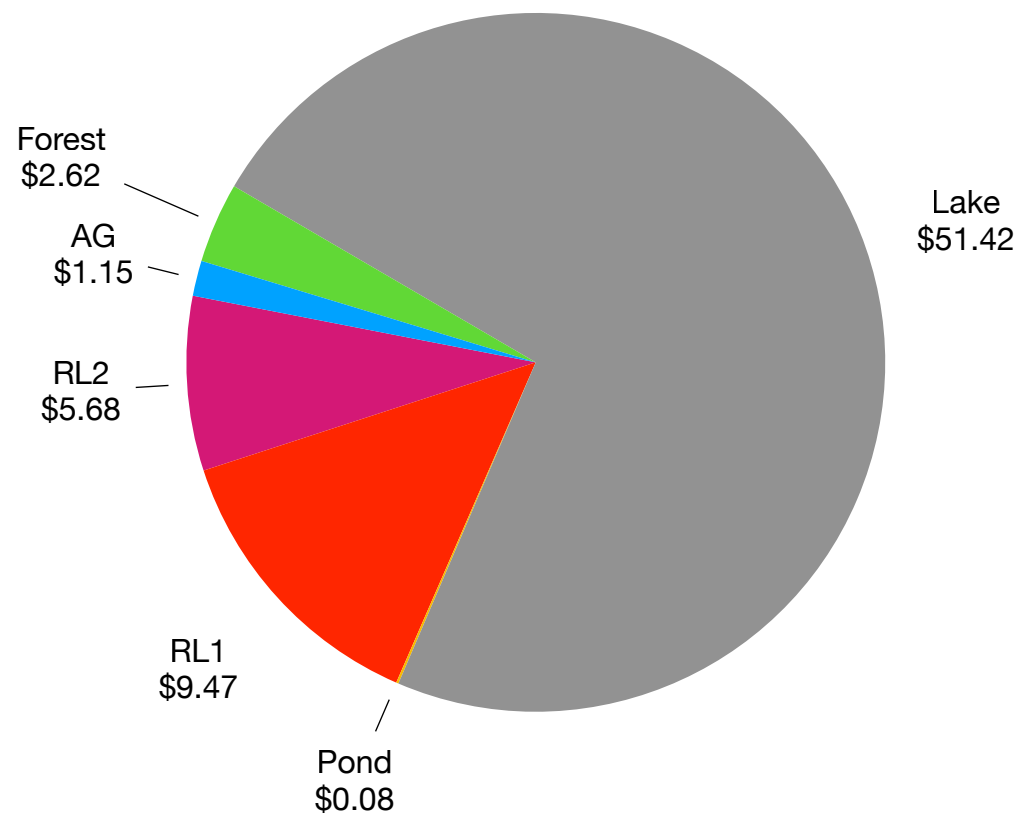
**163 Registered Voters**



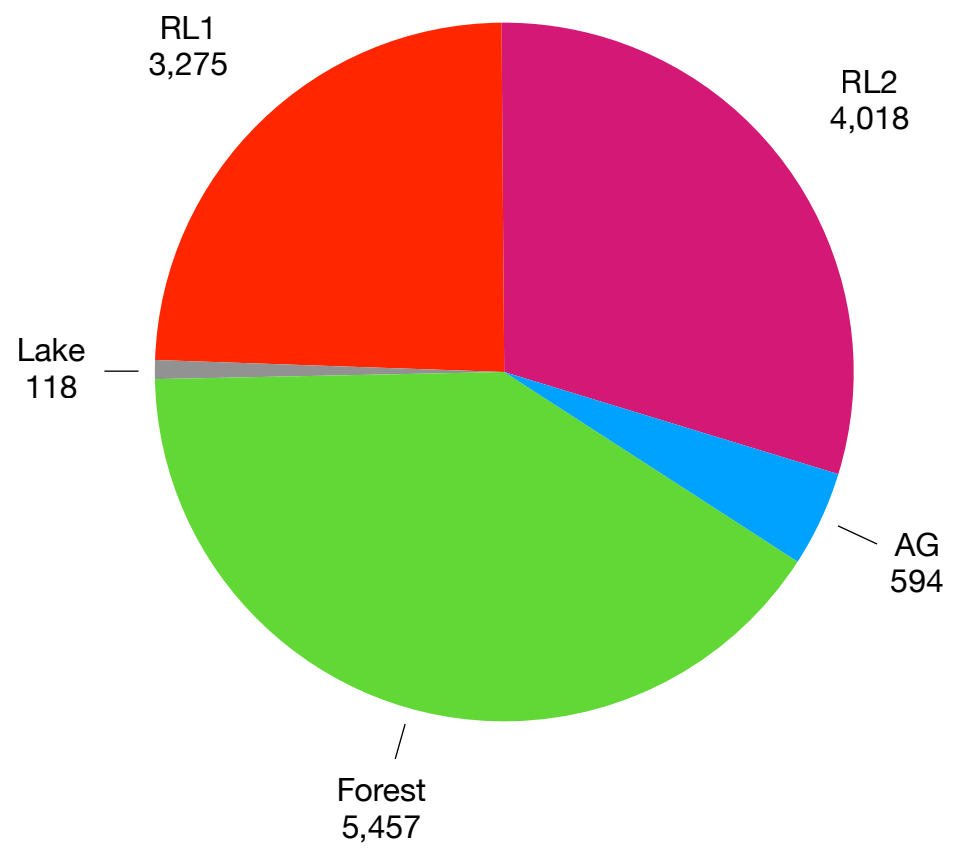
**362 Taxable Parcels**



**2023 Taxable Municipal Values in (\$M)**



**Taxable Acres by Zoning District**

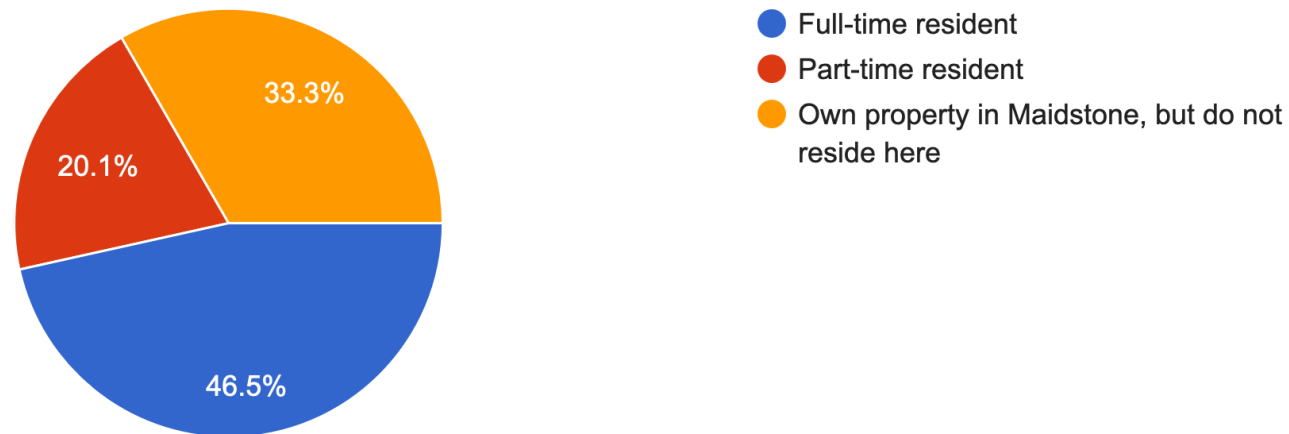


# Responses

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1. Are you a full-time resident of Maidstone or a part-time resident, or do you own property in Maidstone, but not reside here?

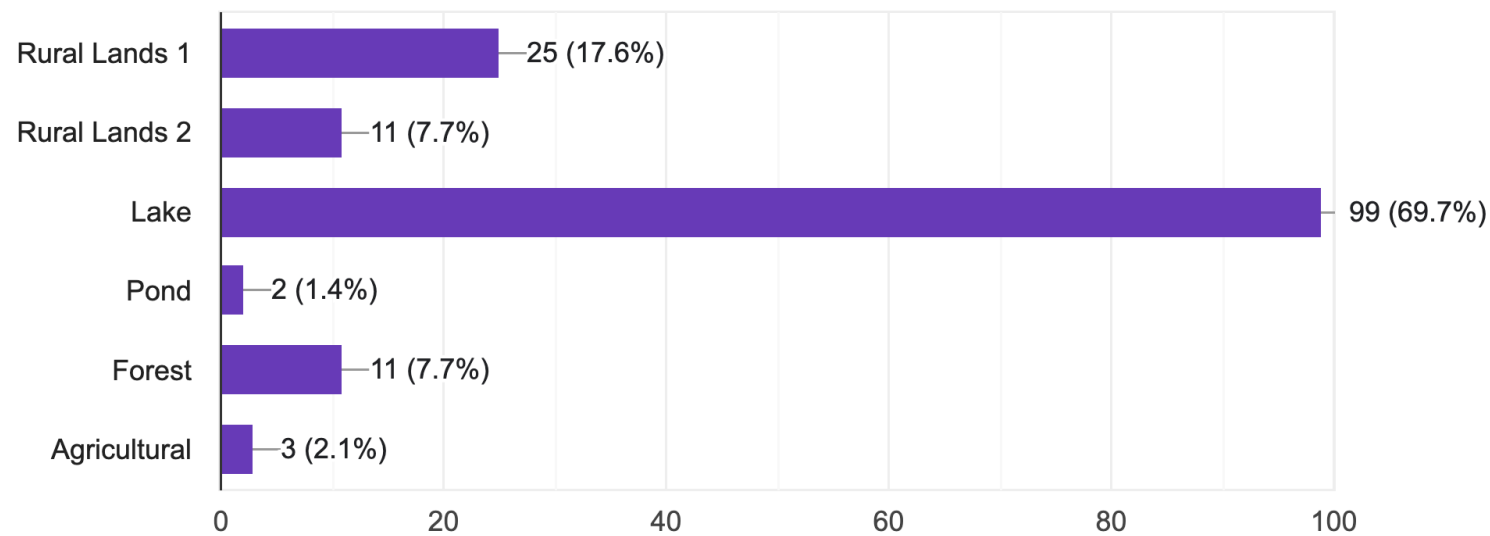
144 responses



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2. What district do you reside in or own property in? Note: the Zoning Districts Map is posted on the Town website. (Check all that apply)

142 responses



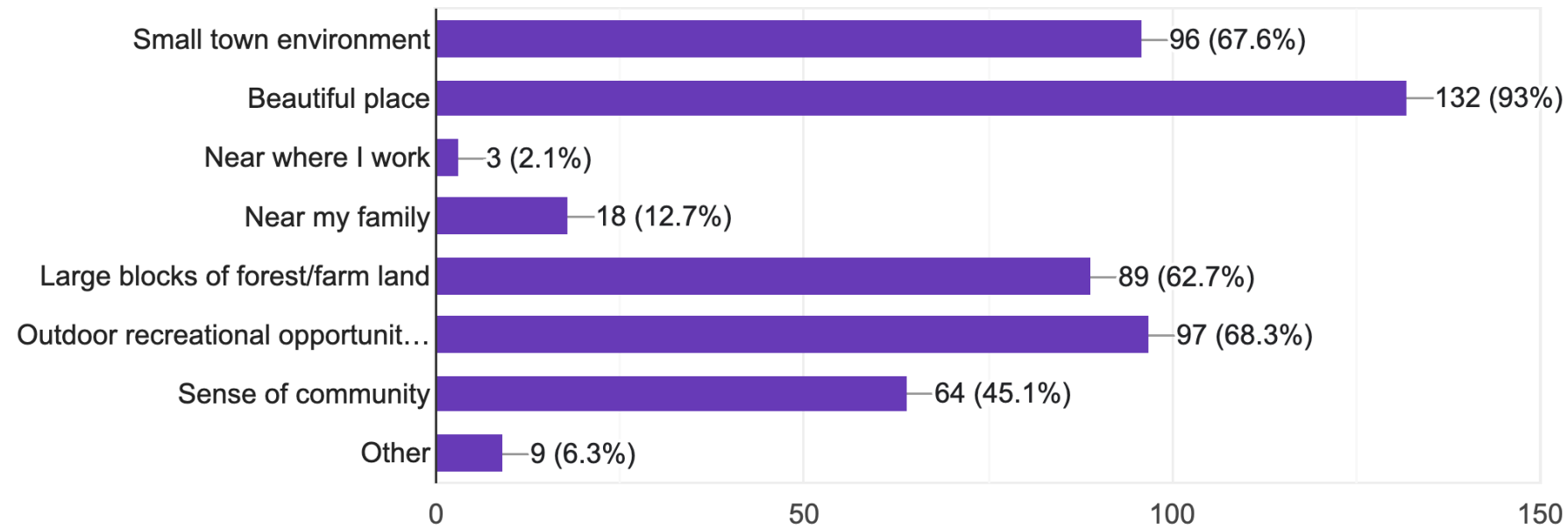


# Likes and Dislikes

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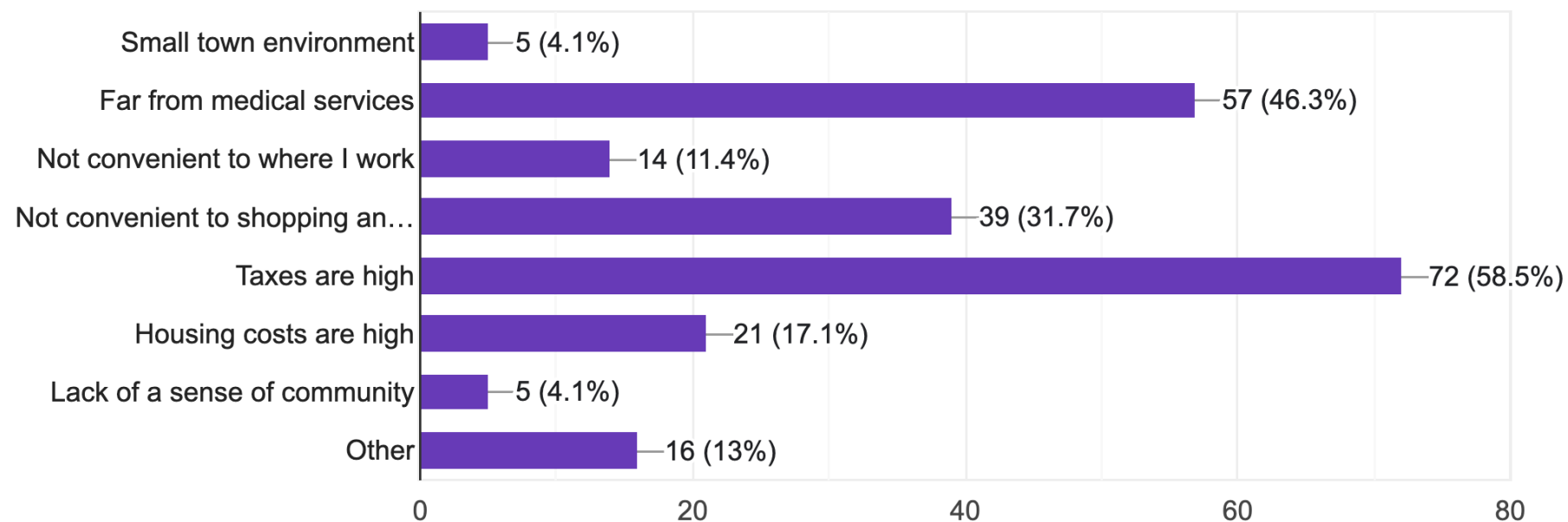
## 4. What do you like about living in Maidstone? (Check all that apply)

142 responses



## 5. What do you dislike about living in Maidstone? (Check all that apply)

123 responses

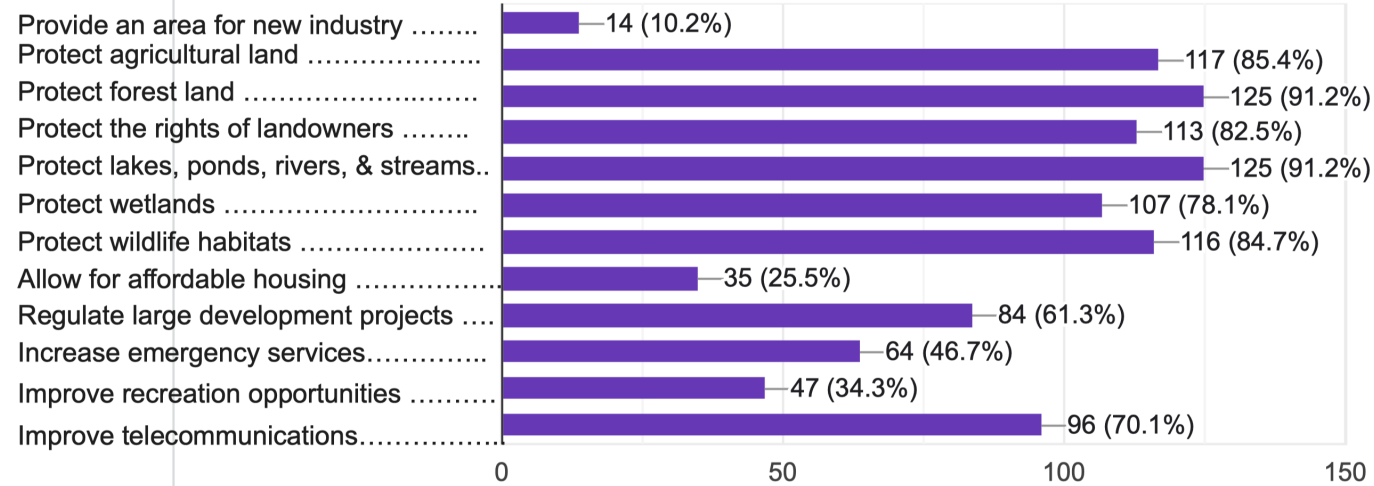


# Long Term Goals and Concerns

## 14. The following are important long-term goals for Maidstone (Check all that apply):

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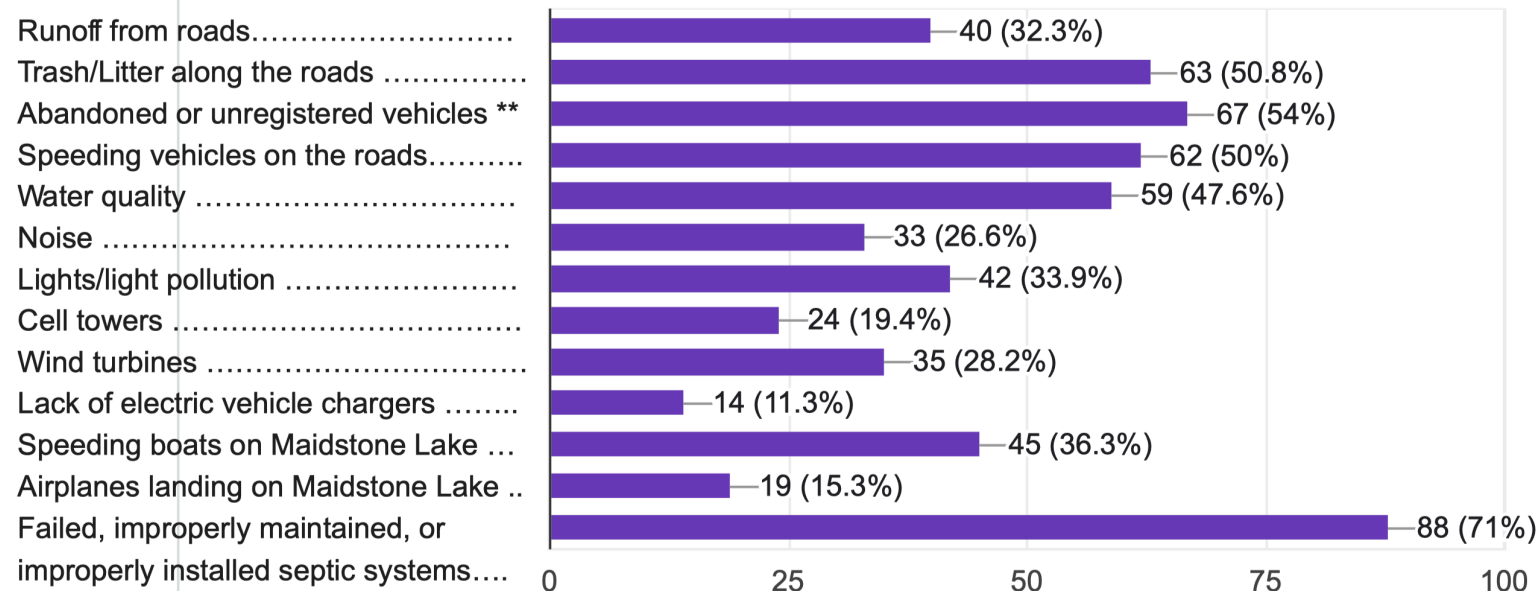
137 responses



## 16. Are any of the following of concern to you? (Check all that apply)

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124 responses



# What Stood Out

Question	Rating	Finding
#3	62% or 86/139	think Maidstone is an excellent place to live
#7	75.6% or 103/136	think Maidstone should remain a small residential community with limited business and industry
#10	69.8% or 97/139	think commercial development should be restricted to certain areas along 102
#11	79.9% or 111/139	think Maidstone should remain a residential community with MOST of the land in forest and agriculture
#17	84.7% or 117/138	think the Town should expand its support of efforts to preserve the quality of water in Maidstone Lake and keep it free of invasive species
#19	71.5% or 98/137	think the Town should take steps to ensure all septic systems on Maidstone Lake are properly designed, installed, and maintained, and should seek financial assistance so that any failed systems may be fixed, if required
#28	86.1% or 31/36	expect to need Eldercare in the next 5-10 years



STATE REQUIRED ELEMENTS	RELATED STATE GOAL(S) (FROM 24 V.S.A. § 4302)	RELATED SURVEY QUESTIONS
<p>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;</p> <p><i>This required element is the foundation of the entire survey and all of the State's goals.</i></p>	<p>GENERAL GOALS:</p> <p>(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:</p> <ul style="list-style-type: none"> <li>(1) To establish a coordinated, comprehensive planning process and policy framework to guide decisions by municipalities, regional planning commissions, and State agencies.</li> <li>(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.</li> <li>(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.</li> <li>(4) To encourage and assist municipalities to work creatively together to develop and implement plans.</li> </ul> <p>REQUIREMENT FOR SURVEYS:</p> <p>(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.</p>	<p>All Survey Questions relate to these General Goals in § 4302 and to § 4302 (d).</p>