

Introduction

Each Commission member, having chosen one Required Element to work on, will create a document including the following for the next Planning Commission meeting:

- 1. **State and Regional Goals** related to this Element;
- 2. How **previous Town Plans** have addressed this Element, including narrative, objectives, policies, programs, and recommended actions;
- 3. **Survey** questions and results related to this Element;
- 4. **Related data** including from the American Community Survey reports shared by Jesse as well as from State agencies or non-profits;
- 5. Identification of additional **sources of information**;
- 6. A plan about what other **community development/engagement** the Commission needs to do to involve individuals affected by the particular Element and learn from them what is working and not working;
- 7. **Conclusions**.

Required Element 2: A LAND USE PLAN, which shall consist of a map and statement of present and prospective land uses, that: ^{1, 2}

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

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

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

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

¹ 24 V.S.A. [§ 4382](#)(a)(2), "Required element 2"

² The Municipal Plan, State Planning Manual – Module 1 (April 2017), (DHCD Planning Manual, Module 1), Land Use, [pages 62-72](#)

1. State Planning Goals

24 V.S.A. § [4302](#) (a)

General purposes. It is the intent and purpose of this chapter to encourage the appropriate development of all lands in this State by the action of its constituent municipalities and regions, with the aid and assistance of the State, in a manner which will promote the public health, safety against fire, floods, explosions, and other dangers; to promote prosperity, comfort, access to adequate light and air, convenience, efficiency, economy, and general welfare; **to enable the mitigation of the burden of property taxes on agricultural, forest, and other open lands**; to encourage appropriate architectural design; to encourage the development of renewable resources; **to protect residential, agricultural, and other areas from undue concentrations of population and overcrowding of land and buildings**, from traffic congestion, from inadequate parking and the invasion of through traffic, and from the loss of peace, quiet, and privacy; to facilitate the growth of villages, towns, and cities and of their communities and neighborhoods so as to create an optimum environment, with good civic design; to encourage development of a rich cultural environment and to foster the arts; and to provide means and methods for the municipalities and regions of this State **to plan for the prevention, minimization, and future elimination of such land development problems as may presently exist or which may be foreseen** and to implement those plans when and where appropriate. In implementing any regulatory power under this chapter, municipalities shall take care **to protect the constitutional right of the people to acquire, possess, and protect property**.

24 V.S.A. § [4302](#) (c)(1)

(1) To plan development so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.

(A) Intensive residential development should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.

(B) Economic growth should be encouraged in locally designated growth areas, employed to revitalize existing village and urban centers, or both, and should be encouraged in growth centers designated under chapter [76A](#) of this title.

(C) Public investments, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.

(D) Development should be undertaken in accordance with smart growth principles as defined in subdivision [2791](#)(13) of this title.

24 V.S.A. § [4302](#) (c)(6)

(6) To maintain and improve the quality of air, water, wildlife, forests, and other land resources.

(A) Vermont's air, water, wildlife, mineral, and land resources should be planned for use and development according to the principles set forth in 10 V.S.A. § 6086(a).

(B) Vermont's water quality should be maintained and improved according to the policies and actions developed in the basin plans established by the Secretary of Natural Resources under 10 V.S.A. § 1253.

(C) Vermont's forestlands should be managed so as to maintain and improve forest blocks and habitat connectors.

24 V.S.A. § [4302](#) (c)(8)

(8) To maintain and enhance recreational opportunities for Vermont residents and visitors.

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

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

24 V.S.A. § [4302](#) (c)(9)

(9) To encourage and strengthen agricultural and forest industries.

(A) Strategies to protect long-term viability of agricultural and forestlands should be encouraged and should include maintaining low overall density.

(B) The manufacture and marketing of value-added agricultural and forest products should be encouraged.

(C) The use of locally-grown food products should be encouraged.

(D) Sound forest and agricultural management practices should be encouraged.

(E) Public investment should be planned so as to minimize development pressure on agricultural and forest land.

24 V.S.A. § [4302](#) (c)(10)

(10) To provide for the wise and efficient use of Vermont's natural resources and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

2. *Regional Planning Goals*

NVDA Regional plan - Future Land Use and Development Use Goals: ³

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

³ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 14-15 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 8-9](#).

NVDA Regional plan - Future Land Use and Development Use Strategies: ⁴

- Direct public investment and create financial incentives for the development of **a balanced mix of low-income, work-force, and upper-income housing** in and adjacent to village centers and downtowns, with the goal of allowing all communities to develop into high-opportunity areas.
- Direct public investment for new **elderly and affordable housing** to town and village centers in locations with access to public transportation routes. Aside from promoting traditional settlement patterns, this will put seniors closer to such amenities as shopping, and community facilities, and enable income stressed residents to have cost-saving access to services, employment centers, and public transportation options to places of employment.
- Work with housing developers and communities to assure that all residents have the opportunity for **access to high-performing schools and economically sustainable employment**.
- Assist communities applying for designation under the Vermont Downtown, Village Center, and/or Neighborhood Development Programs where appropriate to encourage **mixed-use development** (residential, commercial and appropriate light-industrial) in centers.
- Encourage adaptive reuse of **historic structures** through tax incentives, tax credits, grants, and loans, assistance in location of funding, etc.
- Encourage **desired town center development** through investment, maintenance, and expansion of appropriate infrastructure (sidewalks, water and sewer, parking, public spaces, etc.).
- Support **beautification efforts** in town centers and downtowns.
- Encourage towns to plan for community **recreational and social needs**.
- **Avoid the development of agricultural lands** with auto-dependent residential subdivisions by encouraging towns with **land use regulations to lower the permitted residential density in agricultural zones**, coupled with planned unit development or clustering provisions to ensure efficient and well-designed developments.
- Protect against the **fragmentation of rural lands** by the piecemeal development of residential lots by providing financial incentives for the development of attractive work-force and upper-income housing in and adjacent to village centers and downtowns.
- Support local **conservation efforts**.
- Encourage community **open space plans and recreation infrastructure**, recognizing that privately-held land will not be available unless protected through the purchase of **conservation and access easements**.
- Assist towns in identifying in their Town Plans appropriate areas for the development of **industrial or manufacturing uses**, based on the location of natural resources and existing transportation and utility infrastructure.
- Assist towns in marketing potential locations for **industry** to the business community.
- Assist towns with the assessment and remediation of **Brownfields** in order to revitalize and re-use existing **industrial infrastructure** where appropriate for future industrial uses.

⁴ Ibid., Images 14-15 of 302, [pages 8-9](#).

3. Maidstone Town Plans

1973 Town of Maidstone Municipal Development Plan

PRESENT AND PROPOSED LAND USE CATEGORIES⁵

1. Rural Lands 1

This is land along U.S. Route 102 and is primarily an agricultural region, Any future developing shall be so as not to change this area from its rural character already established. In order to keep this area's rural character, the Board recommends minimum lot sizes shall be 3½ acres having a frontage of 400 feet. Buildings to be set back from highway Route 102 at least 100 feet and at least 50 feet from all property lines.

2. Rural Lands 2

This includes land along the North Road and Old Maidstone Lake Road. The North Road is utilized for summer homes and camps. This trend will likely continue. Lot size shall be at least 3½ acres, having a frontage of not less than 400 feet. Buildings to be set back from the town roads at least 100 feet and at least 50 feet from all property lines.

3. Lakeshore and Ponds

This includes Maidstone Lake, West Pond, Dutton and Stevens Ponds. The build-up of vacation homes on Maidstone lake and West Pond should be restricted to prevent undue crowding on these bodies of water and water pollution. The Board makes the following recommendations for this area :

New camps and future building lots shall be a minimum of one acre with 150 feet frontage. Buildings located not less than 25 feet from property lines and set back from shoreline not less than 100 feet. When septic systems are installed, they shall comply with the recommendations of the Vermont Health Department.

4. Major Streams

This includes major streams such as Paul Stream and Mill Brook. The land along these streams should be protected from over development in order to keep it as a wooded area. The lots are to have at least 200 feet frontage. Buildings to be situated at least 100 feet from stream and not less than 25 feet from property lines. When septic systems are installed, they shall comply with the recommendations of the Vermont Health Department.

5. State Forest

This includes Maidstone State Park, This area has been well designed for public use. Regulations should be encouraged to prevent any possible pollution of Maidstone Lake.

⁵ Town of Maidstone Municipal Development Plan, December 1973, images 8-9, pages 6-7.

6. Commercial Forest Land and 7. Private Forest Land

This area is used for timber production. Future management of this land should encourage proper harvest methods, growth of high value trees, wildlife habitat and maintain an adequate watershed. Future building shall be limited to seasonal dwellings only on lot size of at least 15 acres. When septic systems are installed, they shall comply with the recommendations of the Vermont Health Department.

8. Flood Plain

This is the area along the Connecticut River on the East Side of U.S. 102. Flood plain soils as designated by Water Resources should be restricted to buildings except expansion of existing structures which shall comply with restrictions of 100 feet from existing highways and 50 feet from all property lines.

Recommendations:

1. A zoning bylaw be adopted by the town to implement the land use plan.

Current Town Plan (2016) - Proposed Land Use ⁶

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

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

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

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

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

⁶ Maidstone Town Plan, 2016, "Proposed Land Use," [page 16](#).

4. Transect/Character Zones⁷

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

Purpose: Promote the protection of natural resources and compatible recreational uses while guiding development away from important natural assets and hazards.⁸

West Mountain Wildlife Management Area⁹

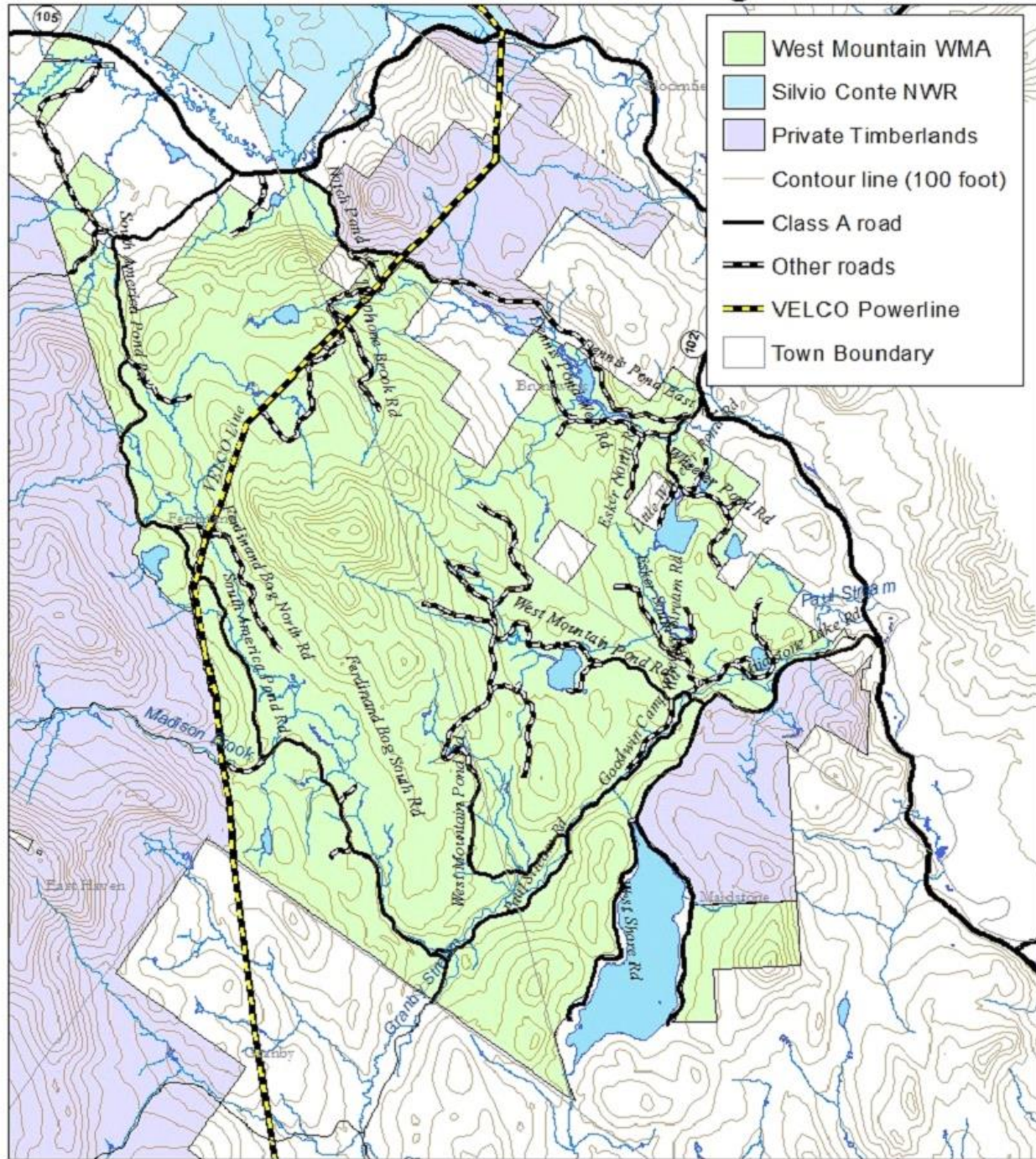
West Mountain Wildlife Management Area (WMA) is a 22,736-acre parcel of land owned by the State of Vermont and managed by the Vermont Fish & Wildlife Department. Located in the towns of Maidstone, Ferdinand and Brunswick, the WMA ranges north from Maidstone Lake to Route 105, and east from South America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

⁷ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping,” [page 66](#)

⁸ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

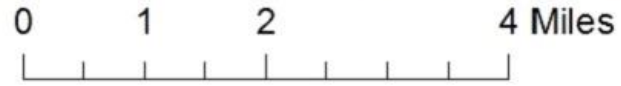
⁹ “West Mountain Wildlife Management Area,” Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).

West Mountain Wildlife Management Area



- West Mountain WMA
- Silvio Conte NWR
- Private Timberlands
- Contour line (100 foot)
- Class A road
- Other roads
- VELCO Powerline
- Town Boundary

Created by Doug Morin
 Vermont Fish & Wildlife Department
 April 2014



For planning purposes only. Not survey accurate.

Maidstone Bends – protected land¹⁰

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



Using the map above, proceeding top to bottom, left to right, the top parcel contains 68 acres, the next parcel contains 79 acres, the next parcel (which abuts the previous and is shaped like a bow-tie) contains 154 acres and the last “parcel” (the two lowest and further to the right) contain 49 acres.¹¹

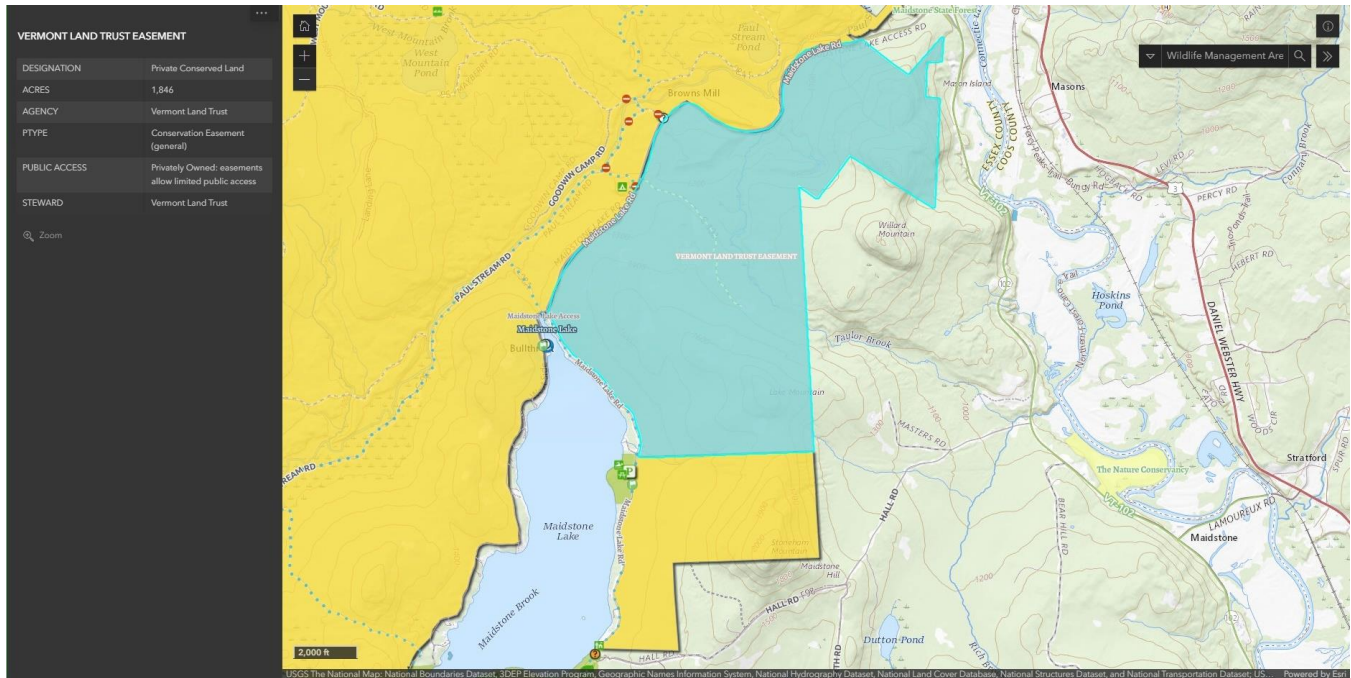
Private Conserved Land, Vermont Land Trust Easement¹²

Private conserved land, containing 1,846 acres.

¹⁰ Vermont Agency of Natural Resources, Natural Resources Atlas, Protected Lands (2018), (<https://anrmaps.vermont.gov/websites/anra5/>)

¹¹ Vermont Fish & Wildlife, WMA Locator App, ([VT Fish & Wildlife, WMA Locator App](#)).

¹² Vermont Fish & Wildlife, WMA Locator App, Info ([VT Fish & Wildlife, WMA Locator App](#)).



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

Purpose: Promote protection of the working landscape and support agricultural, forestry, and earth-resource-related enterprises, avoiding fragmentation of land and loss of resources and incompatible development and activities.¹³

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

Purpose: Accommodate existing low-density residential development and provide bike and pedestrian transportation options if feasible.¹⁴

¹³ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

¹⁴ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Suburban,” [page 69](#)

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

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

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

5. Maidstone Current Land Use Districts

Rural Lands 1 – Residential, affordable housing, limited light commercial,¹⁵ Transect zone 3 (Suburban)¹⁶

From Current Zoning Bylaws

Objective¹⁷

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

Description¹⁸

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

Rural Lands 2 – Limited residential, Forestry,¹⁹ Transect zone 2 (Working Lands/Rural)²⁰

From Current Zoning Bylaws

Objective²¹

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

¹⁵ 24 V.S.A. § 4382(a)(2), “Required element 2.A: residence, commerce”

¹⁶ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Suburban,” [page 69](#)

¹⁷ Town of Maidstone Zoning Bylaw (2016), [page 6](#), §210 District Objectives and Land Use Control.

¹⁸ Town of Maidstone Zoning Bylaw (2016), [page 7](#).

¹⁹ 24 V.S.A. § 4382(a)(2), “Required element 2.A: residence, forests”

²⁰ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Working Lands/Rural,” [page 68](#)

²¹ Town of Maidstone Zoning Bylaw (2016), [page 7](#).

Description ²²

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

Lake – Residential [, Recreation], ²³ Transect zone 1 (Conservation & Natural Hazard Areas) ²⁴ and/or 3 (Suburban) ²⁵

Maidstone Lake, although not contained within West Mountain WMA [Wildlife Management Area], 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 the watershed and improving shoreland vegetation management strategies should be priorities for the protection of Maidstone Lake. ²⁶

From Current Zoning Bylaws

Objective ²⁷

The Maidstone Lake District provides seasonal and year-round residential development. This definition applies to “Front yard” and/or “frontage” setback from shoreline in both Lake and Ponds Districts, and is made and intended to prevent unlawful structure encroachments along such shoreline whenever the lake level is reduced from normal water level by lowering of lake or pond water levels intentionally, at dam(s) or by reason of act of God.

Description ²⁸

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

Ponds – Limited residential, Forestry, ²⁹ Transect zone 1 (Conservation & Natural Hazard Areas) ³⁰

From Current Zoning Bylaws

²² Town of Maidstone Zoning Bylaw (2016), [page 8](#).

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

²⁴ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

²⁵ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Suburban,” [page 69](#)

²⁶ “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](#).

²⁷ Town of Maidstone Zoning Bylaw (2016), [pages 8-9](#).

²⁸ Town of Maidstone Zoning Bylaw (2016), [page 9](#).

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

³⁰ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

Objective ³¹

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

Description ³²

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

Forests – Forestry, Recreation, ³³ Transect zone 1 (Conservation & Natural Hazard Areas) ³⁴ and/or 2 (Working Lands/Rural) ³⁵

Current Town Plan – Forestry ³⁶

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

Vision ³⁷

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 ³⁸

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.

³¹ Town of Maidstone Zoning Bylaw (2016), [page 9](#).

³² Town of Maidstone Zoning Bylaw (2016), [page 10](#).

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

³⁴ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

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

³⁶ Maidstone Town Plan, 2016, “Forestry,” [page 19](#).

³⁷ Maidstone Town Plan, 2016, “Forestry,” [page 19](#).

³⁸ Maidstone Town Plan, 2016, “Forestry,” [page 19](#).

Recommended Actions: ³⁹

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

From Current Zoning Bylaws

Objective ⁴⁰

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

Description ⁴¹

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

NVDA Regional plan – Forest Land Use Goals: ⁴²

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

NVDA Regional plan – Forest Land Use Strategies: ⁴³

- Continue to provide planning assistance to communities seeking to conserve valuable forest land. Encourage landowners to enroll productive forestland in the “current use” program. In communities that have land use regulations, encourage the use of planned unit development

³⁹ Maidstone Town Plan, 2016, “Forestry,” [page 19](#).

⁴⁰ Town of Maidstone Zoning Bylaw (2016), [pages 10-11](#).

⁴¹ Town of Maidstone Zoning Bylaw (2016), [page 11](#).

⁴² NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 12-13 of 302, Volume I, Regional Goals & Strategies, [V. Goals and Strategies, p. 6-7](#).

⁴³ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 12 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Forest Land, [page 6](#).

coupled with low density zoning to preserve larger blocks of forestland while facilitating efficient residential and commercial development.

- Connect municipalities with appropriate agencies and resources providing management assistance with municipal forests.
- Provide management, financial, and technical assistance to local forest product industries, including wood product manufacturers, sawmills, paper mills, and wood-powered electrical generators (cogeneration).
- Support the development and marketing of distinctive wood products identifiable with Vermont and/or the Northeast Kingdom.
- Support owners of forestland who implement sustainable forestry practices to market their wood and wood products.
- Expand usage of existing rail infrastructure for shipping and interface with trucking. Explore the creation of forest-related industrial zones (i.e. rail sidings for sawmills)

Agriculture – Agriculture, Uses secondary to agriculture,⁴⁴ Transect zone 2 (Working Lands/Rural)⁴⁵

Current Town Plan

Statement⁴⁶

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

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

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

Vision⁴⁷

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

⁴⁴ 24 V.S.A. § 4382(a)(2), "Required element 2.A: agriculture"

⁴⁵ DHCD Planning Manual, Module 1, "Transect/Character Zones Mapping, Working Lands/Rural," [page 68](#)

⁴⁶ Maidstone Town Plan, 2016, "Agriculture," [page 17](#).

⁴⁷ Maidstone Town Plan, 2016, "Agriculture, Vision," [page 17](#).

Issues/Concerns ⁴⁸

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

Recommended Actions ⁴⁹

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

From Maidstone Bylaws ⁵⁰

Objective

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

Description

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

State Planning Goal: To encourage and strengthen AGRICULTURAL AND FOREST industries.⁵¹

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

⁴⁸ Maidstone Town Plan, 2016, "Agriculture, Issues/Concerns," [page 17](#).

⁴⁹ Maidstone Town Plan, 2016, "Agriculture, Recommended Actions," [page 18](#).

⁵⁰ Town of Maidstone Zoning Bylaw (2016), Table 210.06, "AZ", Agricultural Zone, [page 12](#).

⁵¹ 24 V.S.A. § [4302](#) (c)(9) – State Planning Goal

*NVDA Regional plan – Agricultural Land Use Goals:*⁵²

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

*NVDA Regional plan – Agricultural Land Use Strategies:*⁵³

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

5. Wetland protection – Shoreland overlay,⁵⁴ Transect zone 1 (Conservation & Natural Hazard Areas)⁵⁵

Current Town Plan

*Statement*⁵⁶

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

⁵² NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 13 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Agricultural Land Use Goals, [page 7](#).

⁵³ Ibid., Image 13 of 302, Agricultural Land Use Strategies, [page 7](#).

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

⁵⁵ DHCD Planning Manual, Module 1, “Transect/Character Zones Mapping, Conservation,” [page 67](#)

⁵⁶ Maidstone Town Plan, 2016, “Shoreland Areas,” [page 22](#).

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*⁵⁷

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

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

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

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

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

The Town's regulatory jurisdiction is to the mean water level of the lake; the State of Vermont regulates the lake itself. The mean level is determined by the Vermont Department of Environmental Conservation and is currently 18 inches below the benchmark that is at the corner of the outlet dam. The preventative measures include ensuring that no black water and very little grey water enters the lake, establishing vegetative buffer strips along the shore to help prevent run-off and erosion, keeping land disturbance well back from the water, surrounding a work area with a filter screen, setting the camps back from the water's edge to allow a greater filtering distance before any pollution that does occur enters the lake, limiting the

⁵⁷ Maidstone Town Plan, 2016, "Shoreland Areas, Maidstone Lake," [pages 22-23](#).

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*⁵⁸

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*⁵⁹

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

*Issues/Concerns*⁶⁰

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

*Recommended Actions*⁶¹

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.

⁵⁸ Maidstone Town Plan, 2016, "Shoreland Areas, Other Surface Waters," [page 23](#).

⁵⁹ Maidstone Town Plan, 2016, "Shoreland Areas, Vision," [page 23](#).

⁶⁰ Maidstone Town Plan, 2016, "Shoreland Areas, Issues/Concerns," [page 24](#).

⁶¹ Maidstone Town Plan, 2016, "Shoreland Areas, Recommended Actions," [pages 24-25](#).

4. Revise the Zoning Bylaws to reflect the following:
 - a. Increase the front yard setback.
 - b. Restrict additions or expansion of existing camps, either horizontally or vertically, to meet setbacks whenever possible.
 - c. Encourage the creation of vegetative buffer strips along the lakes and streams.
 - d. Limit the number of travel trailers that may be placed on a lot.
 - e. Limit accessory dwellings in the Lake District to a year-round owner-occupied single family dwelling per lot.

From Maidstone Bylaws

*Objective*⁶²

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

Aquatic Ecosystems⁶³

Lakes and Ponds

Maidstone Lake, although not contained within West Mountain WMA, has most of its shoreland adjacent to WMA land. Furthermore, a large portion of the lakes watershed exists inside West Mountain WMA. Maidstone Lake has shown a slightly increasing trend in its phosphorus concentrations over the past several years. As an extremely low-nutrient lake like Maidstone, even a small increase in nutrient levels is cause for concern. Maidstone ranks in the 23rd percentile of all Vermont ranked lakes, with scores for biological diversity and scenic features. Despite low nutrient levels and very clear water, it does not score well for water quality because of intensive shoreland development. Reducing erosion in the watershed and improving shoreland vegetation management strategies should be priorities for the protection of Maidstone Lake.⁶⁴

Fish

Paul Stream, Granby Stream and their many tributaries support populations of wild brook trout, documented by VTFW sampling over the past decades through autumn 2013. Other species found include slimy sculpins, burbot, long- and blacknose dace, white and longnose suckers, creek chubs and common shiners. Paul Stream, Granby Stream and Madison Brook are stocked with catchable-size yearling brook trout to enhance fishing opportunity. Rainbow trout drifting out of **Maidstone Lake** are occasionally

⁶² Town of Maidstone Zoning Bylaw (2016), [page 13](#), §211 Shoreland Overlay.

⁶³ “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), 3. Aquatic Ecosystems, [pages 56-62](#).

⁶⁴ “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](#).

caught in Paul Stream as well. Rainbow trout and brown trout from the Connecticut River migrate into Paul Stream and spawn in its lower reaches.⁶⁵

The fishery resources of Maidstone Lake are not treated in West Mountain WMA planning – it is not enclosed by West Mountain WMA and the management of its fishery resources and related recreation do not fall under the jurisdiction of West Mountain WMA.⁶⁶

6. Recreation

Table: Ponds, Rivers and Streams on the West Mountain WMA Lands⁶⁷

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

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

Table: Mountains and Ridges on the West Mountain WMA Lands⁶⁸

Name	Town	Elevation	Trail	Notes
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⁶⁵ “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), 3. Aquatic Ecosystems, c. Fish, Maidstone Lake, [page 60](#).

⁶⁶ “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), 3. Aquatic Ecosystems, c. Fish, Maidstone Lake, [page 61](#).

⁶⁷ “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), Table 5, [page 111](#).

⁶⁸ “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), Table 6, [pages 111-112](#).

Ridge to west of Maidstone Lake	Maidstone, Ferdinand	1,790	No	Summit is forested.
Hill south of West Mountain Pond	Maidstone	1,600	No, gravel road goes within 1,000 ft of summit	Summit is forested.
Stoneham Mountain	Maidstone	2,140	No	Summit is forested.

Table: Public Recreation Facilities on the West Mountain WMA ⁶⁹

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

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

- A shoreline access at West Mountain Pond, located in the town of Maidstone, is a path from the West Mountain Pond Road (Road #79-00-0). This site is located just to the west of the outlet of West Mountain Pond. It is an informal site that has been maintained by private individuals for the purpose of launching canoes, and other small watercraft. The water is very shallow at this site and makes launching a boat difficult. It provides good views of the pond.⁷⁰

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

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

⁶⁹ “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), Table 7, [page 113](#).

⁷⁰ “West Mountain Wildlife Management Area, Long Range Management Plan, Ferdinand, Brunswick, and Maidstone Vermont,” State of Vermont, Agency of Natural Resources, Fish and Wildlife Department, Department of Forests, Parks, and Recreation,” (2014), [page 114](#).

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

NVDA Regional plan – Recreation Land Use Goals: ⁷¹

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

NVDA Regional plan – Recreation Land Use Strategies: ⁷²

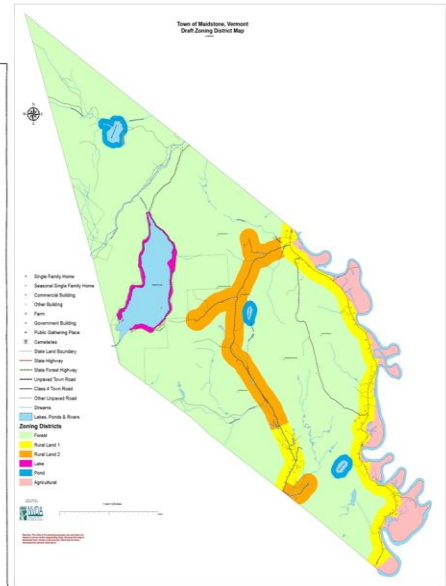
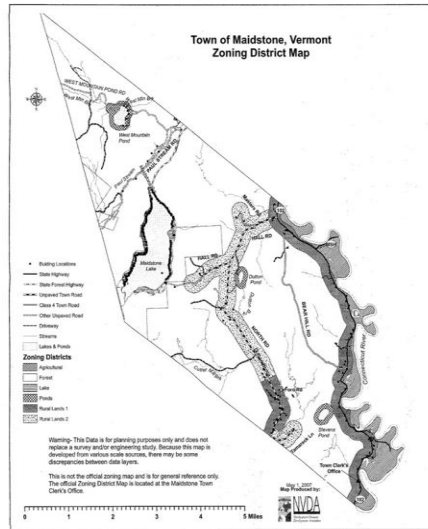
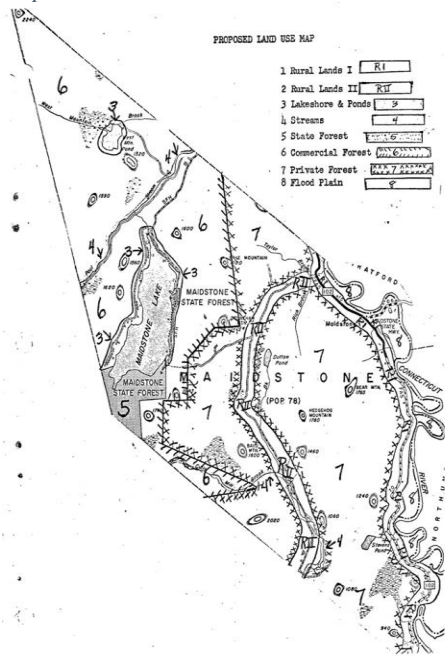
- Assist towns to plan for **future recreation needs**, recognizing that privately-held land may not be available for passive recreational use in the future.
- Assist with **financing to develop additional facilities** such as sports fields, playgrounds, trail systems, ice rinks, skateboard parks, and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

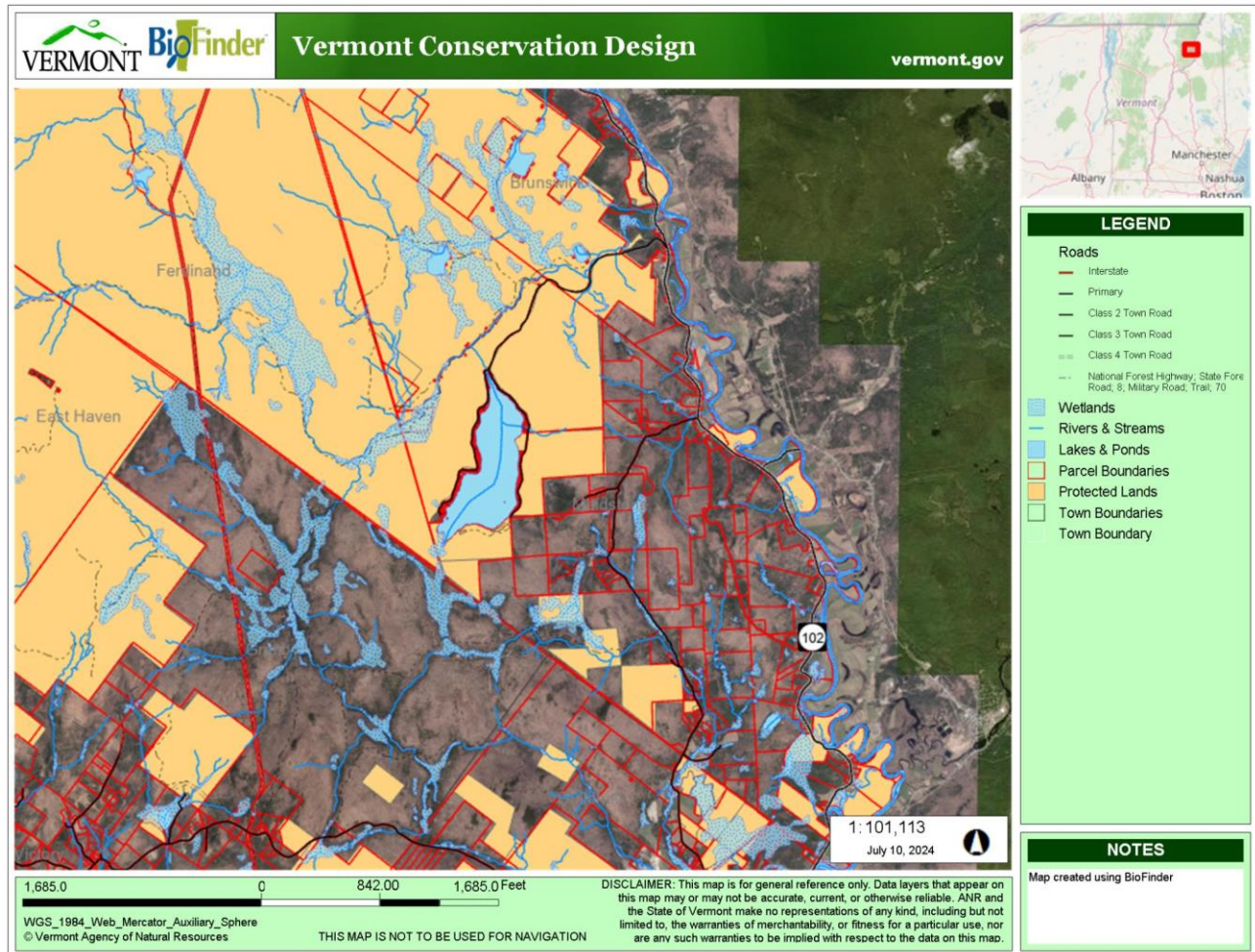
Maps

⁷¹ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 13-14 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, Recreation Land Use, [pages 7-8](#).

⁷² NVDA, *Regional Plan for the Northeast Kingdom 2018*, Images 13-14 of 302, Volume I, Regional Goals & Strategies, V. Goals and Strategies, [pages 7-8](#).

Map 1 – 1973, 2007 and Current Land Use Maps (above); Protected Lands (below)





Current Maidstone Town Plan: Implementation Plan – Proposed Land Use ⁷³

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

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

Conclusions and notes:

⁷³ Maidstone Town Plan, (2016), “Implementation Plan, Proposed Land Use,” [page 6](#).

- According to the “NVDA Region: Future Land Use” map of 2017,⁷⁴ neither Maidstone nor the communities adjacent to Maidstone (in Vermont,) have a Village Center, except for Guildhall. Also neither Maidstone nor any of the adjacent communities have a “Designated Village Center” or “Potential Designated Village Center.” However, Granby’s Zoning map does have a Village District.
- From Maidstone’s Zoning Bylaw Map of 2007, it appears that most residential use is along Rt. 102 (Rural Lands 1), at the Lake, and along North and Hall Roads (Rural Lands 1 & 2).
- From Brunswick’s Zoning Map of 2019, it appears that most residential use is along Rt. 102 and Rt. 105 (Rural Residential). The map shows Brunswick as having 3 zoning districts: Forest Conservation, Rural Residential and Shoreland. Brunswick’s Land Use/Cover Map (2019) shows most of Brunswick to be “Forested” with some “Open/Agricultural” between Rt. 102 and the Connecticut River.
- From Granby’s Zoning Map, it appears that most residential use occurs along Granby road and side roads off of Granby road. Granby has a Village District that “Contains much of traditional residential core and provides for neighborhood-type commercial facilities at a higher density (1 acre) to create a clustered, compact village center.” Granby also has a Rural Residential District, that runs along Granby Road and encompasses some side roads off of Granby Road. The remainder of the town is Forest District.
- Bwbhere/bwbtodo

7. Required Element 2 (D) - forest blocks and habitat connectors

A **LAND USE PLAN**, which shall consist of a map and statement of present and prospective land uses, that:
75, 76

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

⁷⁴ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 54 of 302, Volume II, Regional Analysis, Chapter One: Land Use, [page 18](#), NVDA Region: Future Land Use, Figure 1.5, 12/07/2017.

⁷⁵ 24 V.S.A. [§ 4382\(a\)\(2\)](#), “Required element 2.A & 2.D”

⁷⁶ The Municipal Plan, State Planning Manual – Module 1 (April 2017), (DHCD Planning Manual, Module 1), Land Use, [pages 62-72](#)

NVDA Regional Plan – Current Land Use Map (2017) ⁷⁷

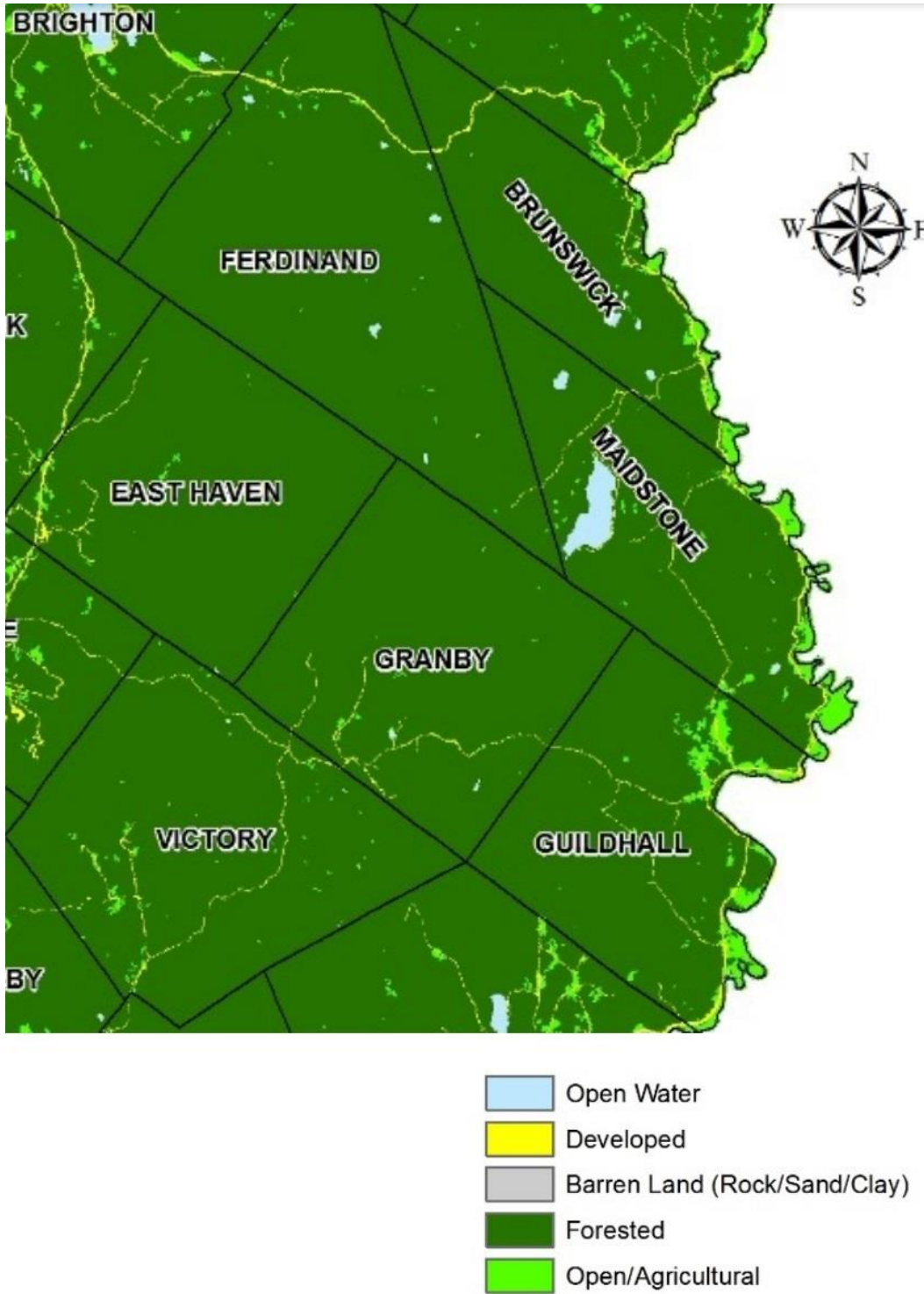


Figure 1 – NVDA Current Land Use Map (2017)

⁷⁷ 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.

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

*I. Overview*⁷⁸

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

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

...

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

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

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

⁷⁸ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 208 of 302, Volume II, Natural Resources, [page 172](#).

NVDA Region: Natural Resource Constraints

Figure 7.1

January 2018

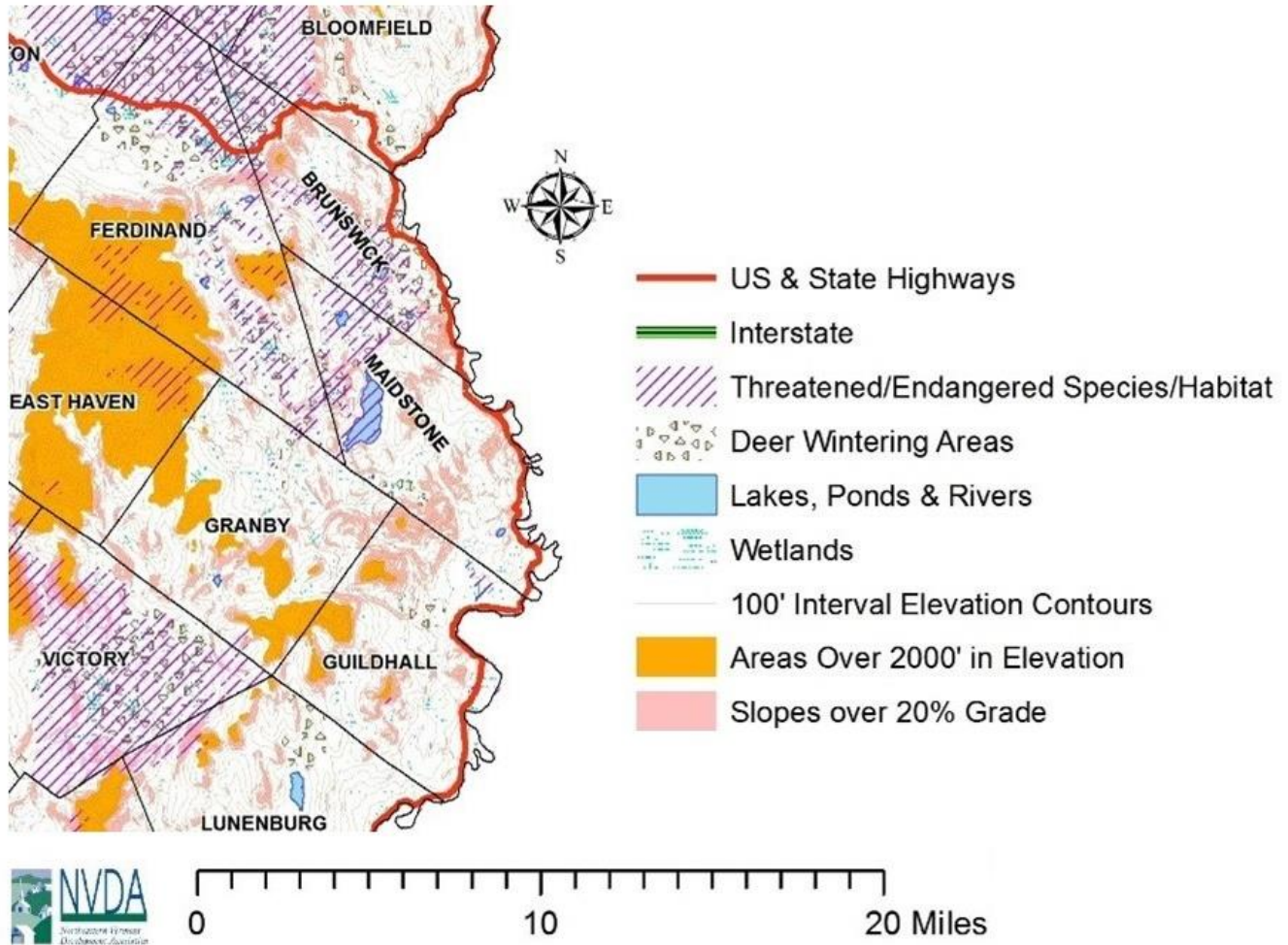


Figure 2 - Adapted from NVDA Region: Natural Resource Constraints⁷⁹

V. Wildlife Habitats⁸⁰

Habitat Connectors

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

⁷⁹ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 209 of 302, Vol. II, Ch. 7, Natural Resources, [page 173](#).

⁸⁰ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 218 of 302, Vol. II, Ch. 7, Natural Resources, [page 182](#).

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

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

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

Threatened and Endangered Species ⁸¹

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

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

⁸¹ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 220 of 302, Vol. 2, Ch. 7, Natural Resources, [page 184](#).

NVDA Region: Wildlife Habitat Blocks

Figure 7.4

January 2018

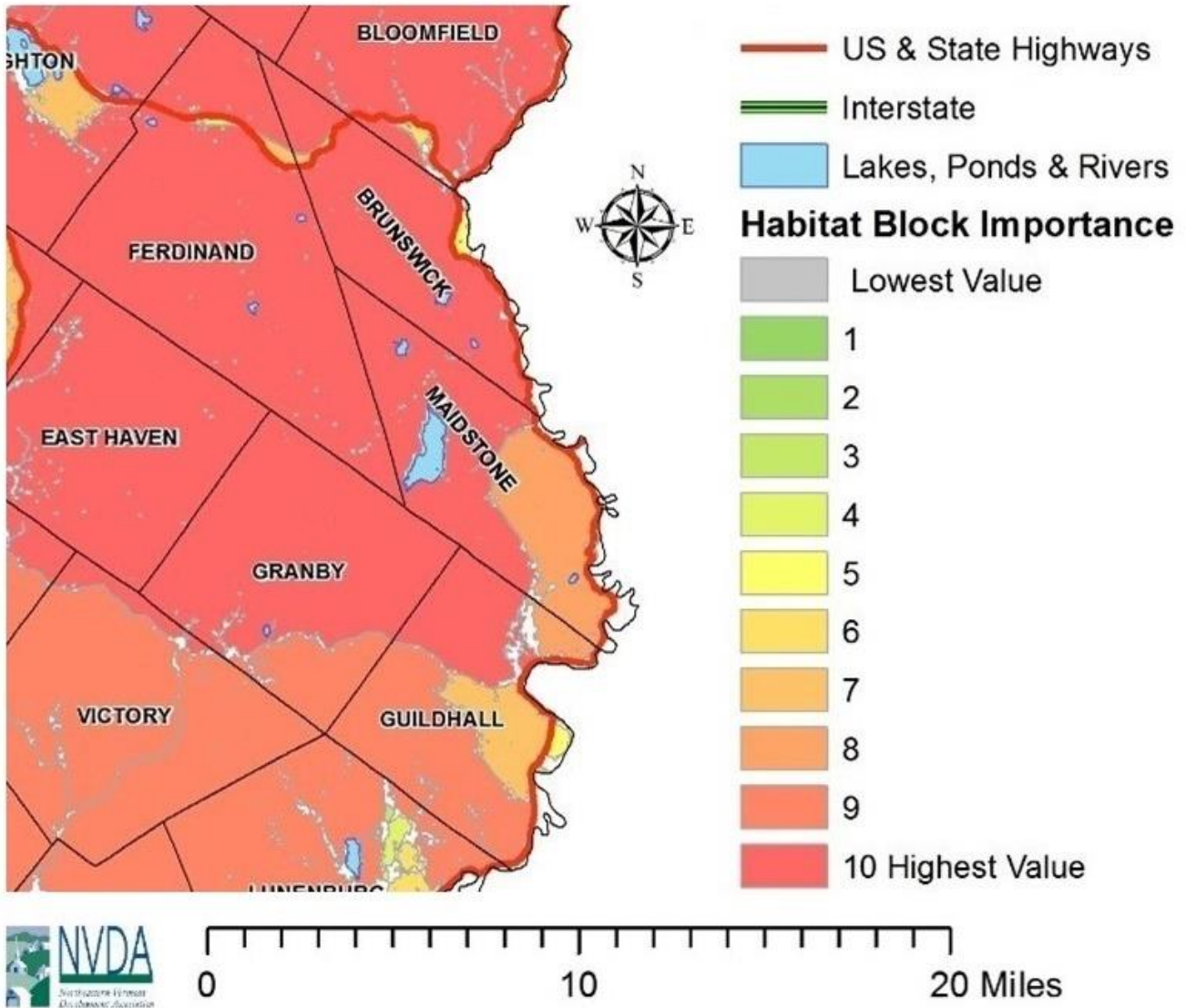


Figure 3 - Adapted from NVDA Region: Wildlife Habitat Blocks⁸²

⁸² NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 222 of 302, Vol. 2, Ch. 7, Natural Resources, [page 186](#).

NVDA Region: Habitat Connectors

Figure 7.x

January 2018

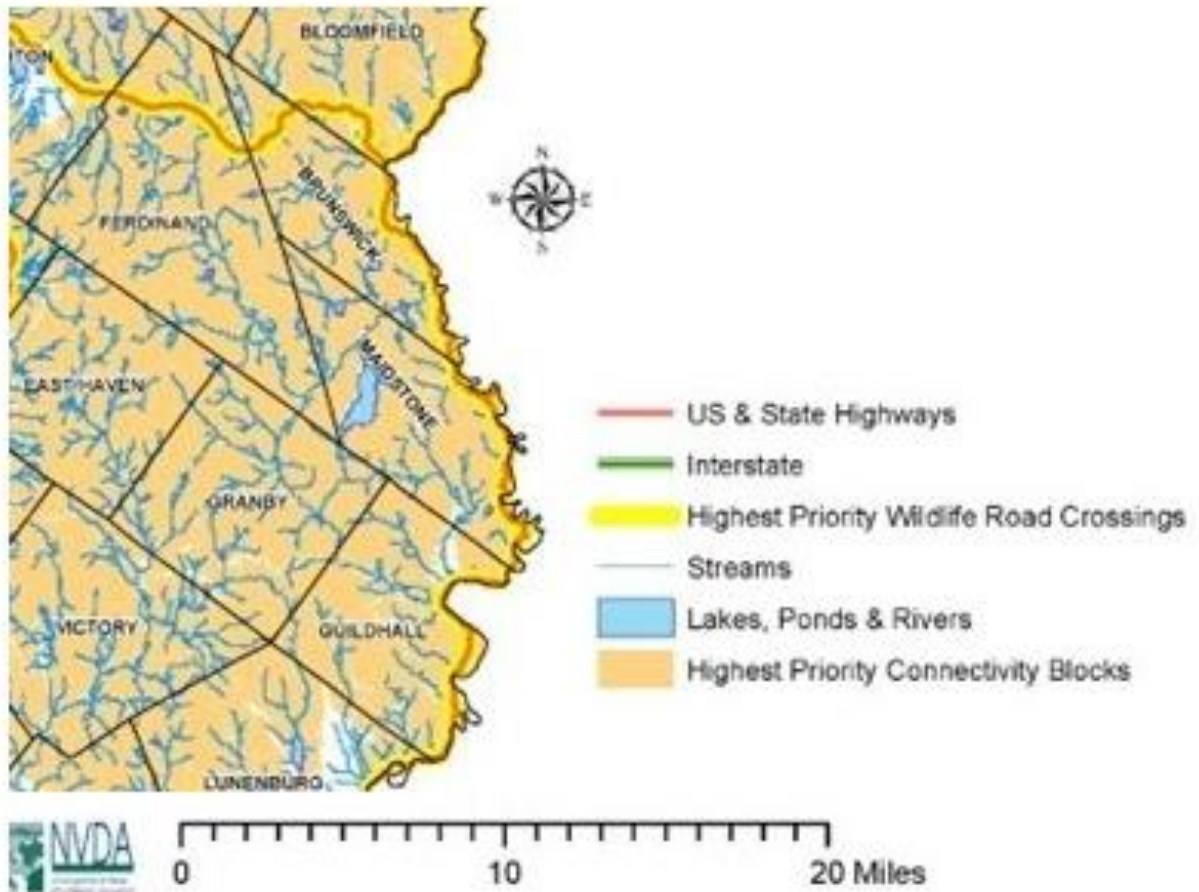


Figure 4 - Adapted from NVDA Regional Plan, Natural Resources, Habitat Connector Map⁸³

⁸³ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 221 of 302, Vol. 2, Ch. 7, Natural Resources, [page 185](#).

NVDA Region: Conserved Lands

Figure 7.3

January 2018

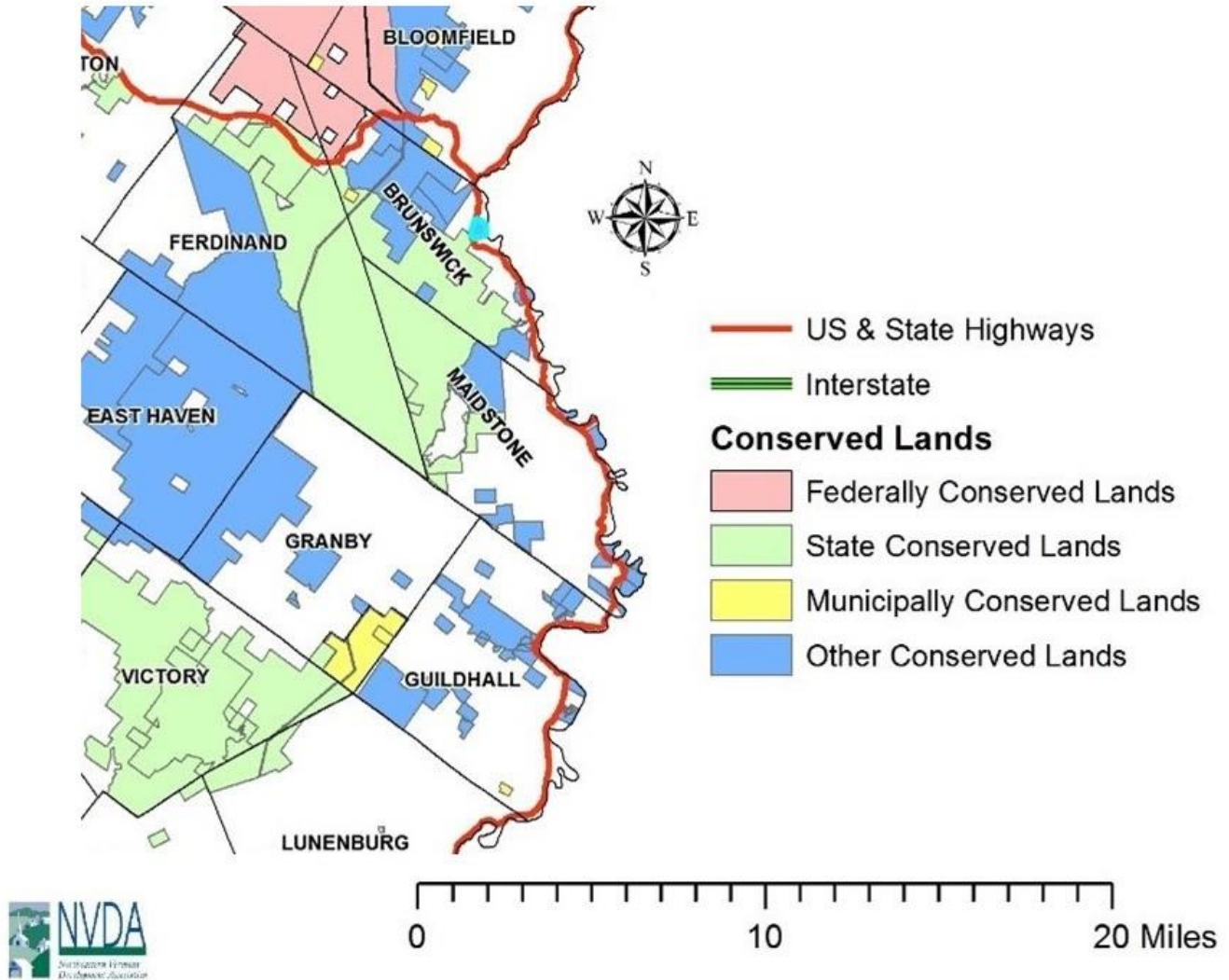


Figure 5 – Adapted from NVDA Regional Plan, Natural Resources, Conserved Land Map⁸⁴

ACCD Planning Atlas

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

⁸⁴ NVDA, *Regional Plan for the Northeast Kingdom 2018*, Image 224 of 302, Vol. II, Ch. 7, Natural Resources, [page 188](#).

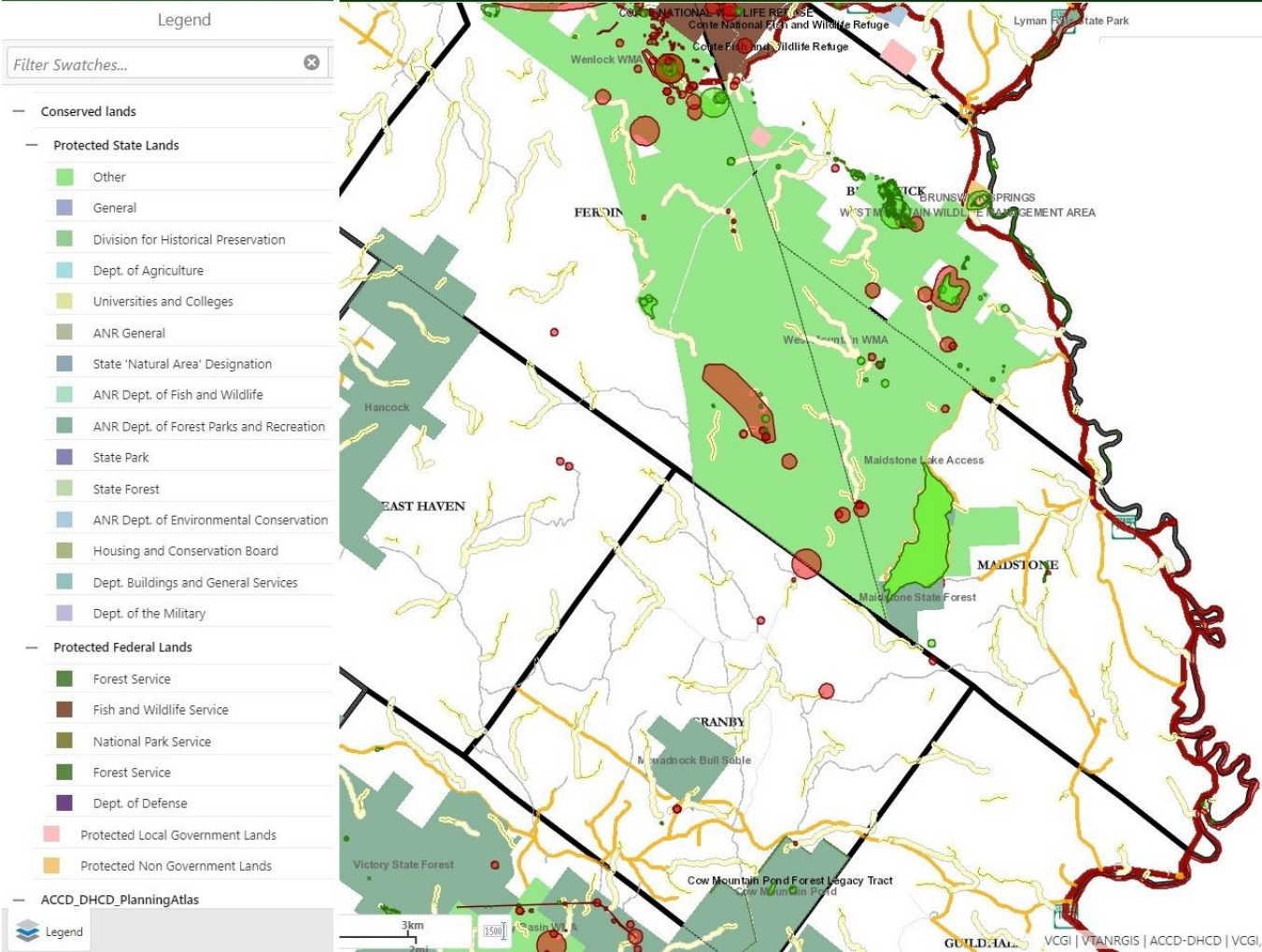


Figure 5 - Maidstone Area Conserved Land - Rare & Endangered Species

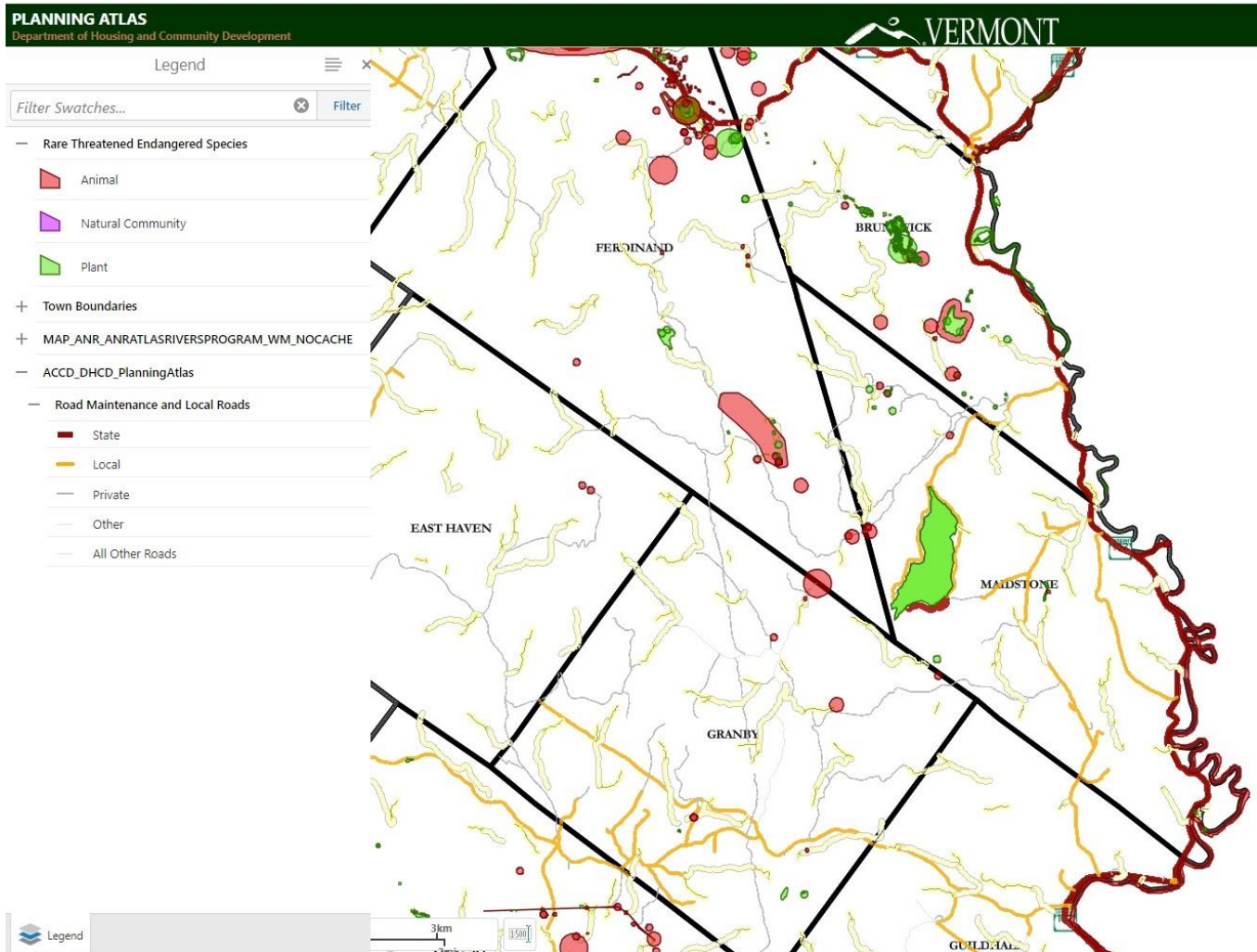


Figure 6 - Maidstone Area - Rare, Threatened and Endangered Species

West Mountain Wildlife Management Area ⁸⁵

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

⁸⁵ “West Mountain Wildlife Management Area,” Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).

*Habitat Features*⁸⁶

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

*Common Fish and Wildlife*⁸⁷

Mammals

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

Birds

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

Reptiles and Amphibians

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

Fish

The WMA's shallow ponds contain warmwater species such as brown bullhead, chain pickerel and yellow perch; while deeper ponds such as South America, Notch, West Mountain, Unknown and Wheeler Ponds, contain brook trout. Paul, Granby and Wheeler Streams support populations of wild brook trout, slimy sculpin, burbot, longnose and blacknose dace, and creek chubs. **Paul Stream was historically a spawning**

⁸⁶ "West Mountain Wildlife Management Area," Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).

⁸⁷ "West Mountain Wildlife Management Area," Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).

and nursery stream for Atlantic salmon, which were extirpated from the Connecticut River two centuries ago by dam building, pollution and habitat destruction. It now plays a role in the Connecticut Atlantic Salmon Restoration Program. Eventually, adults returning from the North Atlantic will reenter Paul Stream to spawn.

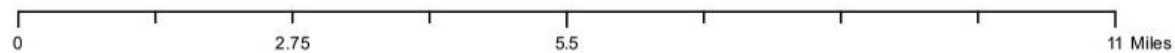
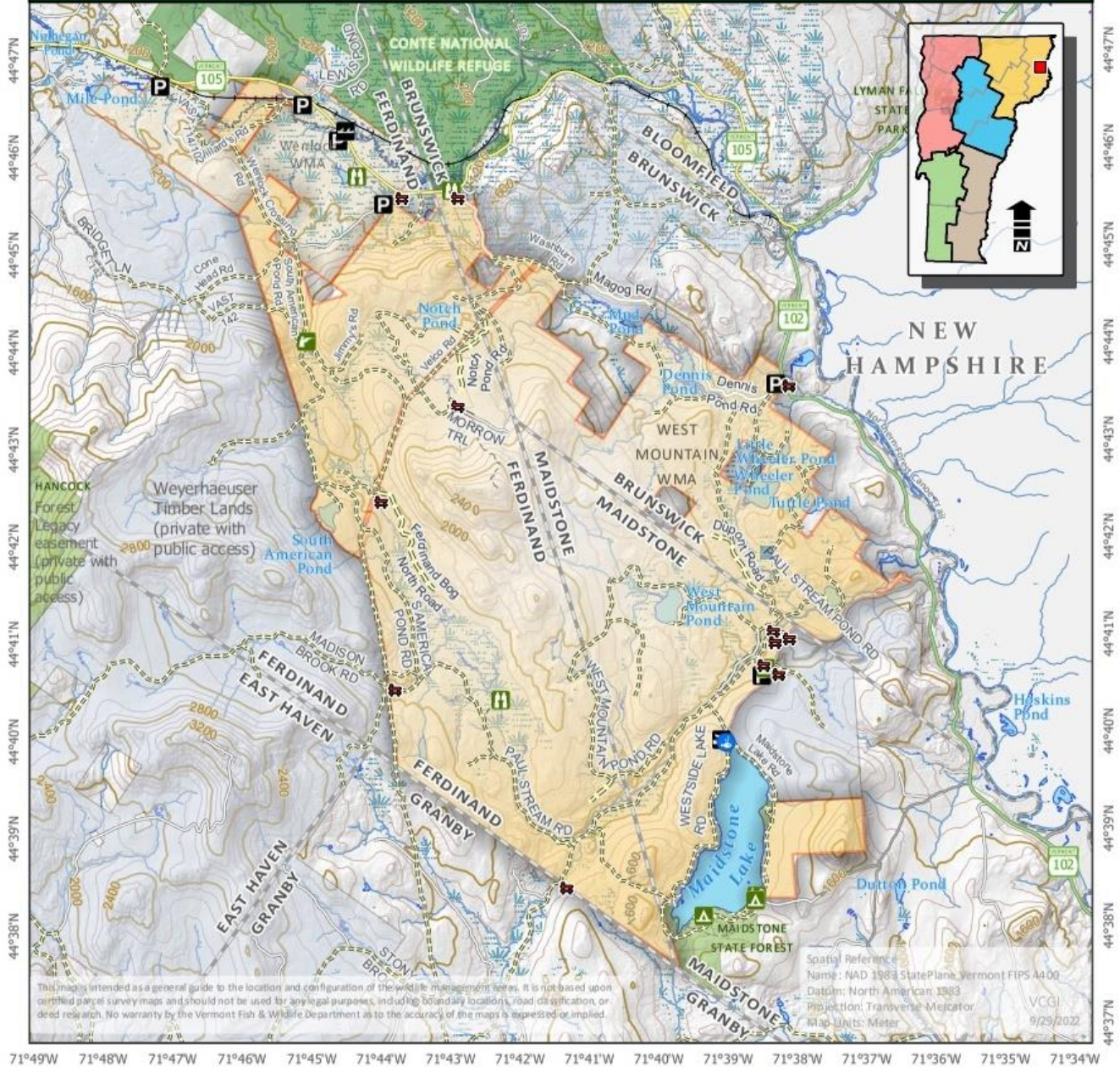
*Map*⁸⁸

⁸⁸ “West Mountain Wildlife Management Area,” Agency of Natural Resources, [Vermont Fish & Wildlife Department](#) > Lands and Habitats > State Lands and State Managed Lands > [Northeast Region WMAs - Caledonia, Essex & Orleans Counties](#) > [West Mountain](#).



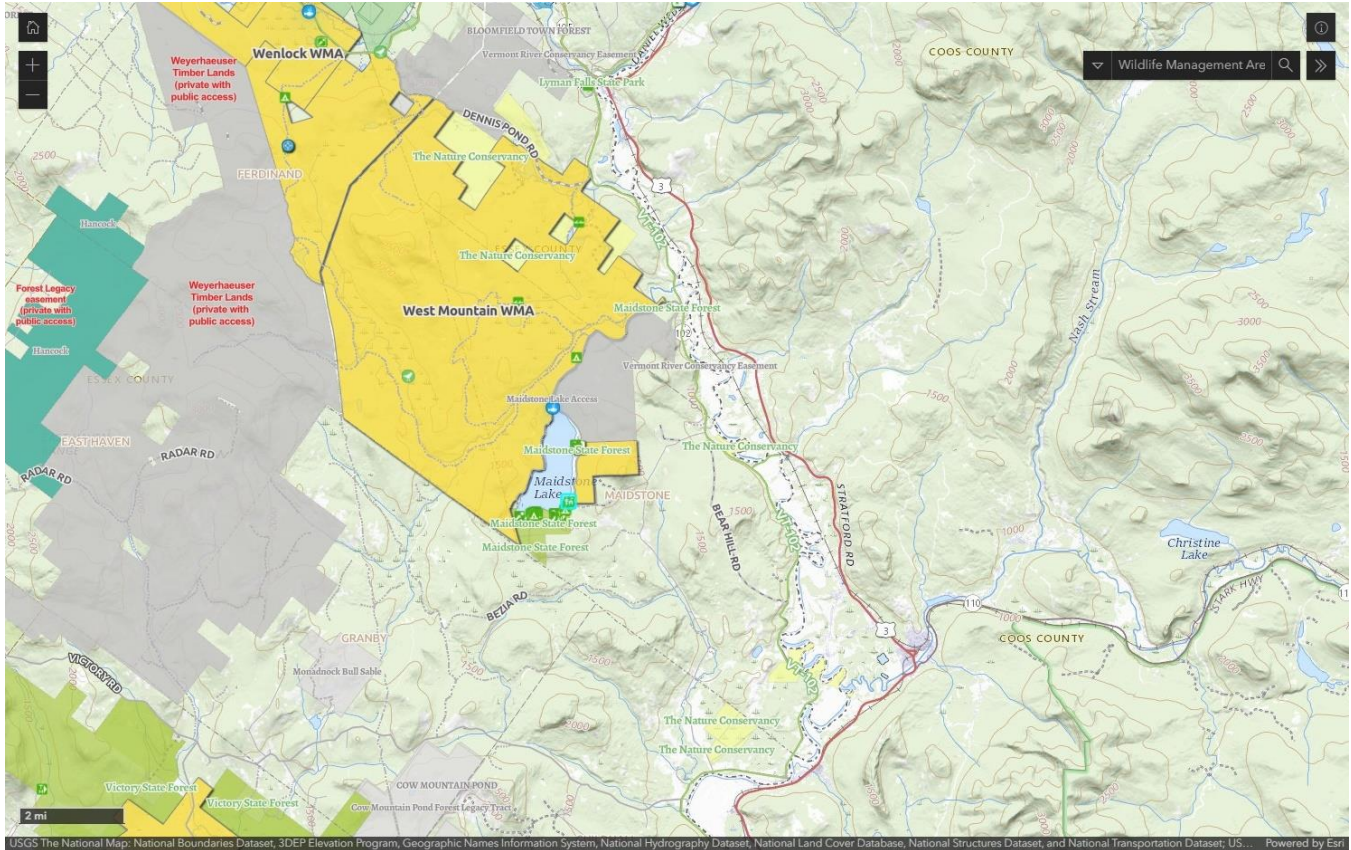
Vermont Fish & Wildlife Department

West Mountain Wildlife Management Area



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

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



8. 2023 Survey Questions and Results ⁸⁹

The data below is based upon 145 total recorded respondents, of which 67 are recorded as full-time residents, 77 as part-time residents or non-resident land owners, 99 are in the lake zoning district and 46 are in the remaining zoning districts. (Of these one respondent was in both the lake zoning district and Rural Lands 1, and that respondent’s data is included in the lake zoning district in the data reported below).

Also, one respondent did not report whether they were a full-time resident or part-time resident or non-resident land owner, so their response is not included in the “Full-time residents” vs. “Part-time residents/Own Land” breakdown below.

In the “Element, Goals, Related Survey Questions” document from the Planning Commission meeting of 17 January 2024, available at the town of Maidstone website, page 2 of 8, lists the survey questions related to required element 2, namely Questions # 2, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15, 16, 17, 18, 19.⁹⁰

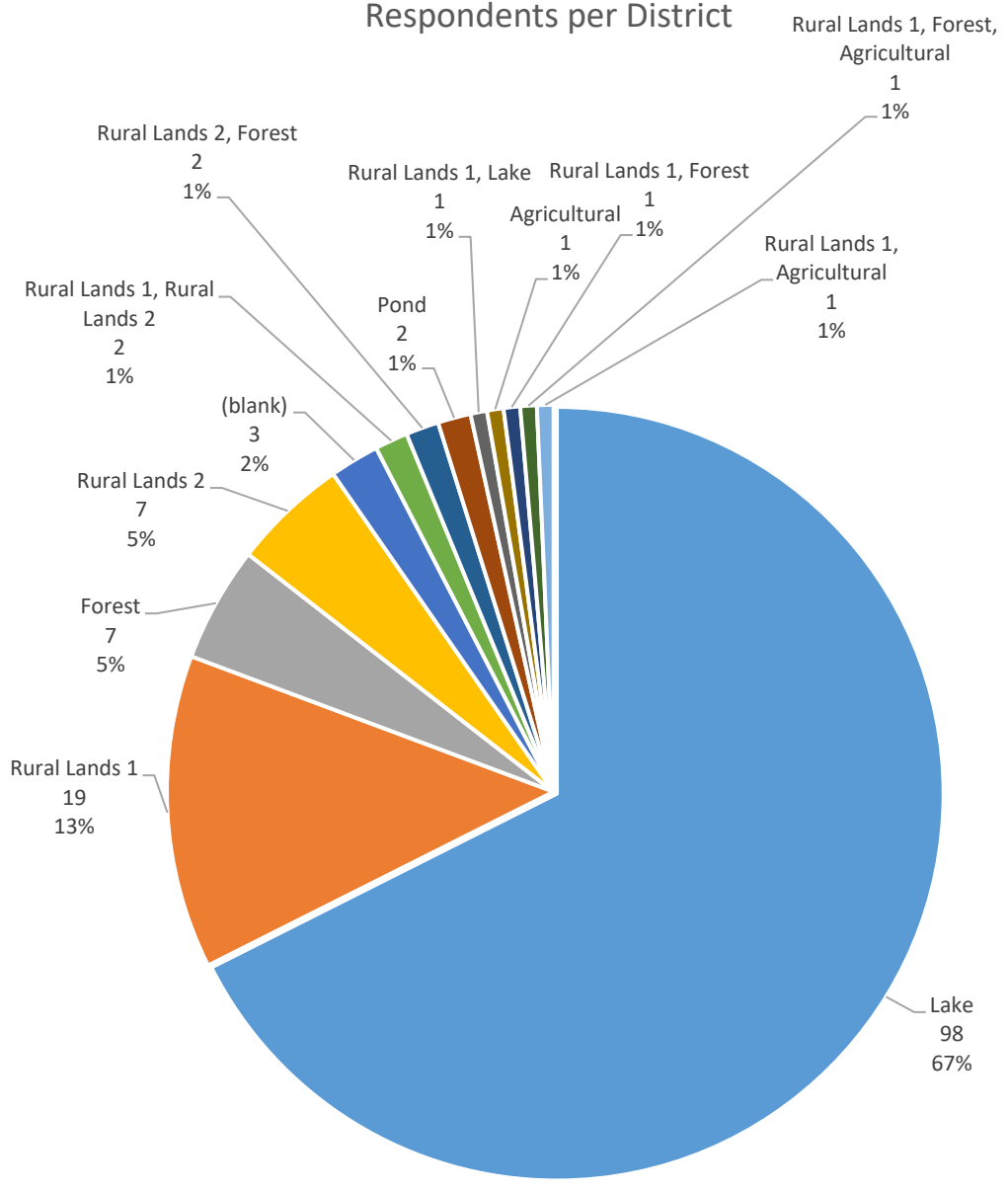
Question 2. What district do you reside in or own property in? Note: the Zoning Districts Map is posted on the Town website. (Check all that apply) - 142 responses

⁸⁹ Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Questions 4 and 5](#).

⁹⁰ Element, Goals, Related Survey Questions, 2024-01-05, [Page 2 of 8](#).

2. Districts	Total	Full-time residents	Part-time residents/Own land
Lake	98	37	60
Rural Lands 1	19	17	2
Rural Lands 1, Lake	1	1	0
Rural Lands 1, Rural Lands 2	2	2	0
Rural Lands 1, Agricultural	1	1	0
Rural Lands 1, Forest	1	1	0
Rural Lands 1, Forest, Agricultural	1	1	0
Rural Lands 2	7	3	4
Rural Lands 2, Forest	2	0	2
Forest	7	2	5
Pond	2	0	2
Agricultural	1	1	0
(blank)	3	1	2
Grand Total	145	67	77

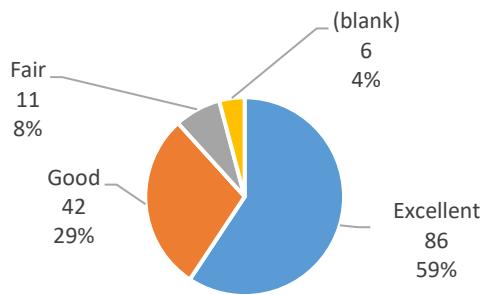
Respondents per District



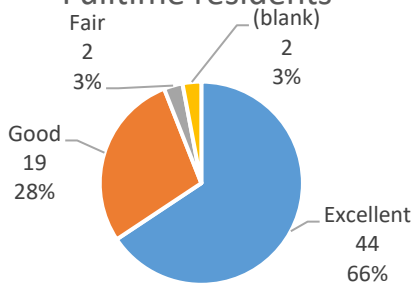
Question 3. What is your opinion about Maidstone as a place to live? - 139 responses

Option	All	Full-time residents	Part-time/Own land	Lake District	Non-lake Districts
Excellent	86 – 59%	44 – 66%	42 – 54%	59 – 60%	27 – 59%
Good	42 – 29%	19 – 28%	22 – 29%	27 – 27%	15 – 33%
Fair	11 – 8%	2 – 3%	9 – 12%	9 – 9%	2 – 4%
Poor	0	0	0	0	0
(blank)	6 – 4%	2 – 3%	4 – 5%	4 – 4%	2 – 4%
Grand Total	145	67	77	99	46

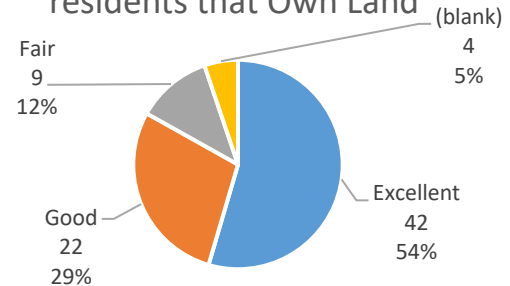
Maidstone as a place to live - All



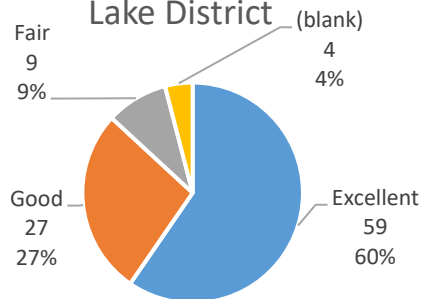
Maidstone as a place to live - Fulltime residents



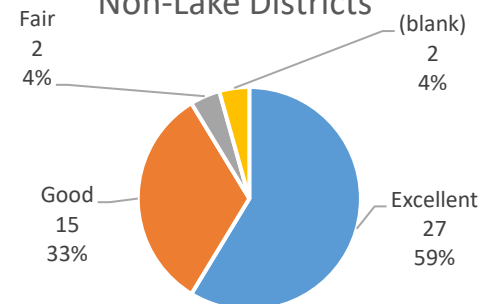
Maidstone as a place to live - Part-time residents or Non-residents that Own Land



Maidstone as a place to live - Lake District



Maidstone as a place to live - Non-Lake Districts



Of the 145 survey respondents, 6 or 4% did not give an opinion and none of the respondents selected an opinion of “Poor;” 86 or 59% selected “Excellent,” 42 or 29% selected “Good” and 11 or 8% selected “Fair.” Of the 86 that selected “Excellent,” 44 or 51% are full-time residents and 42 or 49% are not full-time residents. Of the 42 respondents that selected “Good,” 19 or 45% are full-time residents and 22 or 52% are not full-time residents.

Of the 67 full-time residents, 66% selected “Excellent,” 28% selected “Good,” and 3% selected “Fair,” while 3% did not select an option.

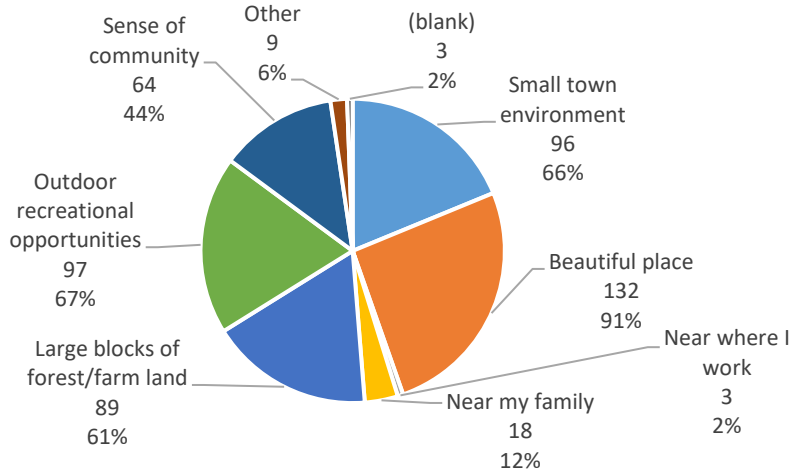
Of the 77 respondents who are not full-time residents, 54% selected “Excellent,” 29% selected “Good,” and 12% selected “Fair,” while 5% did not select an option.

So of the 145 respondents, 128 or 88% have the opinion that Maidstone is an excellent or good place to live. Also, independent of whether the respondents are full-time residents or not, or whether they are in the lake district or not, a majority of the respondents in each category have the opinion that Maidstone is an excellent place to live.

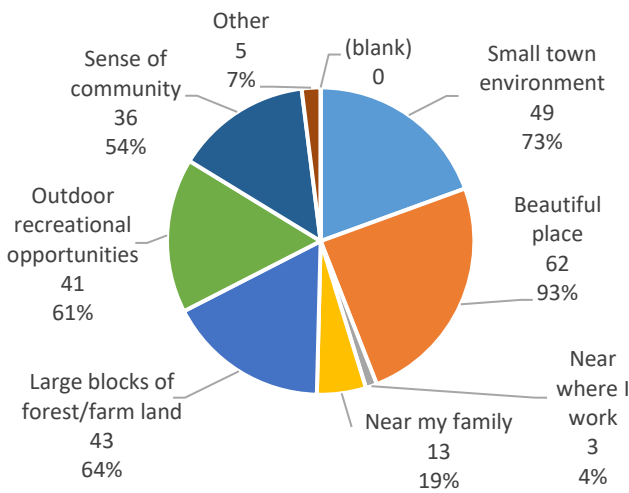
Question 4. What do you like about living in Maidstone? (Check all that apply) - 142 responses

Option	All (145)	Full-time residents (67)	Part-time/Own land (77)	Lake District (99)	Non-lake Districts (46)
Small town environment	96 – 66%	49 – 73%	46 – 60%	62 – 63%	34 – 74%
Beautiful place	132 – 91%	62 – 93%	69 – 90%	94 – 95%	38 – 83%
Near where I work	3 – 2%	3 – 4%	0 – 0%	1 – 1%	2 – 4%
Near my family	18 – 12%	13 – 19%	5 – 6%	11 – 11%	7 – 15%
Large blocks of forest/farm land	89 – 61%	43 – 64%	46 – 60%	54 – 55%	35 – 76%
Outdoor recreational opportunities	97 – 67%	41 – 61%	56 – 73%	74 – 75%	23 – 50%
Sense of community	64 – 44%	36 – 54%	28 – 36%	52 – 53%	12 – 26%
Other	9 – 6%	5 – 7%	4 – 5%	7 – 7%	2 – 4%
(blank)	3 – 2%	0 – 0%	3 – 4%	1 – 1%	2 – 4%

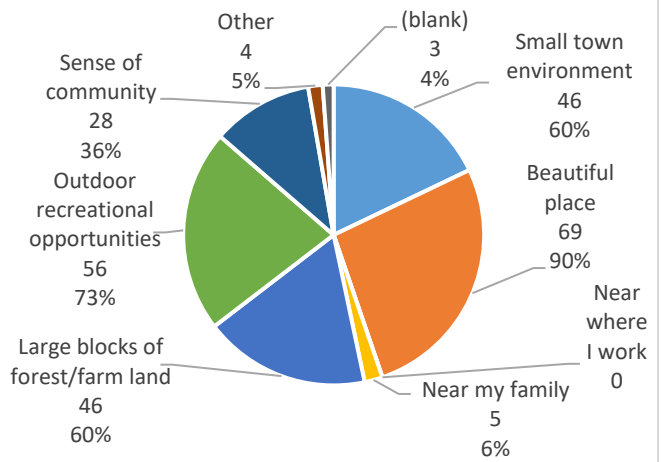
Like about living at Maidstone (Total 145)



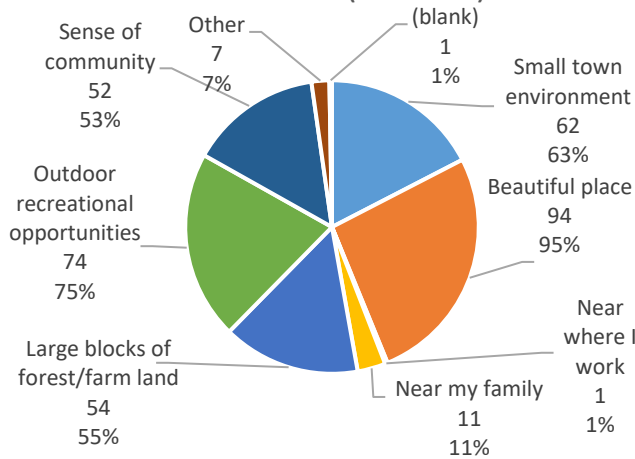
Fulltime residents (Total 67)



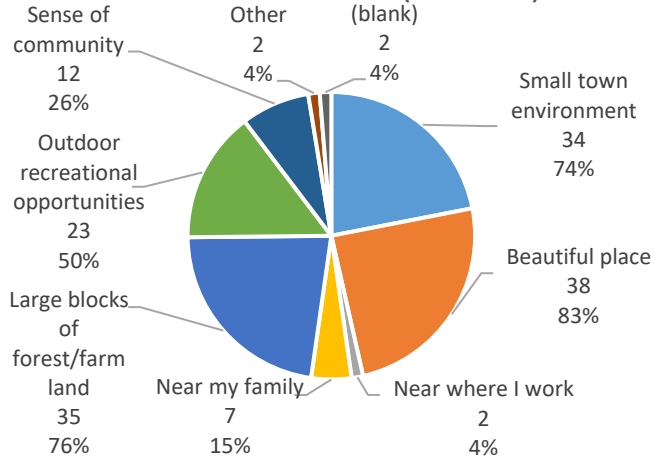
Part-time residents & non-resident land owners (Total 77)



Lake District (Total 99)



Non-Lake Districts (Total 46)



Of the 145 respondents to the survey, 132 or 91% selected the option “Beautiful place,” 97 or 67% selected “Outdoor recreation opportunities,” 96 or 66% selected “Small town environment,” and 89 or 61% selected “Large blocks of forest/farm land.” Less than 50% selected other options, the highest being 64 or 44% that selected “Sense of community.”

Independent of residential status or lake vs. non-lake districts, “Beautiful place” was the number one like: 93% of full-time residents, 90% of part-time residents and non-residents who own property, 95% of respondents in the lake district and 83% of those in non-lake districts.

The number 2 “like” was “Outdoor recreational opportunities,” selected by 97 or 67% of the 145 respondents. This was number 2 for respondents who are part-time residents or non-residents that own property (73%) and those in the lake district (75%). This was number 4 for full-time residents (61%) and respondents in non-lake districts (50%).

The number 3 “like,” receiving one less vote than number 2, is “Small town environment,” being selected by 96 or 66% of 145 respondents. This was the number 2 pick for full-time residents (73%), the number 3 pick for both respondents in the lake (63%) and non-lake districts (74%), and tied for number 3 by part-time residents and non-residents that own property (60%).

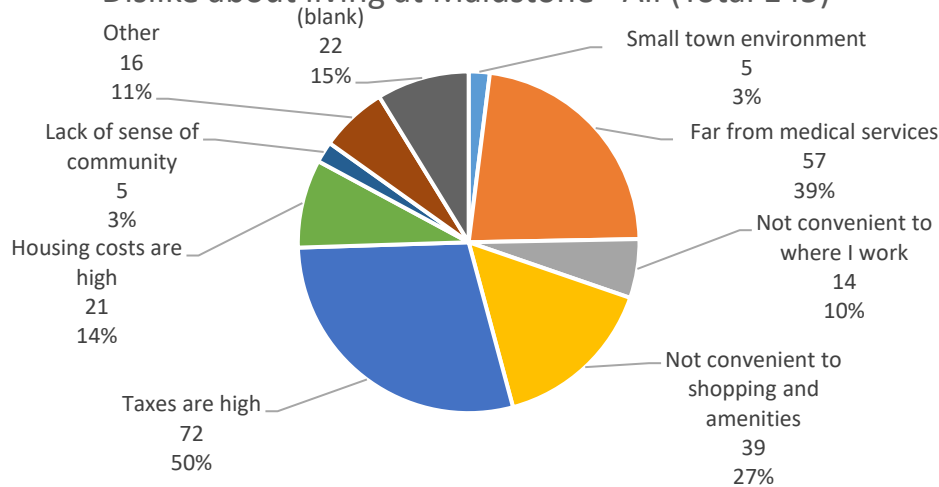
The number 4 “like” is “Large blocks of forest/farm land,” selected by 89 or 61% of the 145 respondents. This was the number 2 pick for respondents in the non-lake districts (76%), the number 3 pick for full-time residents (64%) and tied for number 3 by part-time residents and non-residents that own property. It was the number 4 pick by respondents from the lake district (55%).

The number 5 “like” is “Sense of community,” selected by 64 or 44% of the 145 respondents, which is less than the majority. However, it was selected by 54% of full-time residents and by 53% of the respondents in the lake district.

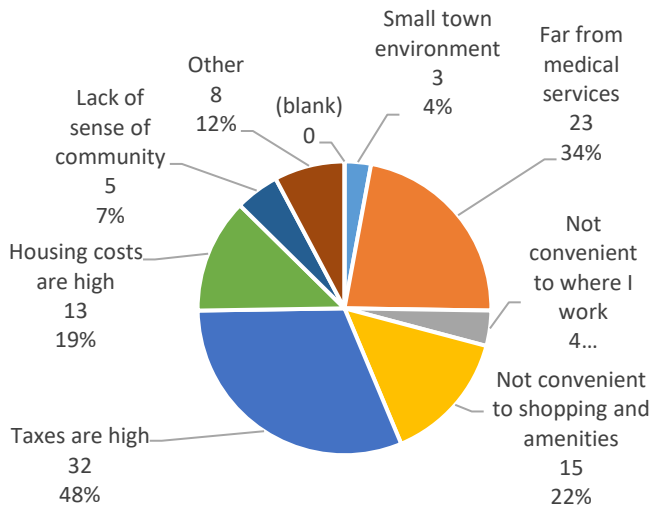
Question 5. What do you dislike about living in Maidstone? (Check all that apply) - 123 responses

Option	All (145)	Full-time residents (67)	Part-time/Own land (77)	Lake District (99)	Non-lake Districts (46)
Small town environment	5 – 3%	3 – 4%	2 – 3%	4 – 4%	1 – 2%
Far from medical services	57 – 39%	23 – 34%	33 – 43%	47 – 47%	10 – 22%
Not convenient to where I work	14 – 10%	4 – 6%	10 – 13%	11 – 11%	3 – 7%
Not convenient to shopping and amenities	39 – 27%	15 – 22%	23 – 30%	31 – 31%	8 – 17%
Taxes are high	72 – 50%	32 – 48%	39 – 51%	55 – 56%	17 – 37%
Housing costs are high	21 – 14%	13 – 19%	8 – 10%	15 – 15%	6 – 13%
Lack of sense of community	5 – 3%	5 – 7%	0 – 0%	3 – 3%	2 – 4%
Other	16 – 11%	8 – 12%	7 – 9%	9 – 9%	7 – 15%
(blank)	22 – 15%	0 – 0%	11 – 14%	9 – 9%	13 – 28%

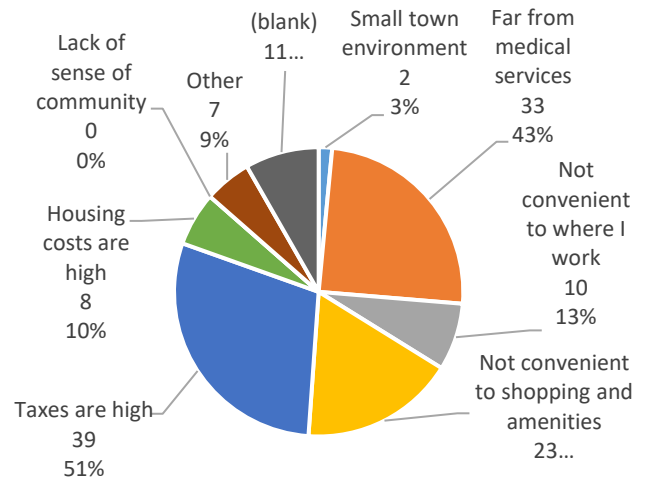
Dislike about living at Maidstone - All (Total 145)



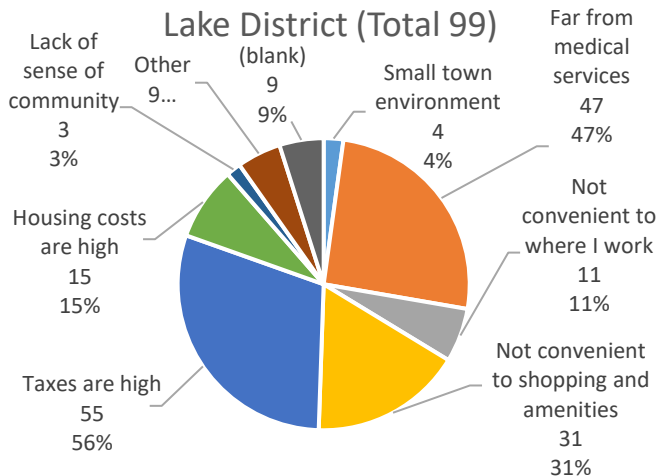
Fulltime residents (Total 67)



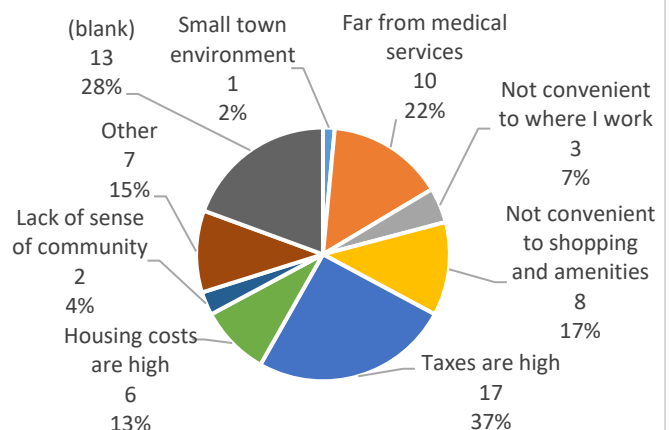
Part-time residents & non-resident land owners (Total 77)



Lake District (Total 99)



Non-Lake Districts (Total 46)



The only “dislike” to be selected by 50%*⁹¹ or more of the respondents is “Taxes are high,” which was the number 1 dislike in all categories and was selected by 72 or 50% of the 145 respondents. This dislike was selected by 48% of full-time residents, 51% of part-time residents and non-residents that own property, 56% of those in the lake district and 37% of those in the non-lake districts.

The number 2 “dislike,” for all categories, is “Far from medical services,” selected by 57 or 39% of the 145 respondents, by 34% of full-time residents, 43% of part-time residents or non-residents that own property, 47% of respondents in the lake district and 22% of those in the non-lake districts.

The number 3 “dislike,” for all categories, is “Not convenient to shopping and amenities, selected by 39 or 27% of the 145 respondents, 22% of full-time residents, 30% of part-time residents or non-residents that own property, 31% of respondents in the lake district and 17% of those in the non-lake districts.

Note that none of the “dislikes” were selected by a majority of the respondents, but “Taxes or high” missed a majority by one vote (72 of 145).

Comments about Questions #3, #4, and #5, regarding your opinion about Maidstone as a place to live and what you like or dislike about living in Maidstone:

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.
- 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 relegated, 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

*⁹¹ The actual percentage would be 49.66% if carried to two decimal places, but is rounded up to 50% since the percentages are expressed in whole numbers.

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

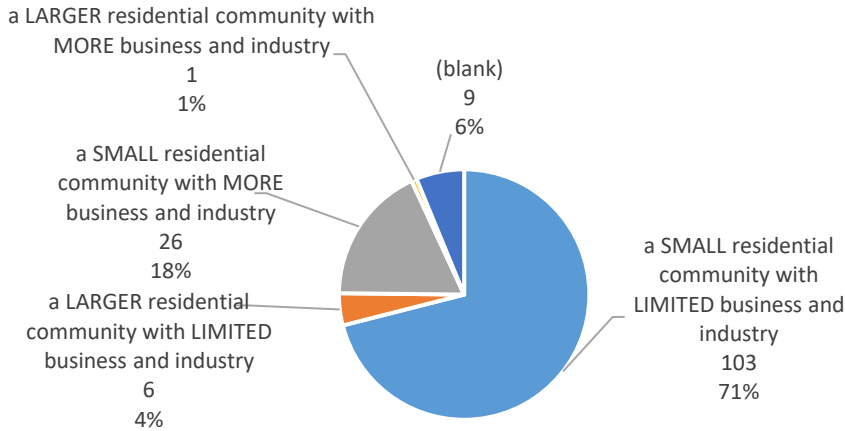
- Really no complaints, it's rural VT. As long as there's somewhat of a consistent police presence, I'm satisfied.
- It's beautiful but to get to any services, you have to drive about a half hour.
- Don't appreciate "out-of-staters" coming in and imposing their "out-of-state" life style on us.
- I feel 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 than high taxes and increased regulatory requirements.
- I am a woods & water person.
- It is a shame there is 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.

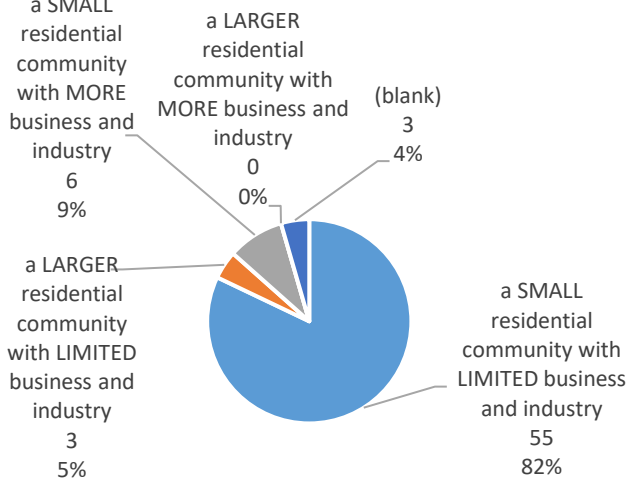
Question 7. What should Maidstone be in the future with regard to size of residential community and amount of business and industry? - 136 responses

Response	Total	Full-time residents	Part-time residents/Own Land	Lake District	Non-lake Districts
a SMALL residential community with LIMITED business and industry	103 – 71%	55 – 82%	47 – 61%	68 – 69%	35 – 76%
a LARGER residential community with LIMITED business and industry	6 – 4%	3 – 5%	3 – 4%	5 – 5%	1 – 2%
a SMALL residential community with MORE business and industry	26 – 18%	6 – 9%	20 – 26%	20 – 20%	6 – 13%
a LARGER residential community with MORE business and industry	1 – 1%	0 – 0%	1 – 1%	1 – 1%	0 – 0%
(blank)	9 – 6%	3 – 4%	6 – 8%	5 – 5%	4 – 9%
Total	145	67	77	99	46

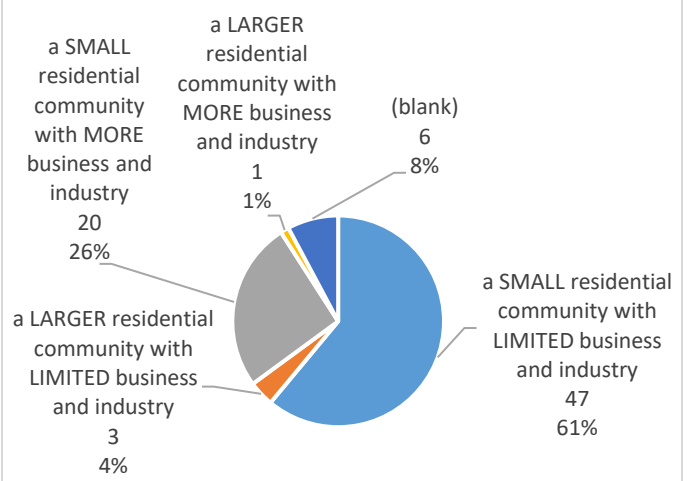
Residential, Business & Industry - All



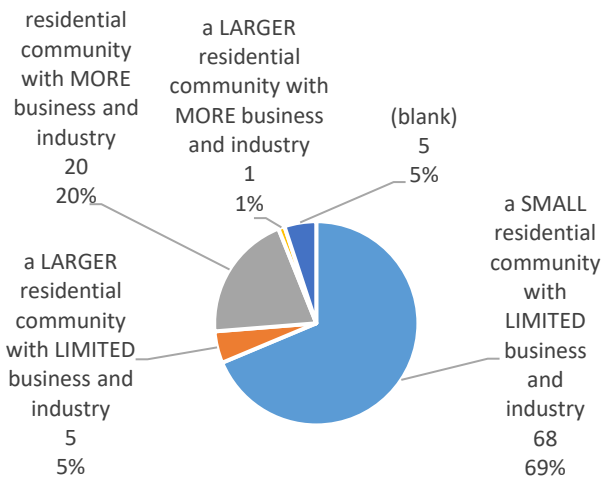
Residential, Business & Industry - Full-time Residents



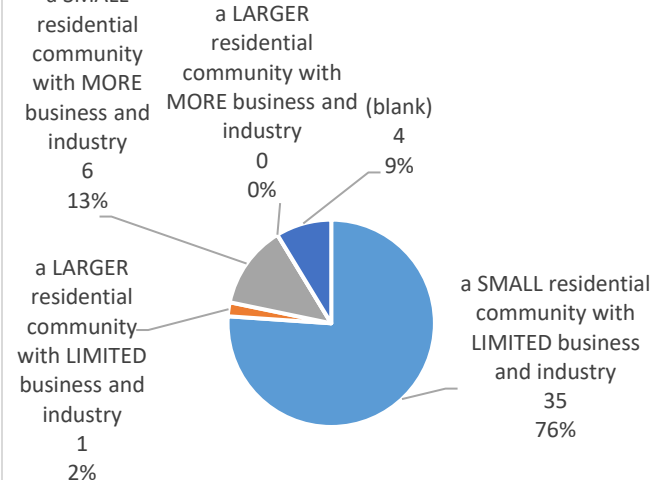
Residential, Business & Industry - Part-time Residents/Own Property



Residential, Business & Industry - Lake District



Residential, Business & Industry - Non-lake Districts



The number 1 selection, across all categories, is “a SMALL residential community with LIMITED business and industry,” selected by 103 or 71% of the 145 respondents, 82% of full-time residents, 61% of part-time residents or non-residents that own property, 69% of respondents in the lake district and 76% of respondents in non-lake districts.

Question 7 Comments

Full-time Residents

- There should be a mix
- If I wanted to live in a city I would move below the notch.
- I'm good keeping it small and the way it is.
- Although I am not opposed to some business and some industry in town, my fear is how much, or how far it may go and the impact it will carry onto this small community. Less is more!
- Keep it small. Limited business is ok but no!!! industry.
- If any resident chooses the other selections, I would ask why they still live or moved here?
- If any resident wanted to live in a larger community with more conveniences, they would move.
- Stay the same
- No business or industry is needed in Maidstone!
- NO industry/businesses
- Bringing more business and industry into the community may cause a reduction in the beauty and tranquillity of the Town. A small business may not have such an impact.
- Business's should be welcome in town as they bring in revenue and jobs but would probably not add greatly to the student population.

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

- Need grocery store, hardware stores along with a small community
- I don't know the extent of the residential need in Maidstone compared to other areas in Vt with a strong need. Some restaurants, small shops in the area would be good for convenience and the tax base.
- The logging industry in the area seems to manage itself well. Better internet would allow some residents to work from home.
- Maidstone does not have the tax base or infrastructure to maintain businesses or much more residential buildings.
- Keep it the way it is.
- Unsure
- Need more services closer to town. Hair care, grocery, cell, internet, convenience, gas, electric charging, etc
- Business and industry would detract from the appeal of the area
- Attract small to med businesses that employ the local workforce, small manufacturers. Not sure if low or no property taxes would be enough to entice a company to move here but it is a start. I own a business across two towns and property taxes are not really a big enough factor to move there or not. Become known as small business friendly in areas of permitting and "town coding"

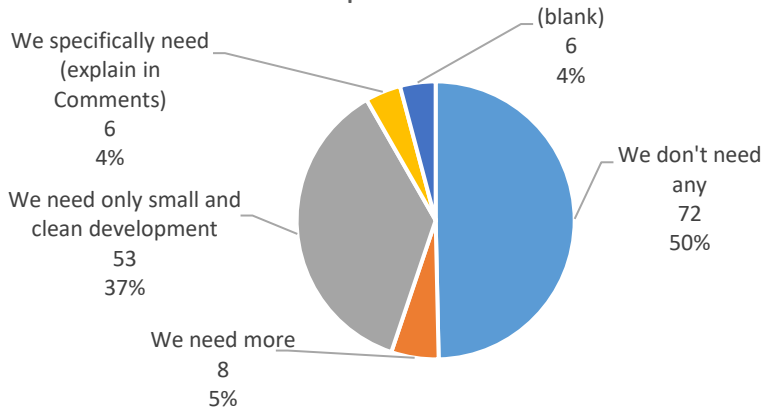
this would be something that would make me choose one town over another if I were looking to expand my facilities.

- Business and industry growth should fit within the scope of the Maidstone's Growth Plan, farming community, forestry, residential. Does the Business or Industry compliment the above community? Yes move fwd, no make changes to fit.
- Don't mess with what you have. If people don't like it, they need to see how other areas of the state have been changed by selfish people that think they need every convenience.
- Have no opinion
- You have an oasis!!! Why ruin with more people and bullshit!!!!
- Recreational opportunities are Maidstone's greatest asset. However, I recognize that locals are being priced out. I support creating affordable housing opportunities.
- Maybe some of the farmland could be developed into solar fields? Logging should continue to be profitable. It's time to implement green energy.
- We there because of the size of the community
- Rapid growth will not be beneficial to those who currently reside in Maidstone. It will cause further diminishment of the town and the Lake community.

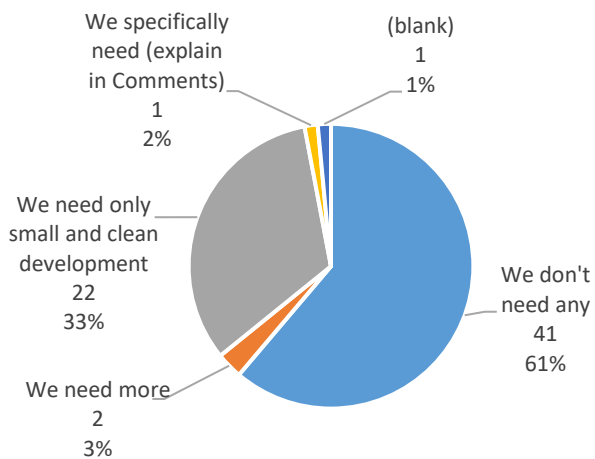
Question 8. What is your opinion regarding commercial/industrial development? - 139 responses

Response	Total	Full-time residents	Part-time residents/Own Land	Lake District	Non-lake Districts
We don't need any	72 – 50%	41 – 61%	30 – 39%	47 – 48%	25 – 55%
We need more	8 – 5%	2 – 3%	6 – 8%	7 – 7%	1 – 2%
We need only small and clean development	53 – 37%	22 – 33%	31 – 40%	36 – 36%	17 – 37%
We specifically need (explain in Comments)	6 – 4%	1 – 2%	5 – 6.5%	5 – 5%	1 – 2%
(blank)	6 – 4%	1 – 1%	5 – 6.5%	4 – 4%	2 – 4%
Total	145	67	77	99	46

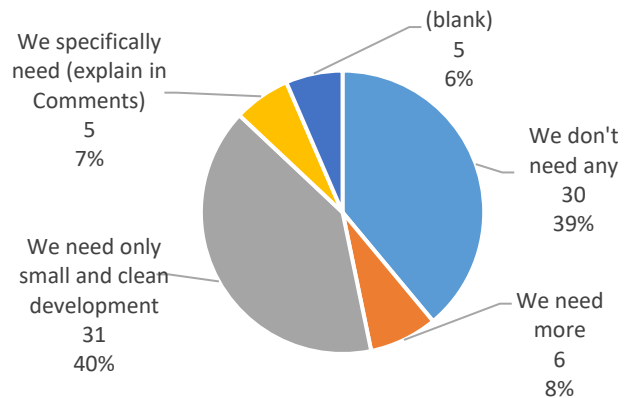
Opinion on Commercial/Industrial Development - All



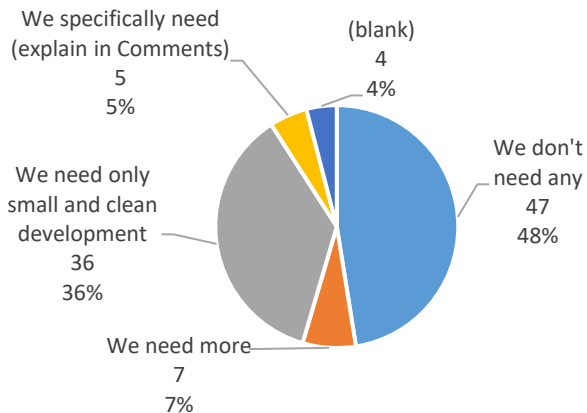
Commercial/Industrial Development - Full-time Residents



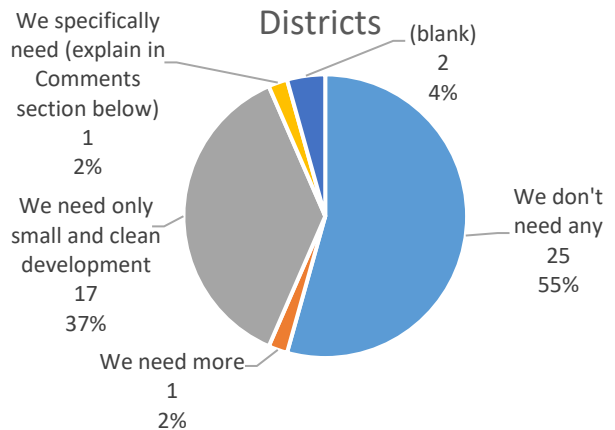
Commercial/Industrial Development - Part-time Residents or Own Land



Commercial/Industrial Development - Lake District



Commercial/Industrial Development - Non-Lake Districts



The top opinion is “We don’t need any” selected by 72 or 50% of the 145 respondents, followed by “We need only small and clean development” selected by 53 or 37% of the 145 respondents.

“We don’t need any” was the top opinion for full-time residents (61%), those in the lake district (48%) and the non-lake districts (55%), and was second for part-time residents and non-resident property owners (39%).

“We need only small and clean development” was the top opinion (by one vote) for part-time residents and non-resident property owners (40%) and was second for full-time residents (33%), those in the lake district (36%) and non-lake districts (37%).

Question 8 Comments

Full-time Residents

- Other than farming we don't need it.
- Emphasis on clean especially in regards to our waterways: lake, streams and brooks.
- I moved here because it's the way I like it.
- Too much development will change the nature of the simple quiet friendly town.
- We all chose to live here, because there is no commercial or industrial landscape.
- We are a very small Town, why do we want to become a Burlington or Montpelier. Do we really need to attract more outside traffic, pollution and problems?
- NONE Don't change Maidstone!
- I moved here to escape commercial and industrial development and question what benefit it would provide to a town such as Maidstone.
- We need to be able to preserve what we have in this town. Large business/industry may disrupt what we have now.
- The definition of small is open for interpretation, business should be allowed to grow and thrive and actually create a economy in town.
- If someone wants to open a business then they should be encouraged. It adds to the tax base. The woodland needs periodic harvesting.
- What does any of these questions have to do with the town of Maidstone? Who thinks they have the power to control development or progress.

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

- grocery and hardware
- I'm only seasonal, but any kind of business would be good to lower taxes.
- clean development that respects the environment.
- A seasonal store near the lake would well serve the community.
- More is always good
- Unsure
- see # 7
- Since it is my vacation spot not excited about development g
- I hesitate to say "clean development" as it is vague at best might as well say sensible development. Sometimes there are trade off's and what is ok today might not be tomorrow. If the goal is to

detract businesses take the heavy handed and combative approach if the goal is to both increase the tax base and employ local citizen be more receptive and willing to openly listen both ways.

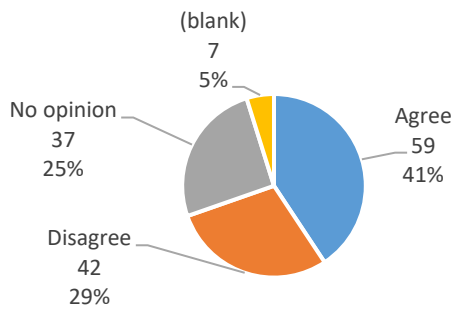
- Commercial/Industrial development has a negative connotation. But any business or industrial development can fall in this category. Some would be beneficial like a small off grid farm or negatively impact the Town like a transfer station (Dump), It depends of the business and the fit for the Town.
- No opinion
- A store
- Logging is the only commercial activity that should take place in the area
- Look for opportunities to support the local farmers by partnering with recreational visitors.
- With more lake homes becoming year round homes some type of small gas/food store near the entrance to Maidstone lake road.
- Get the bridge across the Connecticut River fixed.
- Lancaster is 1/2 hour away. That's where the commercial development should occur
- Commercial/industrial growth must be slow and very deliberate.

Question 9. Maidstone should have the following types of growth in the next eight years:

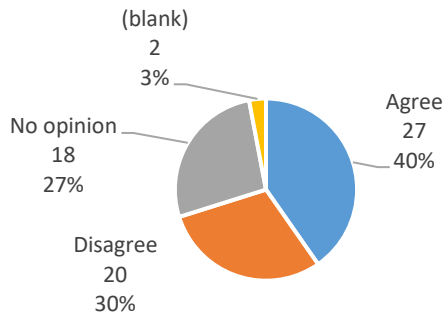
9.1. Residential

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	59 – 41%	27 – 40%	31 – 40%	45 – 46%	14 – 31%
Disagree	42 – 29%	20 – 30%	22 – 29%	30 – 30%	12 – 26%
No opinion	37 – 25%	18 – 27%	19 – 25%	19 – 19%	18 – 39%
(blank)	7 – 5%	2 – 3%	5 – 6%	5 – 5%	2 – 4%
Total	145	67	77	99	46

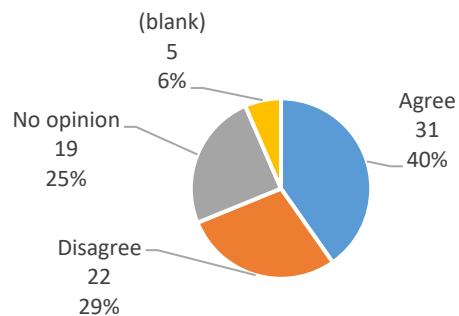
Residential growth - All



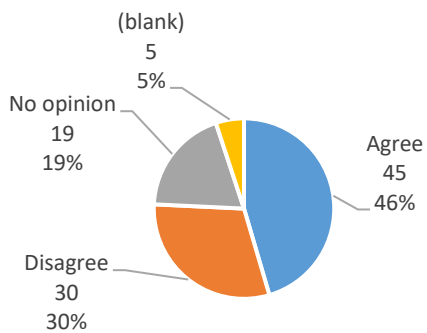
Residential Growth - Fulltime Residents



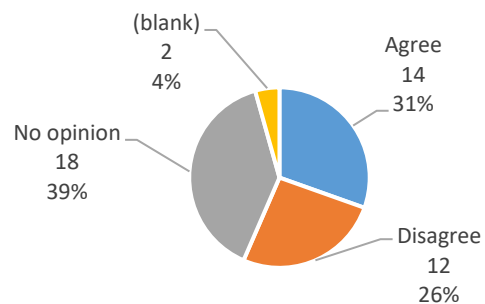
Residential Growth - Part-time Residents/Own Property



Residential Growth - Lake District

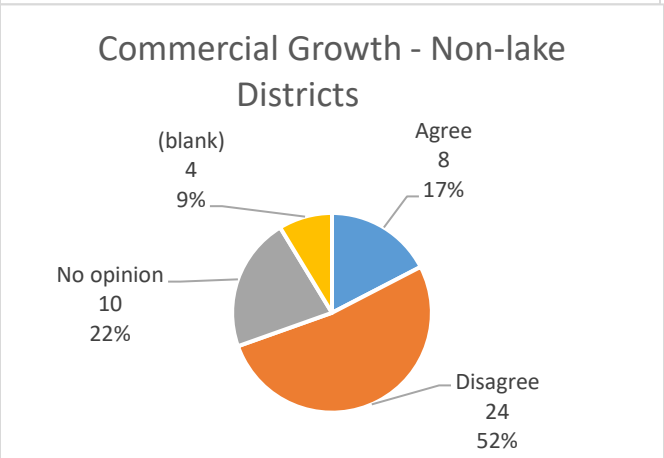
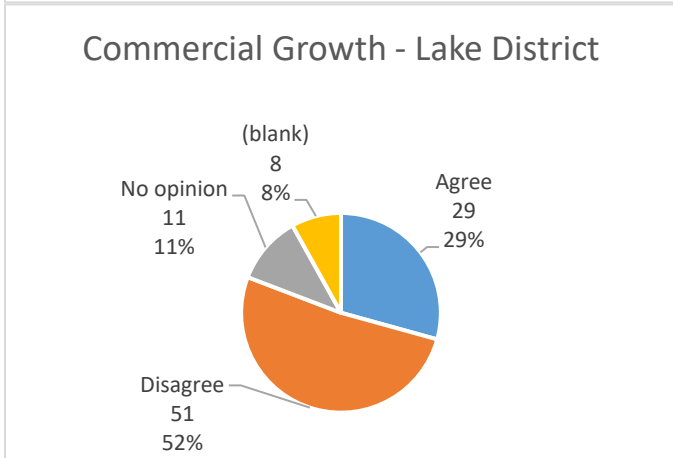
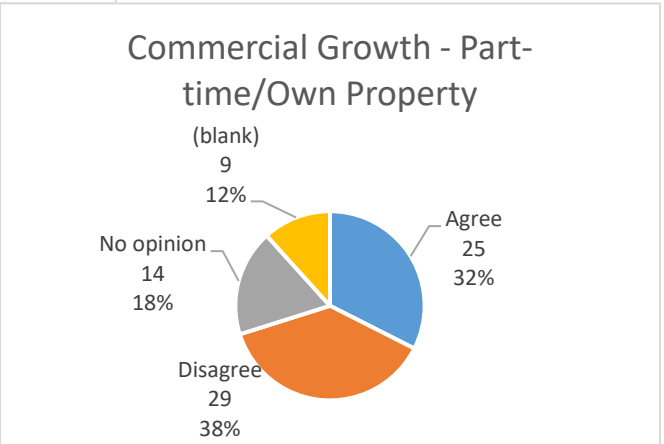
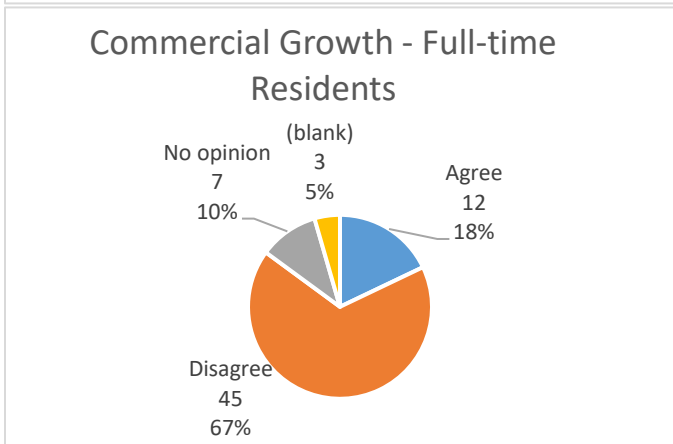
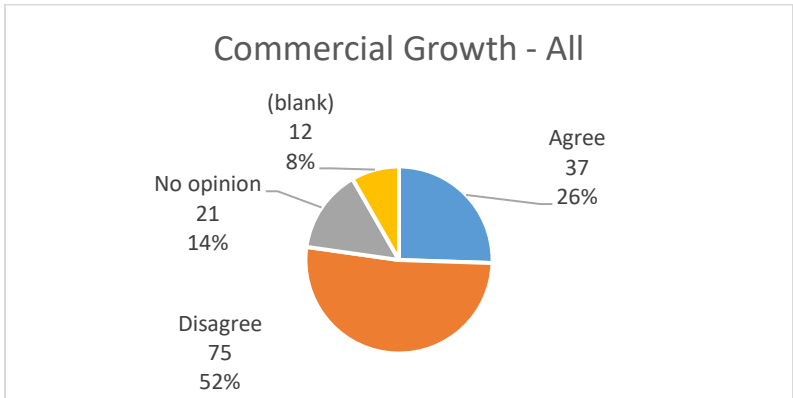


Residential Growth - Non-lake Districts



9.2. Commercial

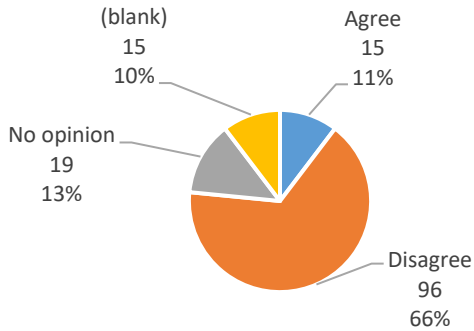
Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	37 – 26%	12 – 18%	25 – 32%	29 – 29%	8 – 17%
Disagree	75 – 52%	45 – 67%	29 – 38%	51 – 52%	24 – 52%
No opinion	21 – 14%	7 – 10%	14 – 18%	11 – 11%	10 – 22%
(blank)	12 – 8%	3 – 5%	9 – 12%	8 – 8%	4 – 9%
Total	145	67	77	99	46



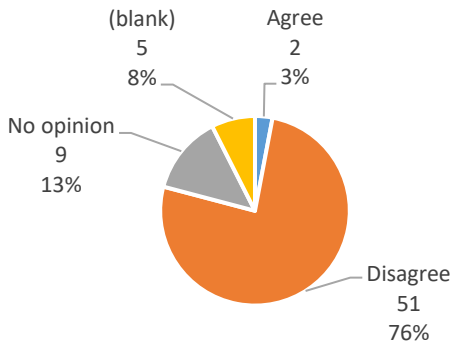
9.3. Industrial Growth

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	15 – 10%	2 – 3%	13 – 17%	12 – 12%	3 – 6%
Disagree	96 – 66%	51 – 76%	44 – 57%	64 – 65%	32 – 70%
No opinion	19 – 13%	9 – 13%	10 – 13%	12 – 12%	7 – 15%
(blank)	15 – 10%	5 – 8%	10 – 13%	11 – 11%	4 – 9%
Total	145	67	77	99	46

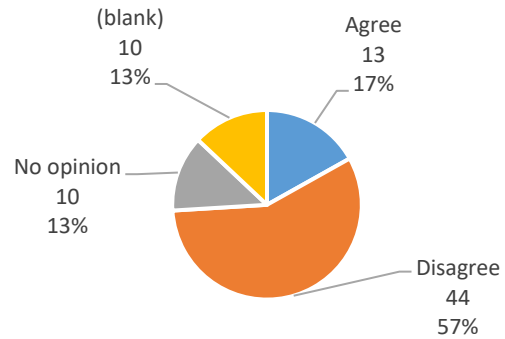
Industrial Growth - All



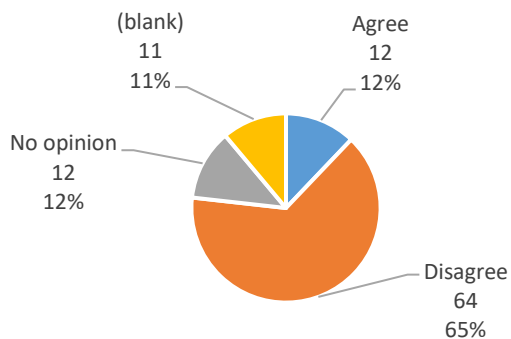
Industrial Growth - Full-time Residents



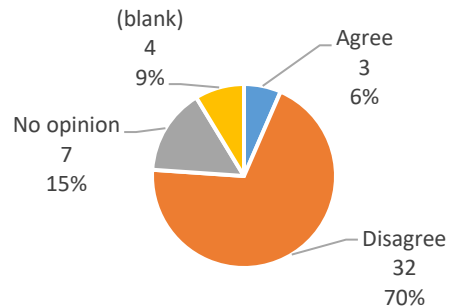
Industrial Growth - Part-time Residents/Own Property



Industrial Growth - Lake District



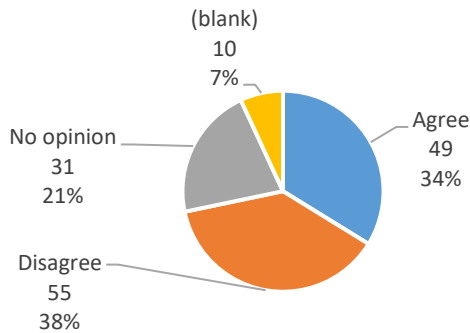
Industrial Growth - Non-lake Districts



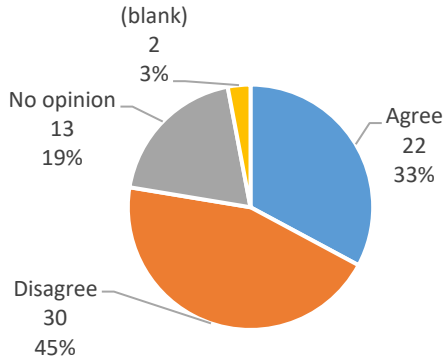
9.4. Vacation Homes

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	49 – 34%	22 – 33%	26 – 34%	36 – 36.5%	13 – 28%
Disagree	55 – 38%	30 – 45%	25 – 33%	36 – 36.5%	19 – 41%
No opinion	31 – 21%	13 – 19%	18 – 23%	20 – 20%	11 – 24%
(blank)	10 – 7%	2 – 3%	8 – 10%	7 – 7%	3 – 7%
Total	145	67	77	99	46

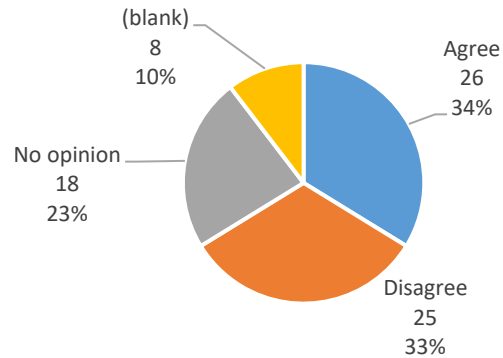
Vacation Homes - All



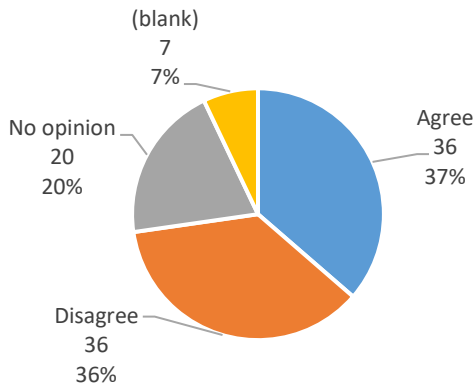
Vacation Homes - Full-time Residents



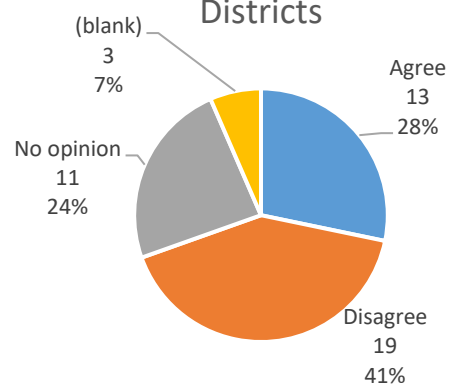
Vacation Homes - Part-time Residents/Own Property



Vacation Homes - Lake District



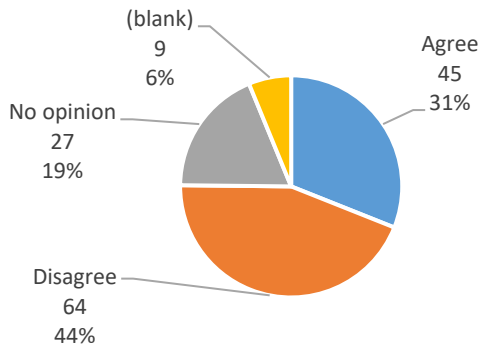
Vacation Homes - Non-lake Districts



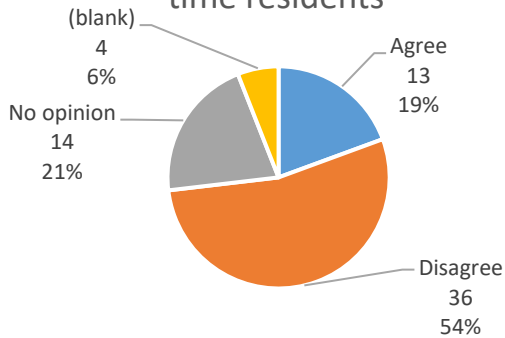
9.5. Shops/Convenience Stores

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	45 – 31%	13 – 19%	31 – 40%	34 – 34%	11 – 24%
Disagree	64 – 44%	36 – 54%	28 – 36%	44 – 45%	20 – 43%
No opinion	27 – 19%	14 – 21%	13 – 17%	15 – 15%	12 – 26%
(blank)	9 – 6%	4 – 6%	5 – 7%	6 – 6%	3 – 7%
Total	145	67	77	99	46

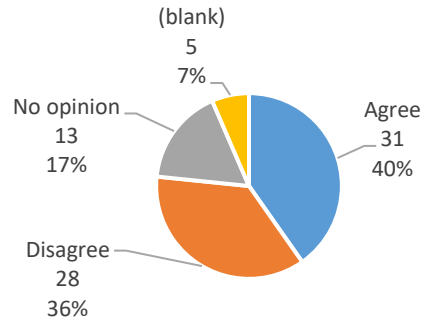
Shops/Convenience Stores - All



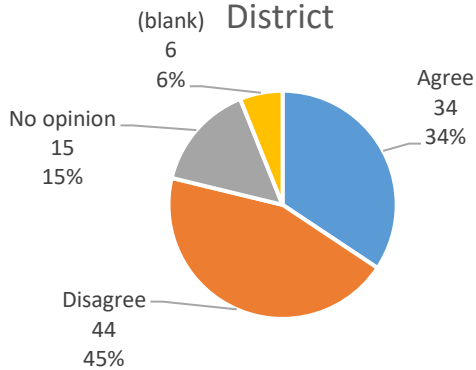
Shops/Convenience Stores - Full-time residents



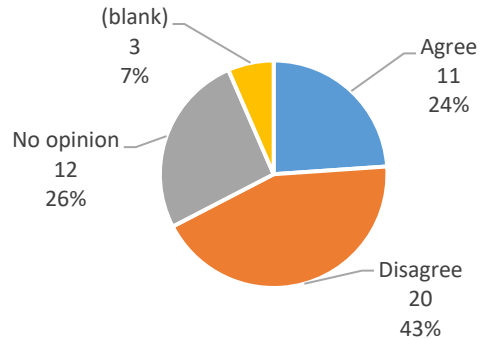
Shops/Convenience Stores - Part-time Residents/Own Property



Shops/Convenience Stores - Lake District

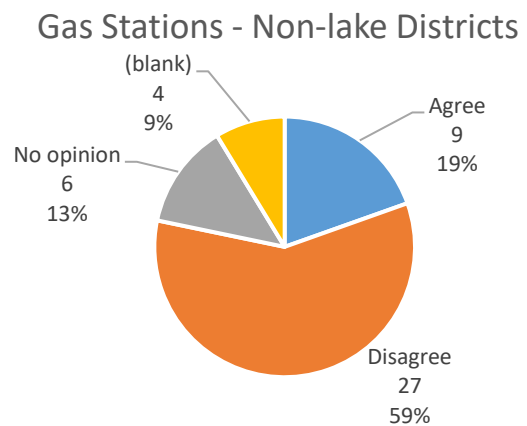
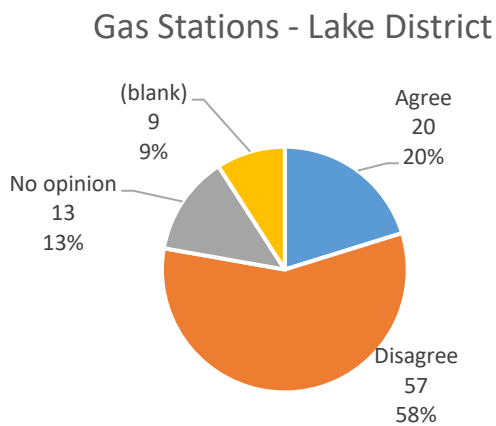
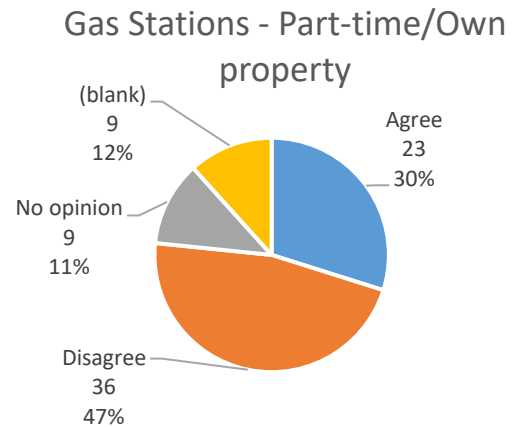
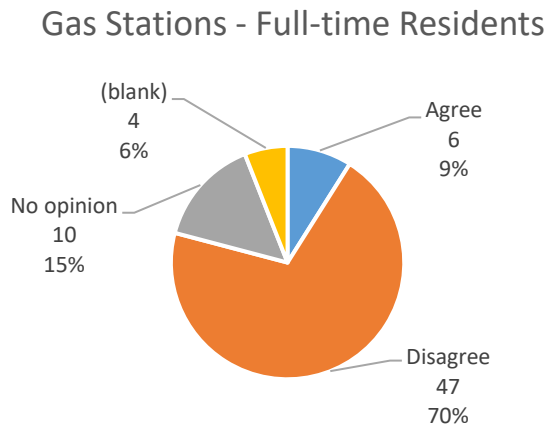
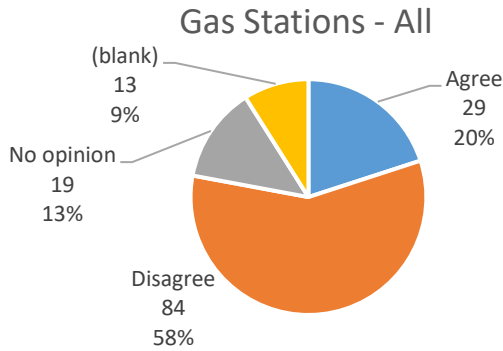


Shops/Convenience Stores - Non-lake Districts



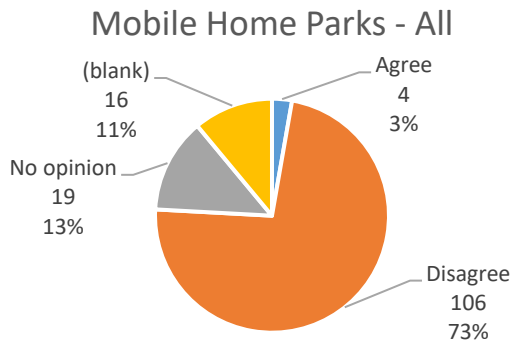
9.6. Gas Stations

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	29 – 20%	6 – 9%	23 – 30%	20 – 20%	9 – 19%
Disagree	84 – 58%	47 – 70%	36 – 47%	57 – 58%	27 – 59%
No opinion	19 – 13%	10 – 15%	9 – 11.5%	13 – 13%	6 – 13%
(blank)	13 – 9%	4 – 6%	9 – 11.5%	9 – 9%	4 – 9%
Total	145	67	77	99	46

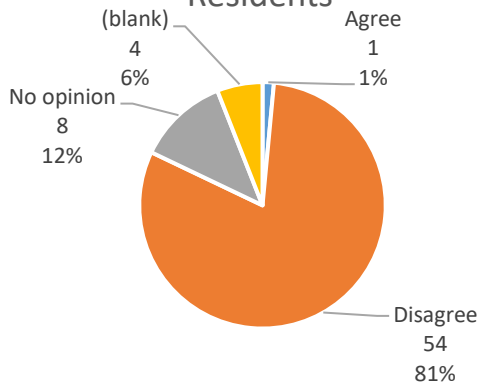


9.7. Mobile Home Parks

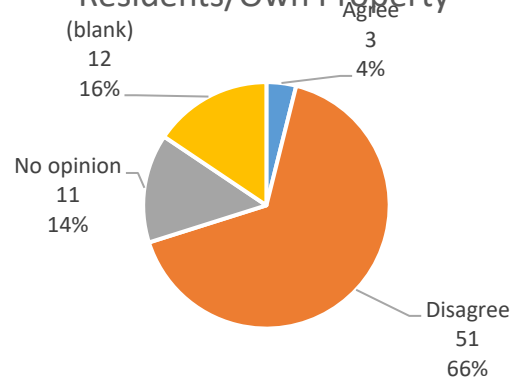
Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	4 – 3%	1 – 1%	3 – 4%	2 – 2%	2 – 4%
Disagree	106 – 73%	54 – 81%	51 – 66%	73 – 74%	33 – 72%
No opinion	19 – 13%	8 – 12%	11 – 14%	12 – 12%	7 – 15%
(blank)	16 – 11%	4 – 6%	12 – 16%	12 – 12%	4 – 9%
Total	145	67	77	99	46



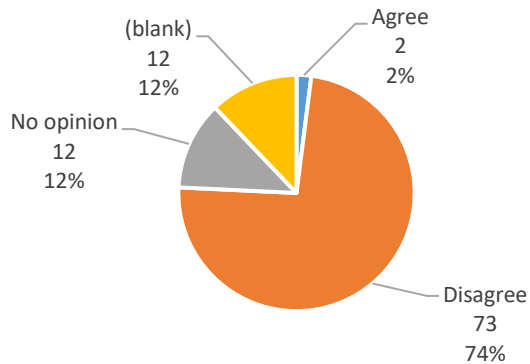
Mobile Home Parks - Full-time Residents



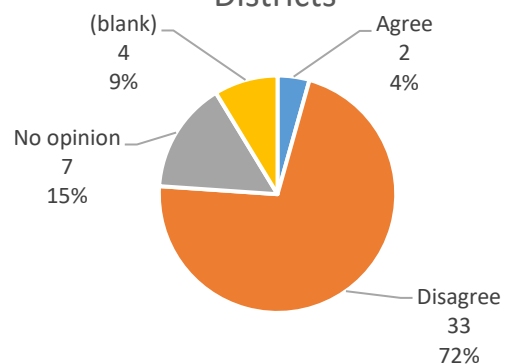
Mobile Home Parks - Part-time Residents/Own Property



Mobile Home Parks - Lake District



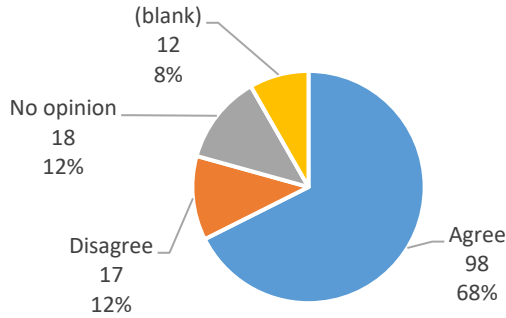
Mobile Home Parks - Non-lake Districts



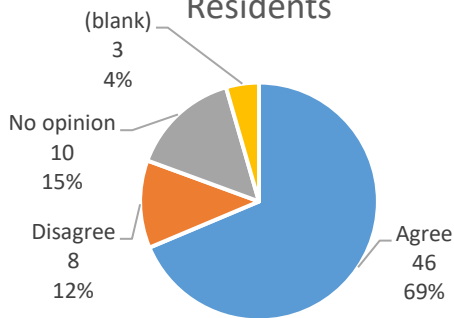
9.8. Agriculture

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	98 – 68%	46 – 69%	51 – 66%	63 – 64%	35 – 76%
Disagree	17 – 12%	8 – 12%	9 – 12%	13 – 13%	4 – 9%
No opinion	18 – 12%	10 – 15%	8 – 10%	13 – 13%	5 – 11%
(blank)	12 – 8%	3 – 4%	9 – 12%	10 – 10%	2 – 4%
Total	145	67	77	99	46

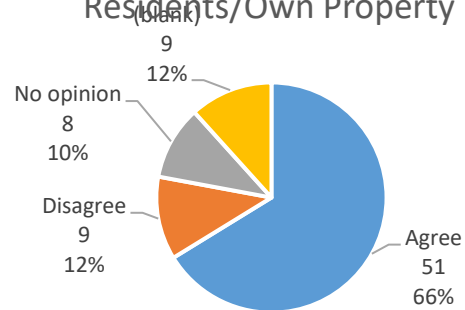
Agricultural Growth - All



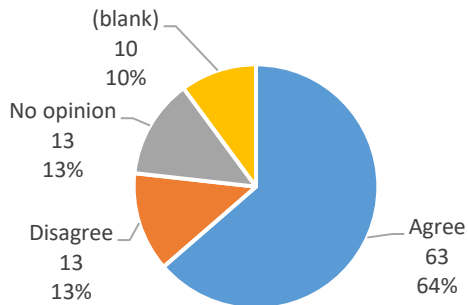
Agricultural Growth - Full-time Residents



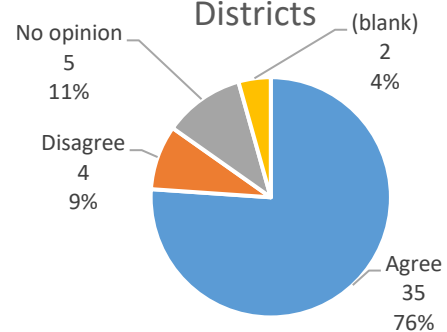
Agricultural Growth - Part-time Residents/Own Property



Agricultural Growth - Lake District



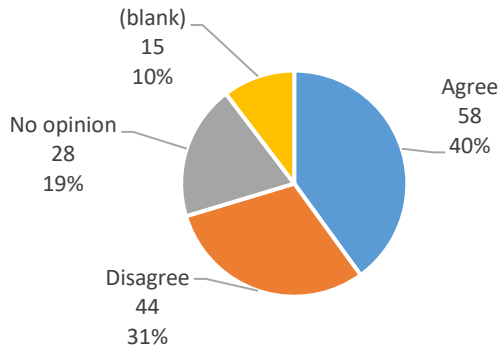
Agricultural Growth - Non-lake Districts



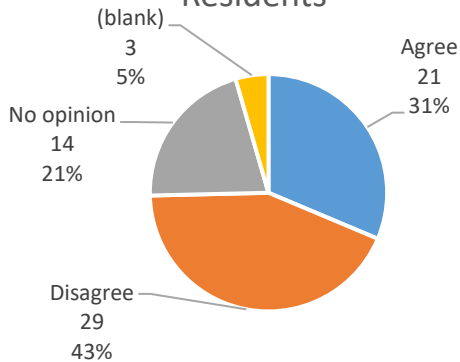
9.9. Recreational Facilities

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	58 – 40%	21 – 31%	36 – 47%	41 – 42%	17 – 37%
Disagree	44 – 31%	29 – 43%	15 – 19%	28 – 28%	16 – 35%
No opinion	28 – 19%	14 – 21%	14 – 18%	19 – 19%	9 – 19%
(blank)	15 – 10%	3 – 5%	12 – 16%	11 – 11%	4 – 9%
Total	145	67	77	99	46

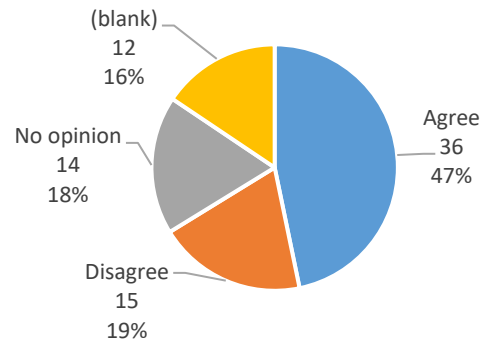
Recreational Facilities - All



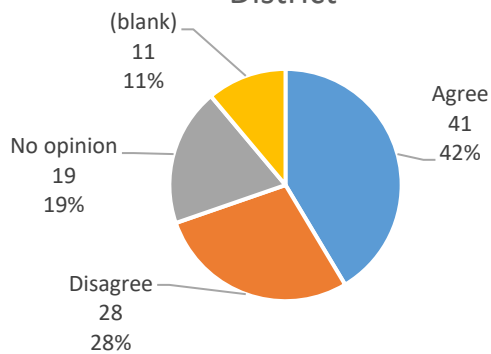
Recreational Facilities - Full-time Residents



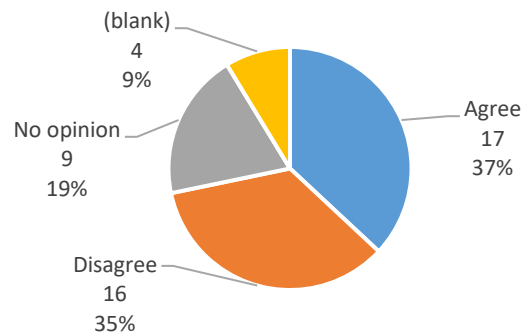
Recreational Facilities - Part-time/Own Property



Recreational Facilities - Lake District



Recreational Facilities Growth - Non-lake Districts



Question 9 Comments

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 / Own Property but do not reside here

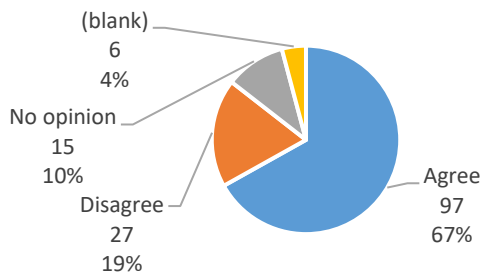
- need stores
- Understood that small ag is on the decline. Land that will no longer be farmed can be used for commercial as long as it is not a threat to the river or general aesthetics of the area (like Rt. 3)
- Mobile home parks are not very efficient in VT. There are better low cost, higher density 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.

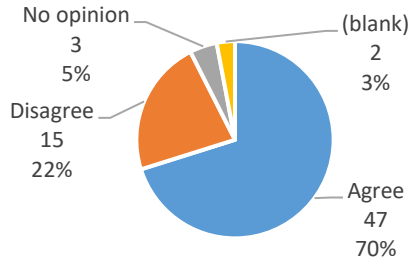
Question 10. Current Maidstone zoning bylaws for the district "Rural Lands 1", within which are all the lots along Route 102, include conditional uses that could permit extensive commercial development, i.e., gas stations, hotels, restaurants, essential services, stores, etc. Commercial development should be restricted to certain areas along Route 102. 139 responses

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	97 – 67%	47 – 70%	49 – 64%	71 – 72%	26 – 56%
Disagree	27 – 19%	15 – 22%	12 – 15.5%	16 – 16%	11 – 24%
No opinion	15 – 10%	3 – 5%	12 – 15.5%	10 – 10%	5 – 11%
(blank)	6 – 4%	2 – 3%	4 – 5%	2 – 2%	4 – 9%
Total	145	67	77	99	46

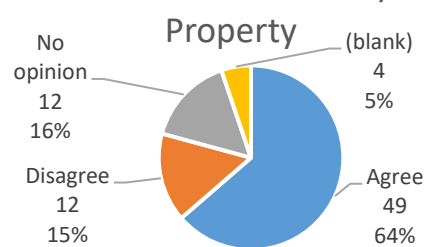
Limit Commercial to Areas on 102 - All



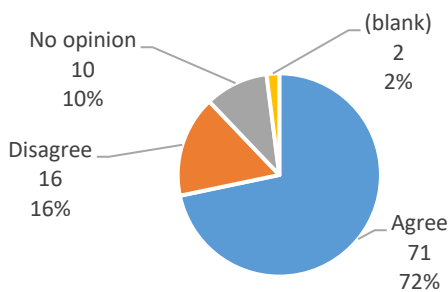
Limit Commercial to Areas on 102 - Full-time Residents



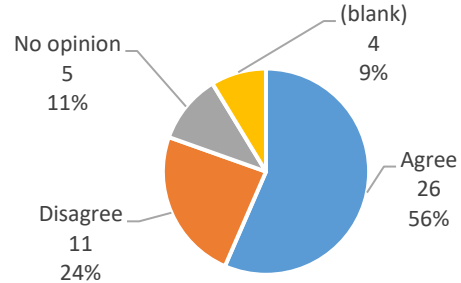
Limit Commercial to Areas on 102 - Part-time Residents/Own Property



Limit Commercial to Areas on 102 - Lake District



Limit Commercial to Areas on 102 - Non-lake Districts



Question 10 Comments

Full-time Residents

- Keep commercial limited
- Make residents clean up their junkyards along 102, terrible !!
- No growth is needed.
- Lancaster and Groveton provide the services we need.
- No Industry - keep it a small town!
- Why at all? Rt 102 certainly isn't a road friendly to high traffic.
- I agree commercial development should be restricted.
- Why do we want to commercialize our small Town with few full-time residents?
- No commercial development needed.
- Put them at the lake.
- No commercial development is needed in Maidstone!
- Keep rural
- If there is to be commercial development, then I think it should be restricted to certain areas, potentially along Route 102.
- Parts of 102 are an eyesore, and having unlimited development would make it worse.
- less, the better! As little commercial (with the exception of farming) as possible is my preference. If the town needs a larger tax base, and therefore more commercial development is needed, then as ought of site as possible. Also, only environmental friendly endeavors would be preferred.
- Development on 102 In my opinion should be some how made by the landowners along 102 not by a majority from other parts of town.
- WHO is opening a hotel? GAS STATION? live and let live is my moto.
- If we don't want businesses as a community we must zone to the wishes of the community

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

- It would be nice to have a mini-mart on the road to Maidstone Lake or near the campground
- No commercial development should be allowed that would pose a high risk to contaminating waterways, including the CT River. Therefore, the restrictions should be based on both location and the details of intended use.
- There shouldn't be any development. Route 102 should be designated a scenic highway - no development,
- Leave it wide open
- Prefer no commercial development
- I think within reason a business is in a better position for long term success in choosing where it should be placed along rt 102.
- What do you want this area to look like in the future 15 to 25 years later? Look at the big picture for town development in this area.
- I don't want to see a "Dollar General" on 102. Or a citco sign. What is wrong with you people?
- I prefer conditional uses for the farmers to sell their products in a clean and customer friendly retail environment. Agritourism would be another good use of the land.
- Again, small gas/food store maybe partially energized by local solar fields. There may be areas available for green energies that are not right on 102.

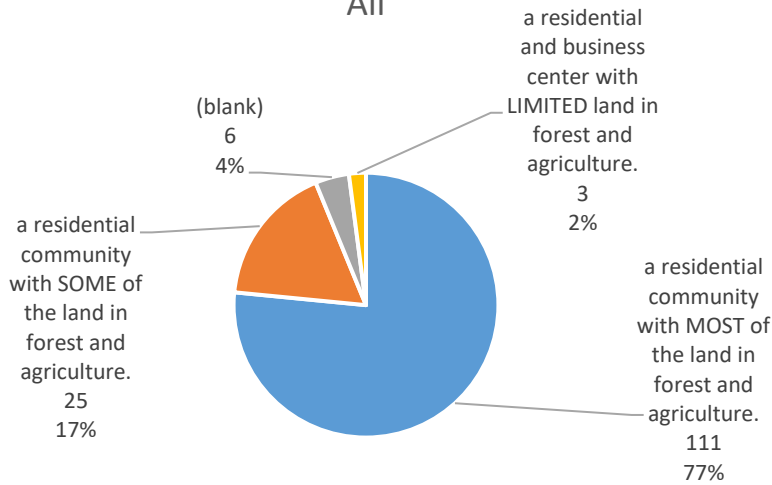
- I am not certain what "commercial development" entails. I think a mom & pop operation elsewhere might be okay, if no toxic waste are involved.
- Be very careful and selective relative to the amount, where and what kind of commercial/industrial. Must ensure significant input from the people of the town and must be of benefit to them as well. Not just for certain individuals or entities.

Question 11. What should Maidstone be in the future with regard to forest and agriculture? - 139 responses ⁹²

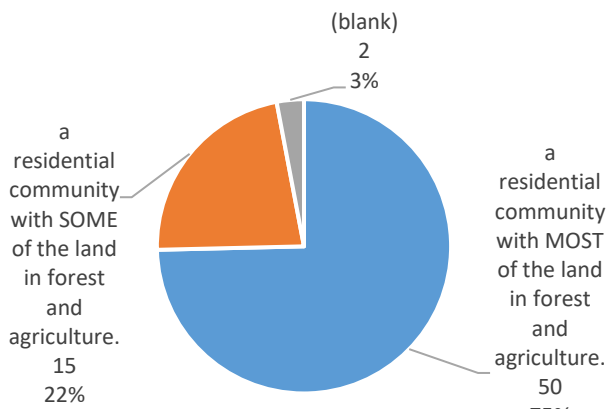
Response	Total	Full-time residents	Part-time residents/Own Land	Lake District	Non-lake Districts
a residential community with MOST of the land in forest and agriculture	111 – 77%	50 – 75%	61 – 79%	73 – 74%	38 – 83%
a residential community with SOME of the land in forest and agriculture	25 – 17%	15 – 22%	9 – 12%	20 – 20%	5 – 11%
a residential and business center with LIMITED land in forest and agriculture	3 – 2%	0 – 0%	3 – 4%	3 – 3%	0 – 0%
(blank)	6 – 4%	2 – 3%	4 – 5%	3 – 3%	3 – 6%
Total	145	67	77	99	46

⁹² Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Question 11](#).

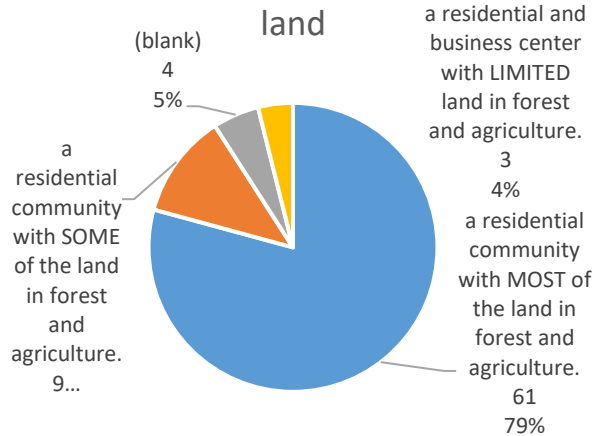
Future w/Regards to Forest & Agriculture - All



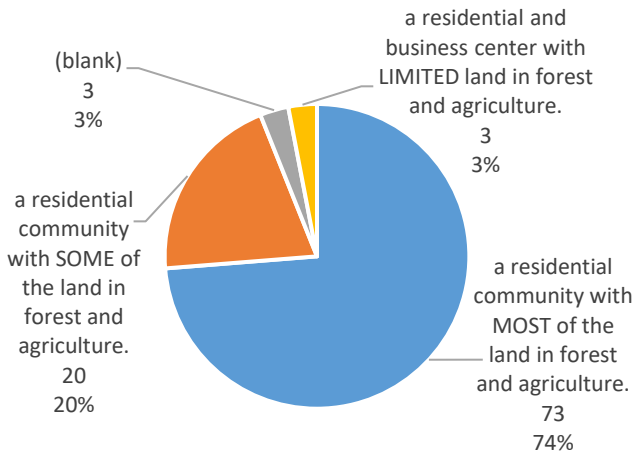
Future w/regards to Forest & Agriculture - Full-time



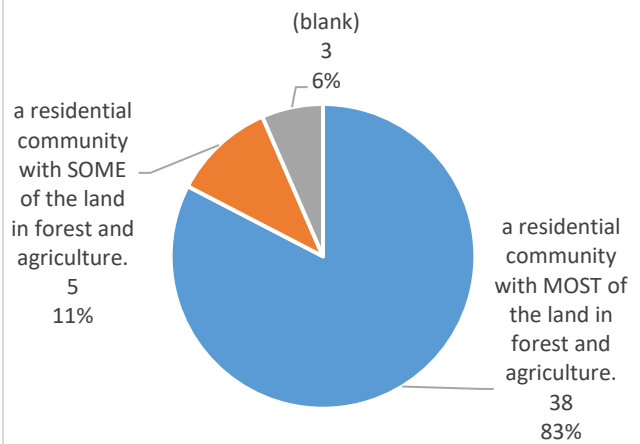
Future w/regards to Forest & Agriculture - Part-time/Own land



Future w/regards to Forest & Agriculture - Lake



Future w/regards to Forest & Agriculture - Non-lake



Question 11 Comments

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
- (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 / Own Property but do not reside here

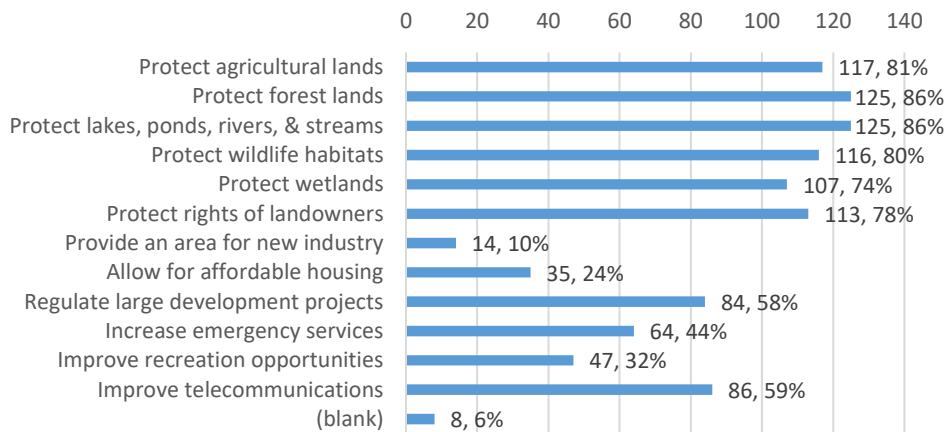
- A small town center with store, gas, hardware, pub/deli, med stop...
- I like Maidstone as it is now.
- 4th choice: a residential and business center with SOME land in forest and agriculture.
- Don't change
- Logging is important to the area. The forest and animals are important to the hunters. The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

Question 14. The following are important long-term goals for Maidstone (Check all that apply): - 137 responses ⁹³

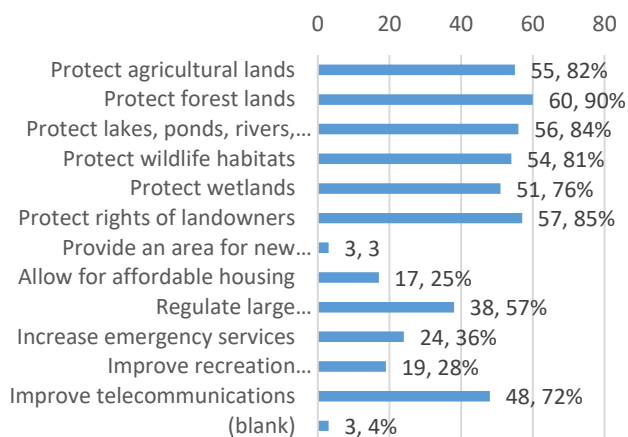
Goal (Total survey respondents: 145)	All (Total 145)	Full-time residents (Total 67)	Part-time residents & non-resident land owners (Total 77)	Lake District (Total 99)	Non-Lake Districts (Total 46)
Protect agricultural lands	117 - 81%	55 - 82%	61 - 79%	77 - 78%	40 - 87%
Protect forest lands	125 - 86%	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%	18 - 7%
Regulate large development projects	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	96 - 66%	48 - 72%	47 - 61%	73 - 74%	23 - 50%
(blank)	8 - 6%	3 - 4%	5 - 6%	4 - 4%	4 - 9%

⁹³ Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Question 14](#).

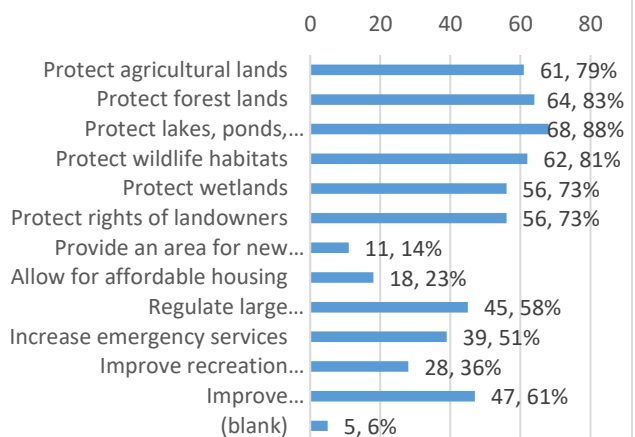
Goals - All (Total 145)



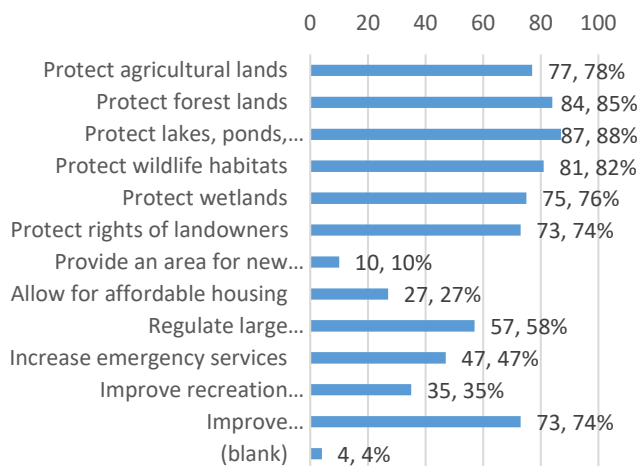
Goals - Fulltime residents (Total 67)



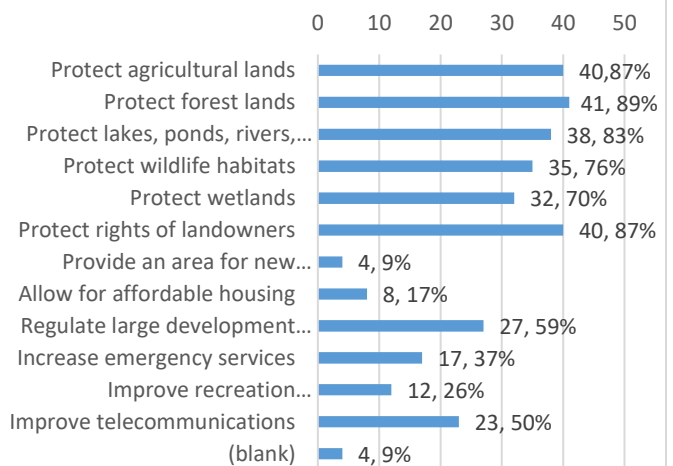
Part-time residents & non-resident land owners (Total 77)



Lake District (Total 99)



Non-Lake Districts (Total 46)



Question 14 Comments

Full-time Residents

- Continue to allow the forestry (logging) and hunting and fishing while also protecting these precious resources.
- Need cell tower access
- Step out your door if you want recreation opportunities, you live in Maidstone. Keep affordable housing out of Maidstone as it only leads to property value decline and higher taxes.
- Landowner rights and privacy are very important.
- Do not want new industry here. Maidstone should stay the same for all living here. Do not change our area to suit other city people.
- When will we all have good internet access?
- We lack affordable housing .
- I would like a safe paved recreation path for biking and walking. More of our tax dollars should support such luxury considering the amount paid in.

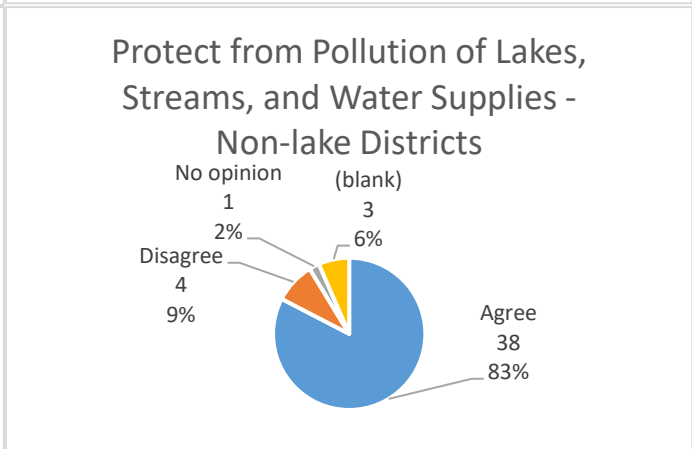
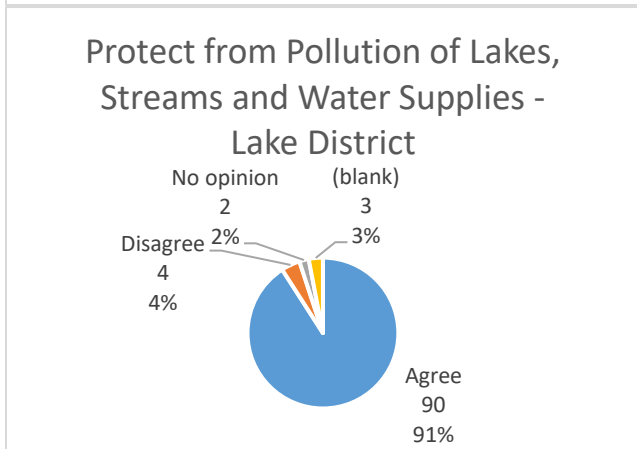
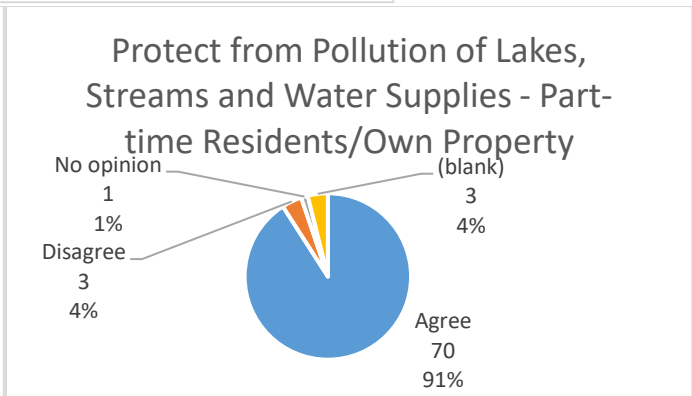
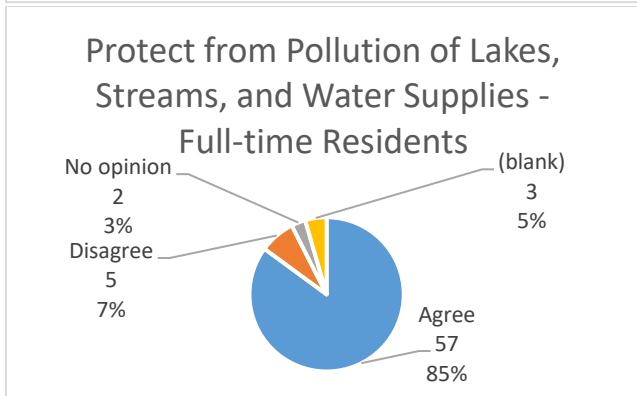
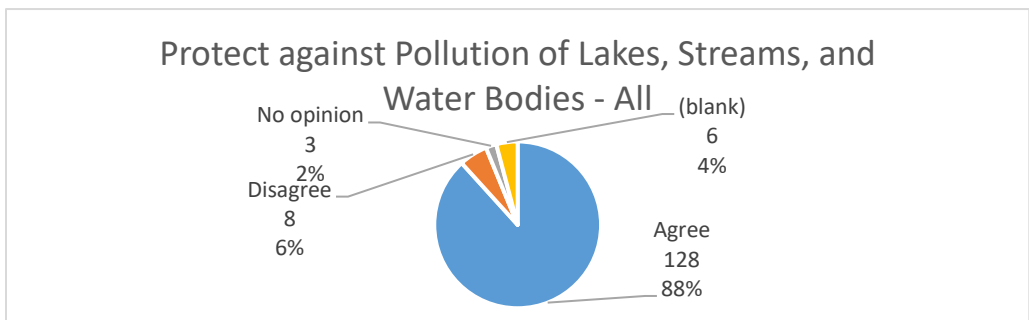
Part-time Residents / Own Property but do not reside here

- Quote: "The small scale, rural lifestyle will be maintained." The town officials appear to have lost track of this.
- Protect the land and water.
- Provide an area for new industry only if new industry MUST be permitted.
- I don't want to increase the # of people coming in.
- Phone and internet go down often...needs upgrading
- [By Recorder: "More laws means less private property rights. Lakes, ponds, rivers, and streams already federally protected. Wetlands are already protected. Wildlife habitats already protected."]
- Protecting the rights of landowners is tricky. You have to balance it with protecting the rights of their neighbors. It can't be a free for all.
- Use of farm lands that we are losing for green energy industries.
- I know Colebrook build a beautiful recreation facility supported by the community that had to be closed. A small natural park with a child play area, a walking trail, a dog area? "

Question 15. The Town should take steps to protect the Town from: ⁹⁴

15.1. Pollution of lakes, streams, and water supplies:

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	128 – 88%	57 – 85%	70 – 91%	90 – 91%	38 – 83%
Disagree	8 – 6%	5 – 7%	3 - 4%	4 – 4%	4 – 9%
No opinion	3 – 2%	2 – 3%	1 – 1%	2 – 2%	1 – 2%
(blank)	6 – 4%	3 – 5%	3 – 4%	3 – 3%	3 – 6%
Total	145	67	77	99	46

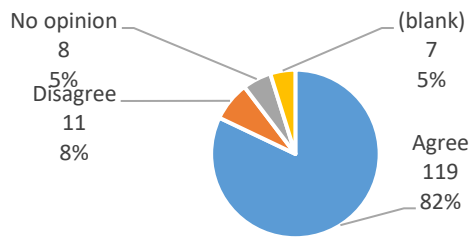


⁹⁴ Maidstone Planning Commission, 2023 Maidstone Town Survey Responses Report, [Question 15](#).

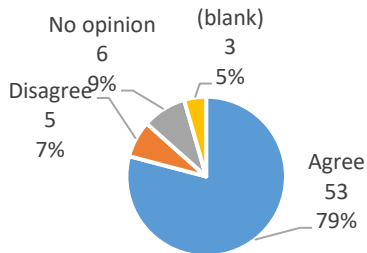
15.2. Disappearance of natural and open areas:

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	119 – 82%	53 – 79%	65 – 84%	83 – 84%	36 – 78%
Disagree	11 – 8%	5 – 7%	6 – 8%	7 – 7%	4 – 9%
No opinion	8 – 5%	6 – 9%	2 – 3%	5 – 5%	3 – 6.5%
(blank)	7 – 5%	3 – 5%	4 – 5%	4 – 4%	3 – 6.5%
Total	145	67	77	99	46

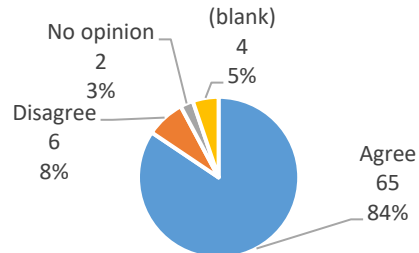
Protect from Disappearance of Natural and Open Areas - All



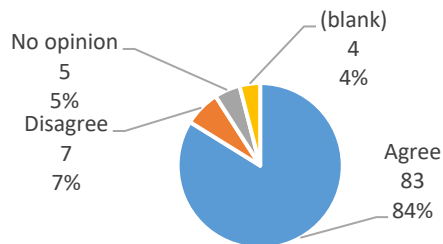
Protect from Disappearance of Natural and Open Areas - Full-time Residents



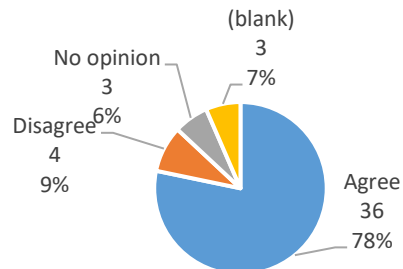
Protect from Disappearance of Natural and Open Areas - Part-time Residents/Own Property



Protect from Disappearance of Natural and Open Areas - Lake District



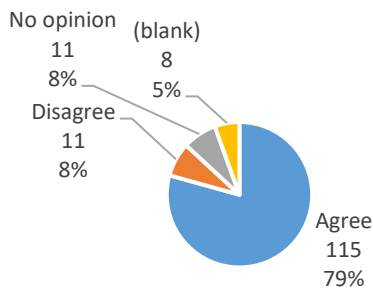
Protect from Disappearance of Natural and Open Areas - Non-lake Districts



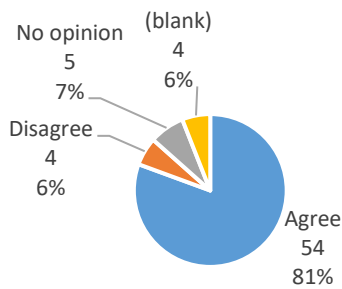
15.3. Disappearance of agricultural lands:

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	115 – 79%	54 – 81%	60 – 78%	76 – 77%	39 – 85%
Disagree	11 – 8%	4 – 6%	7 – 9%	8 – 8%	3 – 6%
No opinion	11 – 8%	5 – 7%	6 – 8%	10 – 10%	1 – 2%
(blank)	8 – 5%	4 – 6%	4 – 5%	5 – 5%	3 – 7%
Total	145	67	77	99	46

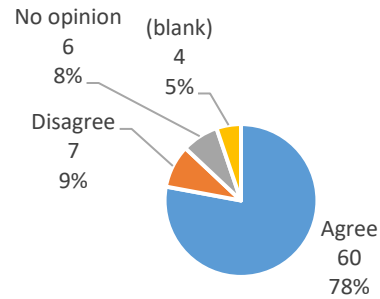
Protect Agricultural Lands - All



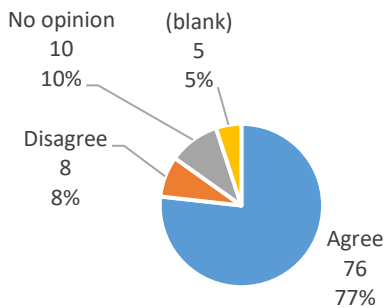
Protect Agricultural Lands - Fulltime Residents



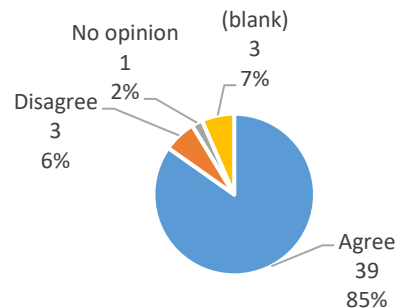
Protect Agricultural Lands - Part-time Residents/Own Property



Protect Agricultural Lands - Lake District



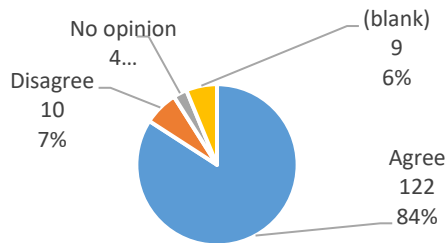
Protect Agricultural Lands - Non-lake Districts



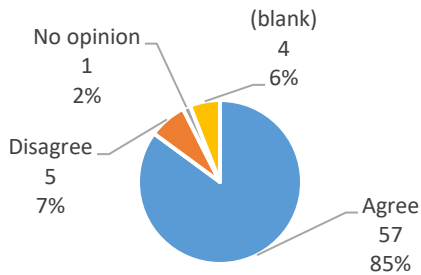
15.4. Disappearance of forest lands:

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	122 – 84%	57 – 85%	64 – 83%	81 – 82%	41 – 89%
Disagree	10 – 7%	5 – 7%	5 – 6.5%	8 – 8%	2 – 4%
No opinion	4 – 3%	1 – 2%	3 – 4%	4 – 4%	0 – 0%
(blank)	9 – 6%	4 – 6%	5 – 6.5%	6 – 6%	3 – 7%
Total	145	67	77	99	46

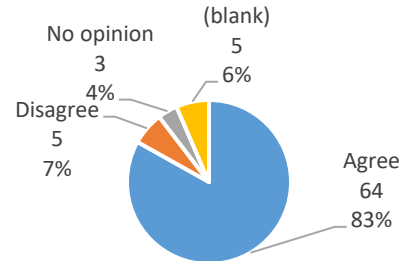
Protect from Disappearance of Forest Lands - All



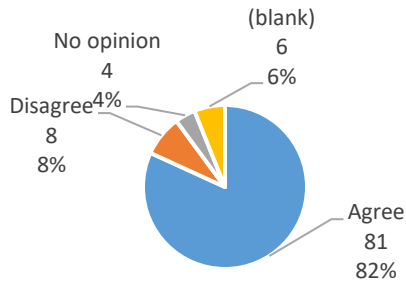
Protect from the Disappearance of Forest Lands - Full-time



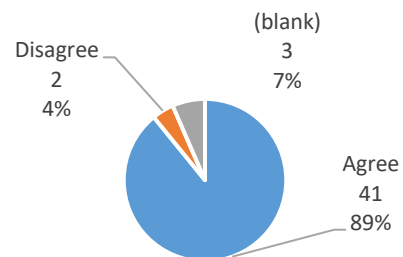
Protect from the Disappearance of Forest Lands - Part-time/Own Land



Protect from Disappearance of Forest Lands - Lake



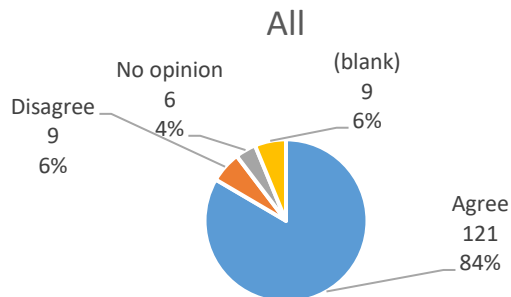
Protect from Disappearance of Forest Lands - Non-Lake



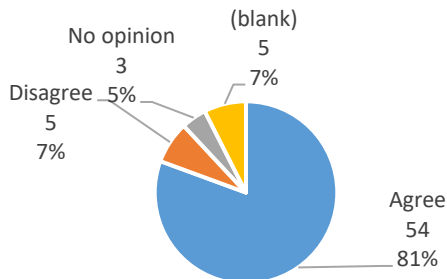
15.5. Disappearance of wildlife habitats:

Response	Total	Full-time	Part-time/Own Land	Lake District	Non-lake Districts
Agree	121 – 84%	54 – 81%	66 – 86%	81 – 82%	40 – 87%
Disagree	9 – 6%	5 – 7%	4 – 5%	7 – 7%	2 – 4%
No opinion	6 – 4%	3 – 5%	3 – 4%	5 – 5%	1 – 2%
(blank)	9 – 6%	5 – 7%	4 – 5%	6 – 6%	3 – 7%
Total	145	67	77	99	46

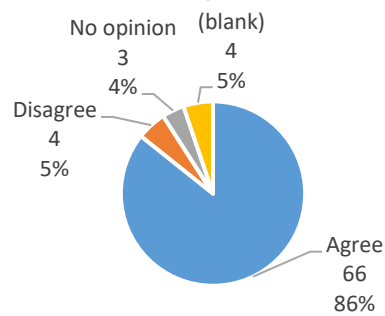
Protect from Disappearance of Wildlife Habitats -



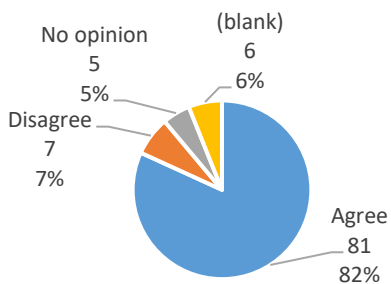
Protect from Disappearance of Wildlife Habitats - Full-time Residents



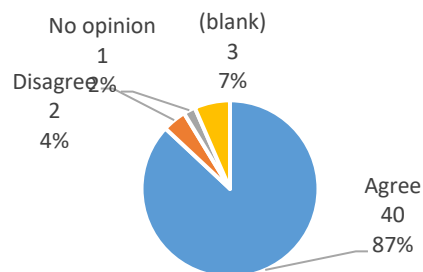
Protect from Disappearance of Wildlife Habitats - Part-time Residents/Own land



Protect from Disappearance of Wildlife Habitats - Lake



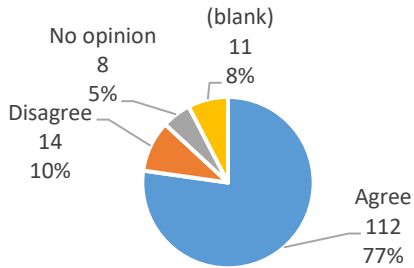
Protect from Disappearance of Wildlife Habitats - Non-lake



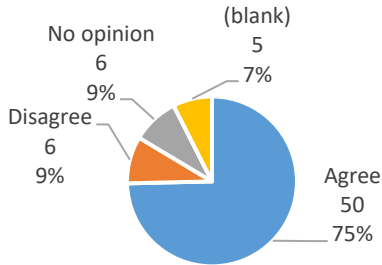
15.6. Increasing presence of non-native invasive species:

Response	Total	Full-time residents	Part-time residents/Own Land	Lake District	Non-lake Districts
Agree	112 – 77%	50 – 75%	61 – 79%	83 – 84%	29 – 63%
Disagree	14 – 10%	6 – 9%	8 – 10%	8 – 8%	6 – 13%
No opinion	8 – 5%	6 – 9%	2 – 3%	2 – 2%	6 – 13%
(blank)	11 – 8%	5 – 7%	6 – 8%	6 – 6%	5 – 11%
Total	145	67	77	99	46

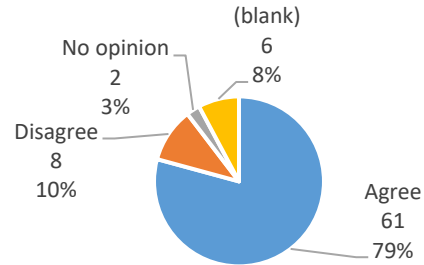
Protect from Non-native Species - All



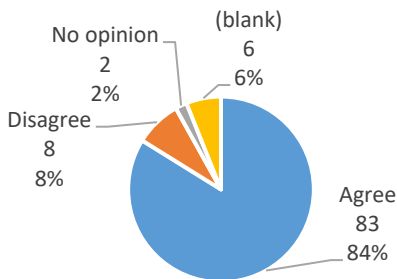
Protect from Non-native Species - Full-time Residents



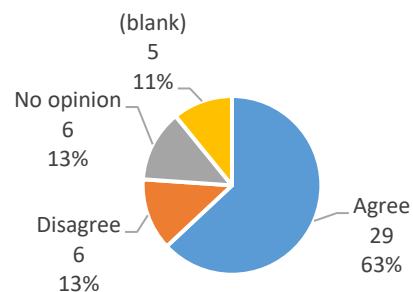
Protect from Non-native Species - Part-time Residents/Own land



Protect from Non-native Species - Lake District



Protect from Non-native Species - Non-lake Districts



Question 15 Comments

Full-time Residents

- Millfoil - we check all the boats people bring but there is no method to check canoe's & kyaks people bring
- You only have to worry about all of the above if you allow commercial and industrial development. Maidstone Lake appears to still be pristine after centuries, so why open opportunities to instate more red tape.
- Don't allow residents to have non-native pets.
- Keep wild. Do not mess with Maidstone!
- Why would we want invasive species?
- We have one of the cleanest lakes in Vermont and we need to keep it that way. Assuring we continue to have funds for the milfoil watch, assuring septic systems are up to code are a couple of ways.
- No more regulation!
- No need for any local enforcement - the State already controls enough.
- No more regulation!
- Those questions all sound like someone has a personal agenda.

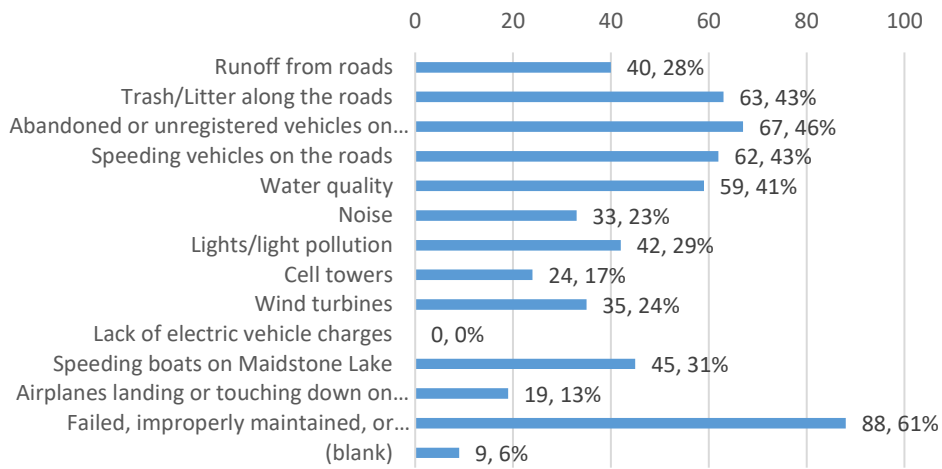
Part-time Residents / Own Property but do not reside here

- Plenty of open land
- These issues are mostly state controlled issues Town involvement will only muddy the waters
- There are already federal & state regulations in place. For the above protection, any further laws or protections will override on private property rights which could be unconstitutional. The vast majority of owners do a very good job maintaining the above concerns.
- Finding a solution that keeps the beauty of the area but brings clean and green economic opportunities.
- (Note by Recorder: Double circle drawn around Increasing presence of non-native invasive species.) The town should buy back the boat landing at Maidstone Lake (with or without the MLA) from the State and police boats entering 100%. The spotty inspector coverage and inability of these inspectors to enforce anything makes the current system useless to protect our lake.

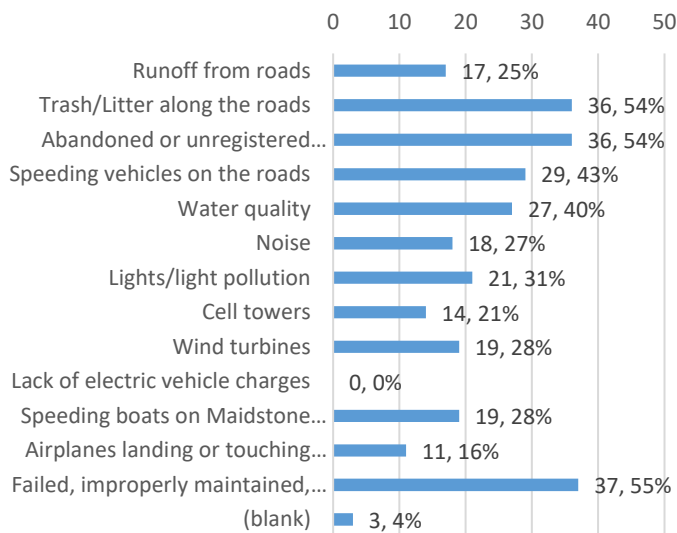
Question 16. Are any of the following of concern to you? (Check all that apply) - 124 responses

Response	Total (145)	Full-time residents (67)	Part-time residents/Own Land (77)	Lake District (99)	Non-lake Districts (46)
Runoff from roads	40 – 28%	17 – 25%	23 – 30%	33 – 33%	7 – 15%
Trash/Litter along the roads	63 – 43%	36 – 54%	27 – 35%	39 – 39%	24 – 52%
Abandoned or unregistered vehicles on private property	67 – 46%	36 – 54%	30 – 39%	48 – 48%	19 – 41%
Speeding vehicles on the roads	62 – 43%	29 – 43%	33 – 43%	46 – 46%	16 – 35%
Water quality	59 – 41%	27 – 40%	32 – 42%	50 – 51%	9 – 20%
Noise	33 – 23%	18 – 27%	14 – 18%	25 – 25%	8 – 17%
Lights/light pollution	42 – 29%	21 – 31%	20 – 26%	36 – 36%	6 – 13%
Cell towers	24 – 27%	14 – 21%	9 – 12%	15 – 15%	9 – 20%
Wind turbines	35 – 24%	19 – 28%	15 – 19%	23 – 23%	12 – 26%
Lack of electric vehicle charges	0 – 0%	0 – 0%	0 – 0%	0 – 0%	0 – 0%
Speeding boats on Maidstone Lake	45 – 31%	19 – 28%	25 – 32%	38 – 38%	7 – 15%
Airplanes landing or touching down on Maidstone Lake	19 – 13%	11 – 16%	8 – 10%	14 – 14%	5 – 11%
Failed, improperly maintained, or improperly installed septic systems	88 – 61%	37 – 55%	50 – 65%	70 – 71%	18 – 39%
(blank)	9 – 6%	3 – 4%	6 – 8%	5 – 5%	4 – 9%

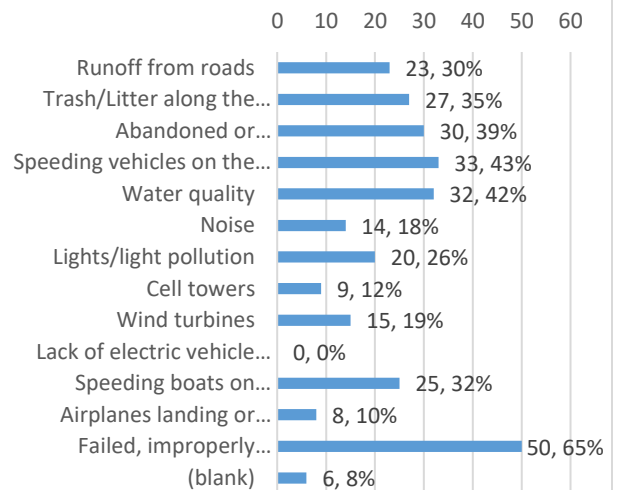
Concerns - All (Total 145)

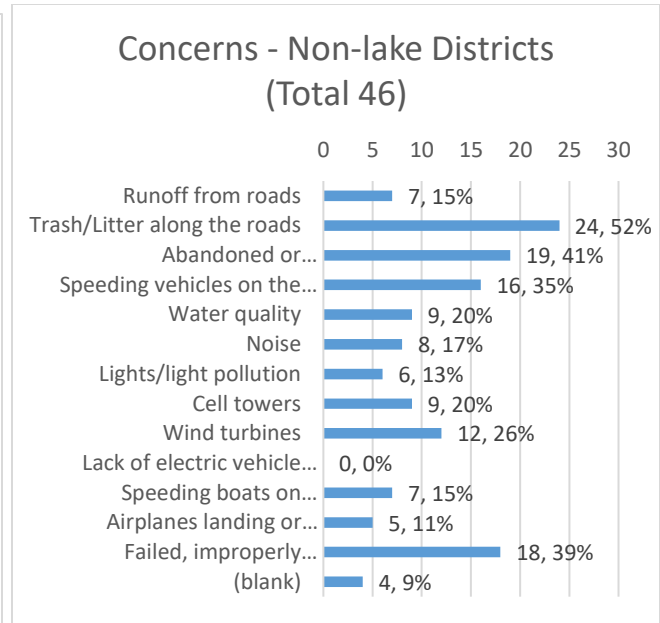
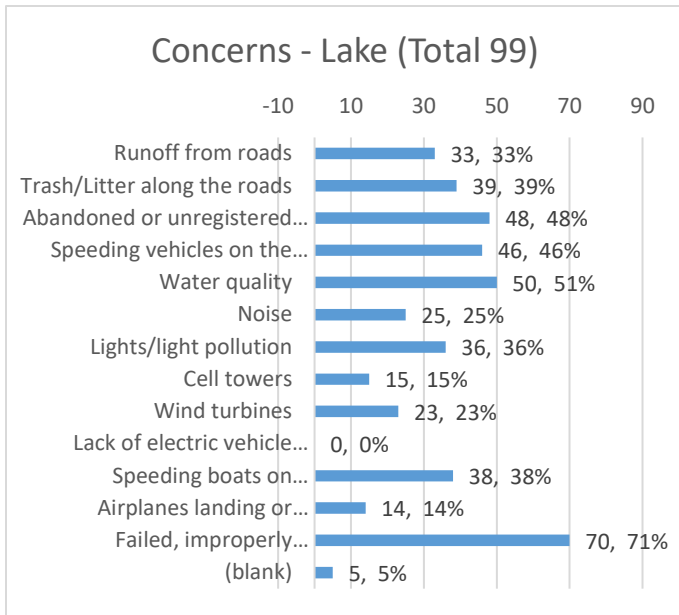


Concerns - Full-time (Total 67)



Concerns - Part-time/Own Property (Total 77)





Question 16 Comments

Full-time Residents

- "Is it illegal for a plane to land on the lake ?
- What is a speeding boat on the lake. If they are following the rules and stand off distance why should we be directing this conversation based on individual bias?"
- I live across from the race track. I thought there was once a limit on the noise, no longer seems to be the case.
- Excessive jet ski use, should be limits
- "I would prefer to see an enforcement of or an act towards to, the abolishment of the age old practice of keeping numerous, abandoned, or unregistered vehicles in plain sight on private property. This is such an eyesore and detriment on our town. Let us please act to keep these spectacles out of the public view.
- I would like to say yes to Cell Towers, as long at it brings about improvement in broadband and emergency services as it seems pretty necessary in this day and age."
- An EV charging station uses fossil fuel, so why would anyone want to own a battery operated car up here in frigid temps that deplete battery performance and require even more charging. Or for that matter, use more electric power out of their homes to charge an EV.
- Noise: barking dogs. Extensive chem trails in our sky.
- If your concerned over the lack of EV chargers, you can't be concerned about the environment. EV stations are powered by fossil fuels. Clean energy electric companies are affiliated with main electric companies.
- Not sure if you are asking if we want more or less cell towers - would vote for more cell, no wind.
- No cell towers, no wind turbines, no major solar development

- Keep rural. (Note by Recorder: The following was written in - "Remove all" by "abandoned or unregistered vehicles". "Bear dogs should be banned" by "Noise". "None allowed here" was written over both cell towers and wind turbines.)
- There is no way to police the trash, so the Spring pickup as well as the ongoing attempts have been a help. One area especially of 102 is an eyesore and does not reflect the Town as a whole. Trying to slow traffic seems an ongoing issue. Not sure how to solve the problem.
- Not sure about the airplane landing, amazing to watch, but if it harms the lake in any way, and if the pilot is not a lake cabin owner, I would be opposed.
- No more local controls necessary!
- No more local controls necessary!
- No more local controls necessary!
- Speed limit on Maidstone Lake is 50 mph by state law and that won't change. We don't need to see wind towers. Airplanes fly over the lake before landing to note the location of activity before touch and going or landing. Enforcement on the town roads speed limits would be beneficial. The locals are mostly to blame.
- We need noise regulations. Those who live along 102 really suffer from the increased daily noise from the race track. One or two days a week is manageable but it has become almost daily.
- Once again, personal agenda? None of these things concern me

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

- Water quality is a very important attribute to protect, as it is essential to life, as well as the beauty of the area (for human health, wildlife, etc.). This may include groundwater protection, rivers, streams and lake water quality.
- Abandoned or unregistered vehicles on private property - (1) Inoperable vehicles, household appliances, and other household debris shall not be stored
- on any property unless shielded from view of any public highways.
- (2) No more than one unregistered, inoperable vehicle shall be parked in any yard of any
- property for more than 30 days.
- Change speeding boats to wake boats
- It's an Eyesore to see all the farm equipment and cars rusting away and sinking into the earth as you drive on 102. It takes away from the beautiful scenery driving on this " scenic route." Wondering how long this issue has been addressed...
- I'm concerned about these things but don't think they are currently an issue in Maidstone.
- These are all concerning issues that people are concerned about
- Noise: parties on the lake; some of the fireworks displays are too big for the lake
- Protect wildlife and wild lands. Maidstone Lake is Maidstone. The most beautiful lake in VT. Lets do everything possible to keep it that way.
- Not in favor of large commercial wind turbines, but if local resident wishes to set up a smaller personal turbine on own property as long as it is not intrusive on neighbors.
- Abandoned and unregistered vehicles are a part of the Vermont landscape good luck trying to do anything about it. Town does not need to be concerned about speeding boats on Maidstone lake. Whats speeding 25MPH,30MPH, 40mph, 50mph Who sets the limit who enforces it ?
- [By Recorder: Added comments above - "private property" underlined; by Noise, "Race Track - really have no option here it's in N.H."; by Wind turbines, "large commercial turbines".] Failed

septic systems on the Lake would be a concern. Suggestion would be to ask homeowners to have system inspected if beyond 25 year to ensure system is still safe to operate or in need of repairs on lake properties.

- CELL SERVICE IS NEEDED IN THIS REMOTE AREA, DUE TO LONG EMERGENCY RESPONSE TIMES. IT WOULD BE VERY HELPFUL IN AN EMERGENCY.
- Yes, to more cell towers and wind turbines.
- Fertilizers should also be added to this list.
- Running and biking on 102 over the past 7 years I've observed a great and wonderful reduction in trash and litter on the road.
- On the lake, on small lots, look at placing septic fields across the road.
- Speeding vehicles on Route 102
- We've got to get those failed septic systems corrected or removed

Appendix

24 V.S.A. § 4382. *The Plan for a Municipality [Required Elements]*

(a) Consistent with and compatible

(a) A plan for a municipality shall be consistent with the goals established in section [4302](#) of this title and compatible with approved plans of other municipalities in the region and with the regional plan and shall include the following

(1) A *statement of OBJECTIVES, POLICIES, AND PROGRAMS of the municipality to guide the future growth and development of land, public services, and facilities, and to protect the environment.*

(2) A LAND USE PLAN, *which shall consist of a map and statement of present and prospective land uses, that:*

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

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

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

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

(3) A TRANSPORTATION PLAN, *consisting of a map and statement of present and prospective transportation and circulation facilities showing existing and proposed highways and streets by type and character of improvement, and where pertinent, parking facilities, transit routes, terminals, bicycle paths and trails, scenic roads, airports, railroads, and port facilities, and other similar facilities or uses, with indications of priority of need.*

(4) A UTILITY AND FACILITY PLAN, *consisting of a map and statement of present and prospective community facilities and public utilities showing existing and proposed educational, recreational and other public sites, buildings and facilities, including hospitals, libraries, power generating plants and transmission*

lines, water supply, sewage disposal, refuse disposal, storm drainage, and other similar facilities and activities, and recommendations to meet future needs for community facilities and services, with indications of priority of need, costs, and method of financing.

(5) A statement of policies on the preservation of rare and irreplaceable NATURAL AREAS, scenic and historic features and resources.

(6) An EDUCATIONAL FACILITIES PLAN consisting of a map and statement of present and projected uses and the local public school system.

(7) A recommended program for the IMPLEMENTATION of the objectives of the development plan.

(8) A statement indicating how the plan relates to development trends and plans for ADJACENT MUNICIPALITIES, areas and the region developed under this title.

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

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

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

(12) FLOOD RESILIENCE

(A) A flood resilience plan that:

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

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

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

(b) The maps called for by this section may be incorporated on one or more maps, and may be referred to in each separate statement called for by this section.

(c) Where appropriate, and to further the purposes of subsection 4302(b) of this title, a municipal plan shall be based upon inventories, studies, and analyses of current trends and shall consider the probable social and economic consequences of the proposed plan. Such studies may consider or contain, but not be limited to:

- (1) population characteristics and distribution, including income and employment;
- (2) the existing and projected housing needs by amount, type, and location for all economic groups within the municipality and the region;
- (3) existing and estimated patterns and rates of growth in the various land use classifications, and desired patterns and rates of growth in terms of the community's ability to finance and provide public facilities and services.

(d) Where appropriate, a municipal plan may provide for the use of "transit passes" or other evidence of reduced demand for parking spaces in lieu of parking spaces. (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1971, No. 257 (Adj. Sess.), § 7, eff. April 11, 1972; 1975, No. 236 (Adj. Sess.), § 2; 1979, No. 174 (Adj. Sess.), § 8; 1985, No. 188 (Adj. Sess.), § 10; 1987, No. 200 (Adj. Sess.), §§ 8, 10, eff. July 1, 1989; 1989, No. 280 (Adj. Sess.), § 7; 1991, No. 130 (Adj. Sess.), § 2; 1995, No. 122 (Adj. Sess.), § 2, eff. Apr. 25, 1996; 2003, No. 115 (Adj. Sess.), § 89; 2011, No. 52, § 33, eff. July 1, 2012; 2013, No. 16, § 4, eff. July 1, 2014; 2013, No. 146 (Adj. Sess.), § 6, eff. May 27, 2014; 2015, No. 171 (Adj. Sess.), § 17, eff. Jan. 1, 2018.)

State Planning Goals - 24 V.S.A. § [4302](#). Purpose; goals

(a) General purposes.

(a) General purposes. It is the intent and purpose of this chapter to encourage the appropriate development of all lands in this State by the action of its constituent municipalities and regions, with the aid and assistance of the State, in a manner which will **promote the public health, safety against fire, floods, explosions, and other dangers**; to promote **prosperity, comfort, access to adequate light and air, convenience, efficiency, economy, and general welfare**; to enable the **mitigation of the burden of property taxes on agricultural, forest, and other open lands**; to encourage **appropriate architectural design**; to encourage the development of **renewable resources**; to **protect residential, agricultural, and other areas from undue concentrations of population and overcrowding of land and buildings**, from **traffic congestion**, from **inadequate parking** and the **invasion of through traffic**, and from the **loss of peace, quiet, and privacy**; to facilitate the growth of villages, towns, and cities and of their communities and neighborhoods so as to create an **optimum environment**, with **good civic design**; to encourage development of a **rich cultural environment** and to **foster the arts**; and to provide means and methods for the municipalities and regions of this State to plan for the **prevention, minimization, and future elimination of such land development problems as may presently exist or which may be foreseen** and to implement those plans when and where appropriate. In implementing any regulatory power under this chapter, municipalities shall take care to **protect the constitutional right of the people to acquire, possess, and protect property**.

(b) Continuing planning process that will further the following goals

(b) It is also the intent of the Legislature that municipalities, regional planning commissions, and State agencies shall engage in a **continuing planning process** that will further the following goals:

- (1) To establish a coordinated, **comprehensive planning process and policy framework** to guide decisions by municipalities, regional planning commissions, and State agencies.
- (2) To encourage **citizen participation at all levels of the planning process**, and to assure that **decisions shall be made at the most local level possible commensurate with their impact**.
- (3) To consider the **use of resources and the consequences of growth and development** for the region and the State, as well as the community in which it takes place.
- (4) To encourage and assist **municipalities to work creatively together** to develop and implement plans.

(c) In addition, this chapter shall be used to further the following specific goals:

*(1) To plan **DEVELOPMENT** so as to maintain the historic settlement pattern of compact village and urban centers separated by rural countryside.*

- (A) Intensive **residential development** should be encouraged primarily in areas related to community centers, and strip development along highways should be discouraged.
- (B) **Economic growth** should be encouraged in locally designated growth areas, employed to revitalize existing village and urban centers, or both, and should be encouraged in growth centers designated under chapter [76A](#) of this title.
- (C) **Public investments**, including the construction or expansion of infrastructure, should reinforce the general character and planned growth patterns of the area.
- (D) **Development** should be undertaken in accordance with **smart growth principles** as defined in subdivision [2791](#)(13) of this title.

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

*(3) To broaden access to **EDUCATIONAL** and vocational training opportunities sufficient to ensure the full realization of the abilities of all Vermonters.*

*(4) To provide for safe, convenient, economic, and energy efficient **TRANSPORTATION** systems that respect the integrity of the natural environment, including public transit options and paths for pedestrians and bicyclers.*

- (A) Highways, air, rail, and other means of transportation should be mutually supportive, balanced, and integrated.

*(5) To identify, protect, and preserve important **NATURAL AND HISTORIC FEATURES** of the Vermont landscape, including:*

- (A) significant natural and fragile areas;
- (B) outstanding water resources, including lakes, rivers, aquifers, shorelands, and wetlands;

- (C) significant scenic roads, waterways, and views;
- (D) important historic structures, sites, or districts, archaeological sites, and archaeologically sensitive areas.

(6) To maintain and improve the QUALITY OF AIR, WATER, WILDLIFE, FORESTS, AND OTHER LAND RESOURCES.

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

(7) To make efficient use of ENERGY, provide for the development of renewable energy resources, and reduce emissions of greenhouse gases.

- (A) General strategies for achieving these goals include increasing the energy efficiency of new and existing buildings; identifying areas suitable for renewable energy generation; encouraging the use and development of renewable or lower emission energy sources for electricity, heat, and transportation; and reducing transportation energy demand and single occupancy vehicle use.
- (B) Specific strategies and recommendations for achieving these goals are identified in the State energy plans prepared under 30 V.S.A. §§ 202 and 202b.

(8) To maintain and enhance RECREATIONAL opportunities for Vermont residents and visitors.

- (A) Growth should not significantly diminish the value and availability of outdoor recreational activities.
- (B) Public access to noncommercial outdoor recreational opportunities, such as lakes and hiking trails, should be identified, provided, and protected wherever appropriate.

(9) To encourage and strengthen AGRICULTURAL AND FOREST industries.

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

(10) To provide for the wise and efficient use of Vermont's NATURAL RESOURCES and to facilitate the appropriate extraction of earth resources and the proper restoration and preservation of the aesthetic qualities of the area.

*(11) To ensure the availability of safe and **AFFORDABLE HOUSING** for all Vermonters.*

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

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

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

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

*(12) To plan for, finance, and provide an efficient system of **PUBLIC FACILITIES AND SERVICES** to meet future needs.*

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

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

*(13) To ensure the availability of safe and **AFFORDABLE CHILD CARE** and to integrate child care issues into the planning process, including child care financing, infrastructure, business assistance for child care providers, and child care work force development.*

*(14) To encourage **FLOOD RESILIENT COMMUNITIES**.*

(A) New development in identified flood hazard, fluvial erosion, and river corridor protection areas should be avoided. If new development is to be built in such areas, it should not exacerbate flooding and fluvial erosion.

(B) The protection and restoration of floodplains and upland forested areas that attenuate and moderate flooding and fluvial erosion should be encouraged.

(C) Flood emergency preparedness and response planning should be encouraged.

(d) Plans and regulations prepared under the authority of this chapter

(d) All plans and regulations prepared under the authority of this chapter shall be **based upon surveys of existing conditions and probable future trends**, and shall be made in the light of **present and future growth and requirements**, and with **reasonable consideration, for the landowner, to topography, to needs and trends of the municipality, the region and the State**, to the **character of each area** and to its peculiar **suitability for particular uses** in relationship to surrounding areas, and with a view to conserving the **value of buildings**.

(e) Use of goals.

(1) The goals established in this section shall be employed, as provided under this chapter, to carry out the general purposes established in this section.

(2) After July 1, 1989, none of the following shall be prepared or adopted, unless consistent with the goals established in this section:

- (A) all plans prepared by **regional planning commissions**, and all plans required of State agencies under 3 V.S.A. § 4020;
- (B) measures implementing State agency plans.

(f) Standard of review.

(1) Consistent with the goals

(1) As used in this chapter, “consistent with the goals” requires **substantial progress toward attainment of the goals established in this section, unless the planning body determines that a particular goal is not relevant or attainable**. If such a determination is made, the planning body shall identify the goal in the plan and describe the situation, **explain why the goal is not relevant or attainable**, and **indicate what measures should be taken to mitigate any adverse effects** of not making substantial progress toward that goal. The determination of relevance or attainability shall be subject to review as part of a consistency determination under this chapter.

(2) Compatible with

(2) As used in this chapter, **for one plan to be “compatible with” another**, the plan in question, as implemented, will not significantly reduce the desired effect of the implementation of the other plan. If a plan, as implemented, will significantly reduce the desired effect of the other plan, the plan may be considered compatible if it includes the following:

- (A) a statement that identifies the ways that it will significantly reduce the desired effect of the other plan;
 - (B) an explanation of why any incompatible portion of the plan in question is essential to the desired effect of the plan as a whole;
 - (C) an explanation of why, with respect to any incompatible portion of the plan in question, there is no reasonable alternative way to achieve the desired effect of the plan; and
 - (D) an explanation of how any incompatible portion of the plan in question has been structured to mitigate its detrimental effects on the implementation of the other plan.
- (Added 1967, No. 334 (Adj. Sess.), § 1, eff. March 23, 1968; amended 1969, No. 116, § 1; 1979, No. 174 (Adj. Sess.), § 1; 1987, No. 200 (Adj. Sess.), § 7, eff. July 1, 1989; 1989, No. 280 (Adj. Sess.), § 1; 1991, No. 130 (Adj. Sess.), § 1; 2003, No. 67, § 7b; 2003, No. 115 (Adj. Sess.), § 82; 2013, No. 16, § 1, eff. July 1, 2014; 2013, No. 96 (Adj. Sess.), § 161; 2013, No. 146 (Adj. Sess.), § 4, eff. May 27, 2014; 2015, No. 64, § 27; 2015, No. 171 (Adj. Sess.), § 14; 2015, No. 174 (Adj. Sess.), § 2.)