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To: Waitsfield Planning Commission
From: Brian Shupe
Date: September 15, 2005

Re: Waitsfield Subdivision Regulations/Hamlet Zoning

I spoke with Jeff last week regarding the status of the hamlet project and steps that we've taken since we met last June to review the mapping effort, build-out results, and alternatives. Because this project was funded through a Vermont Municipal Planning Grant, the Town needed to close-out the grant in June, despite there still being many questions regarding the direction the Commission wanted to take. The project was closed out on time, and the following items were submitted to satisfy the requirements of the grant:

- Copy of the powerpoint presentation presented at the June PC meeting. The presentation included a summary of the results of the build-out assessment.
- Draft subdivision regulations that incorporate recommendations related to rural density and resource protection. Note that these have not been reviewed by the Commission, and are enclosed.
- Draft zoning changes, including a new "Rural-Residential" District with higher density standards than the current Agricultural Residential District and incentives for small multi-family dwellings; and revised Planned Unit Development provisions which includes a new "Planned Hamlet Development" to encourage clustered developments both within the A-R and R-R Districts. Again, these drafts have not been reviewed by the Commission and are also enclosed.
- Resource mapping that was used to identify the potential Rural-Residential District
- Summary of the defining characteristics of Vermont Hamlets, including orthophoto and graphic illustrations of several examples selected from various communities located along the Route 100/Green Mountain corridor.
- Excerpts of relevant sections of the new Town Plan related to residential hamlets.

I want to emphasize that the drafts were submitted to satisfy the grant requirements, and were not intended to reflect current town policy (whatever that might be). In addition, there is limited time remaining under the grant (I'll avoid the details) to bring this project to some sort of conclusion. Possible next steps could be:

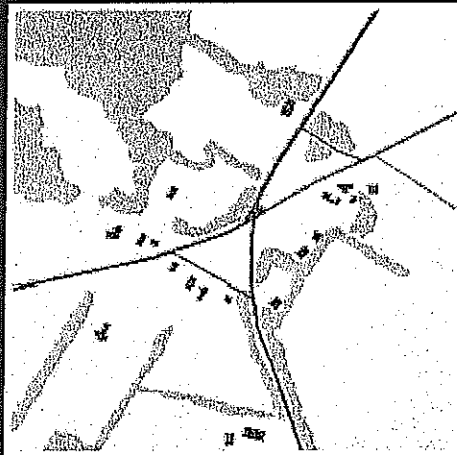
1. Work through the draft regulations for possible adoption. I believe the subdivision regulations, in particular, are long overdue. The enclosed draft includes much stronger resource protection standards than the current regulations (adopted in 1988), as well as a new approach to regulating density in the Agricultural Residential District. This approach could be used in conjunction with revised PRD regulations to promote higher density residential hamlets in appropriate locations without the designation of a new Rural-Residential District. The draft Rural-Residential District may be more problematic. Although it reflects the general consensus of the Commission on the evening in which we went through the mapping exercise, membership has changed. In addition, deer wintering areas may not have been given the consideration in designating district boundaries as they might today (deeryards are the one fragile natural resource that is common within the draft district boundaries).
2. Package the results of the project into a report that can serve to increase local awareness of the concept and benefits of residential hamlets. Unless there is agreement regarding the designation of one or more districts, however, I don't think this is the best approach.
3. Go back to the drawing board. You may revisit the initial concepts and resource maps that were used in the earlier exercises, although resources from the grant are very limited and would need to be supplemented by other sources.

I am planning to attend your next meeting to discuss these, and other, options for bringing this project to some sort of conclusion.

With regard to final conclusions, hopefully you're all aware that I've taken a position with the Vermont Forum on Sprawl and we will be closing Burnt Rock over the next couple of months. Joanna Whitcomb will focus her energies in New Hampshire, while Sharon Murray will likely reorganize under a different name, open an office in Burlington, and continue to provide municipal planning services on a consulting basis. It's been a good eight year run, and we've enjoyed our work with the Waitsfield Planning Commission. Be aware (or beware) that I'm staying in town and will continue to serve on the Board of Adjustment, attend public meetings, and agitate for the Commission to do more faster. See you Tuesday.

Waitsfield Hamlet Study: Preliminary Findings & Alternatives

Waitsfield Planning Commission
April 19, 2005



Purpose of Study

- Identify appropriate locations for concentrated residential development within Waitsfield's rural (i.e., AR & CL) Districts
- Identify appropriate measures to offset increased residential development with resource protection elsewhere in the Districts
- Define necessary implementation measures for residential hamlets and draft regulatory tools as needed

Current Conditions

Ag.-Residential District (exc. Hamlet Study Areas):

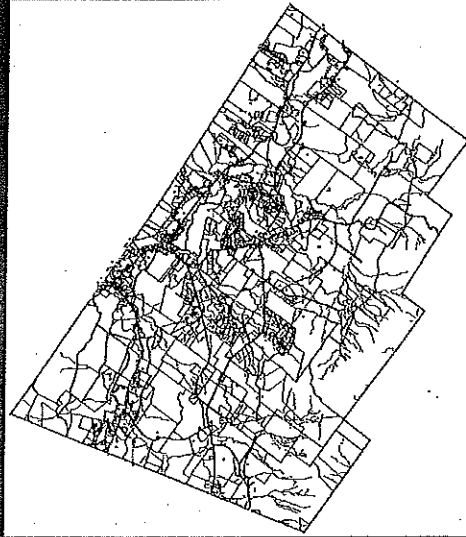
Total Acres: 9,542+/-
Total Dwelling Units: 481+/-
Conserved Acres: 746 (7.8%)

Hamlet Study Areas:

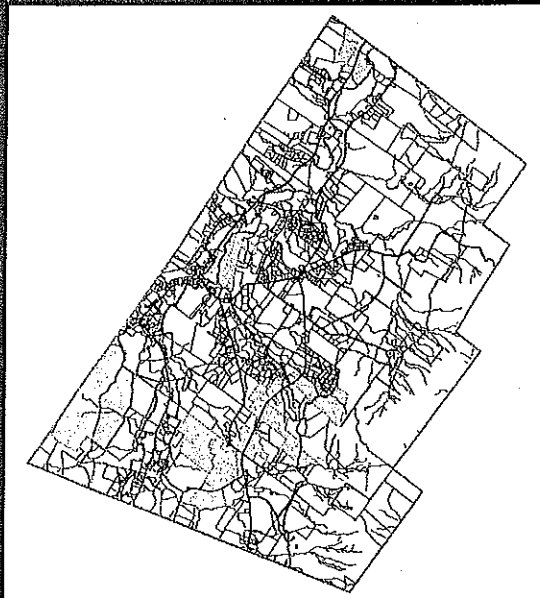
Total Acres: 1,318+/-
Total Dwelling Units: 90+/-

Commercial Lodging District:

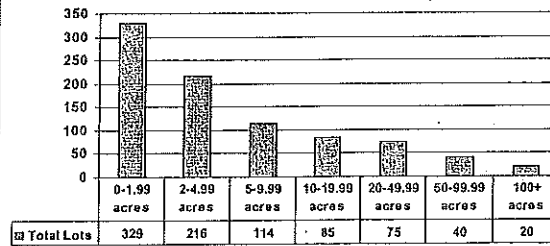
Total Acres: 694+/-
Total Dwelling Units: 22+/-



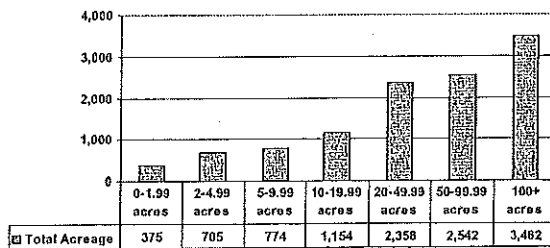
Conserved Parcels



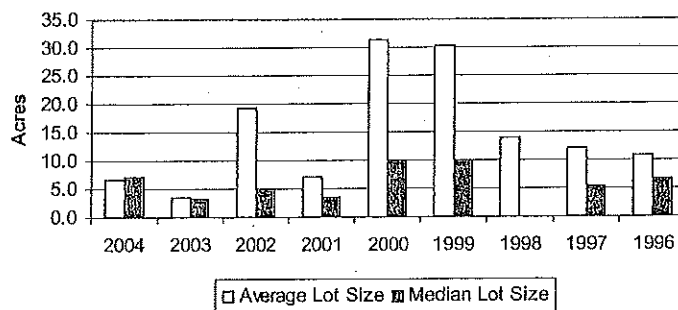
Waitsfield AR & CL Districts:
Distribution of Lot Sizes



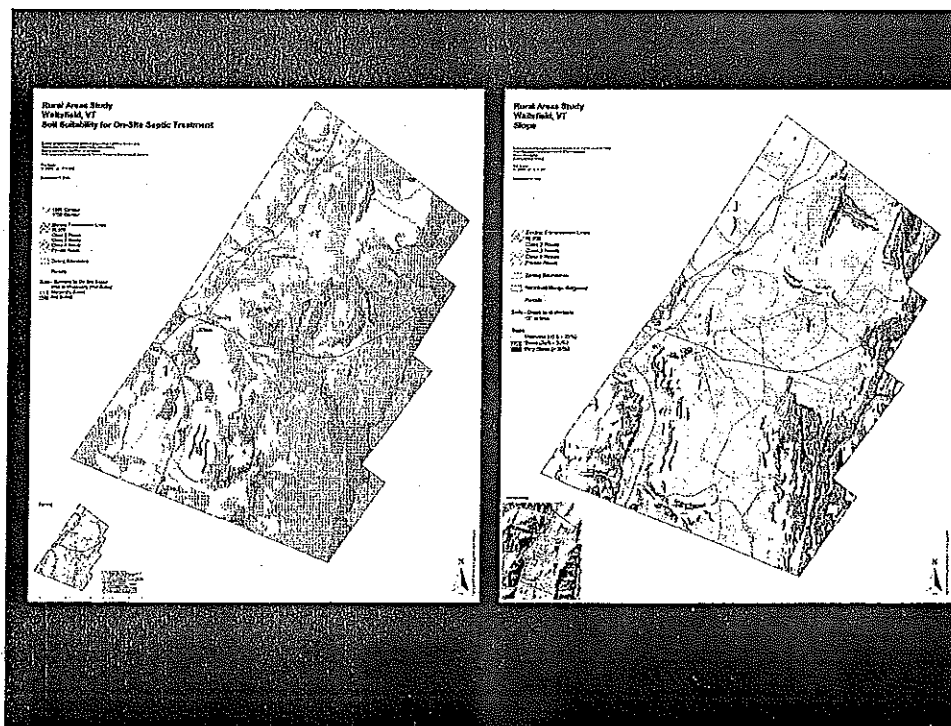
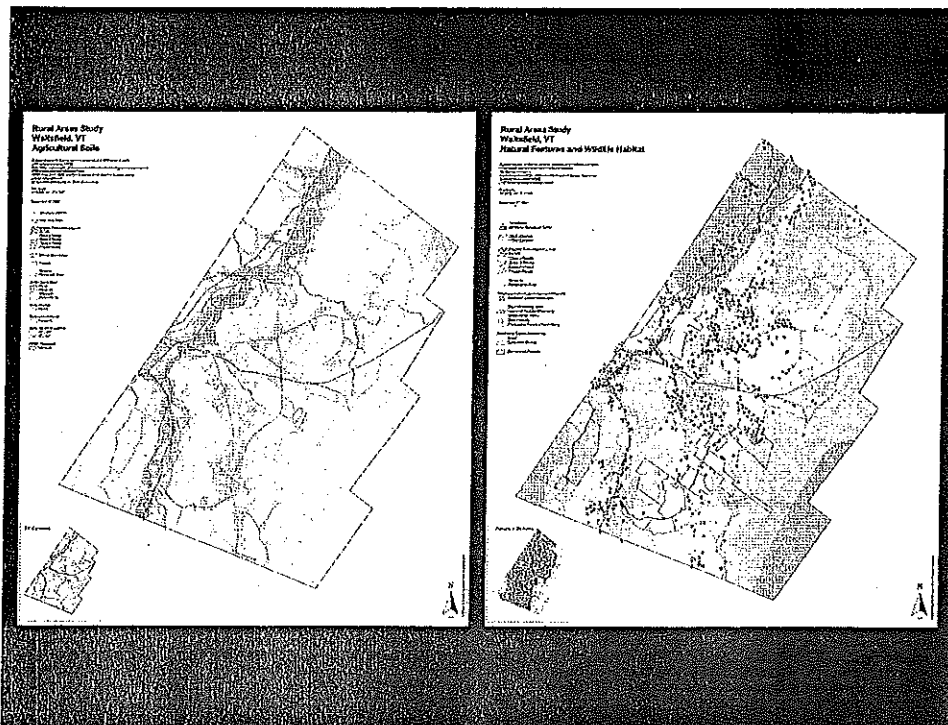
Waitsfield AR & CL Districts:
Distribution of Acreage by Lot Size

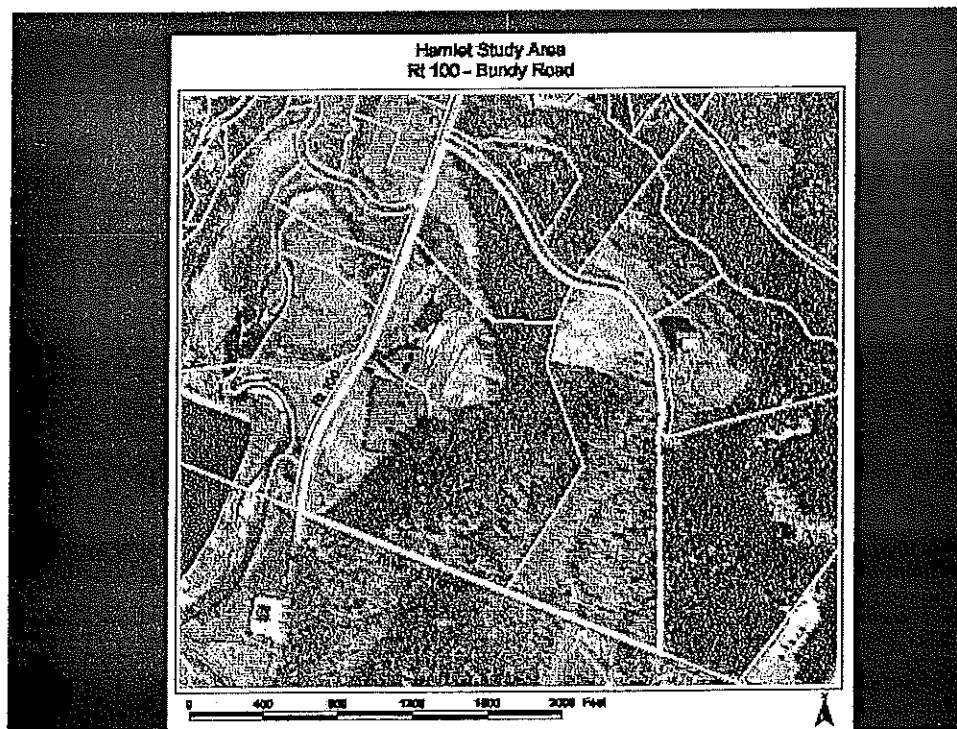
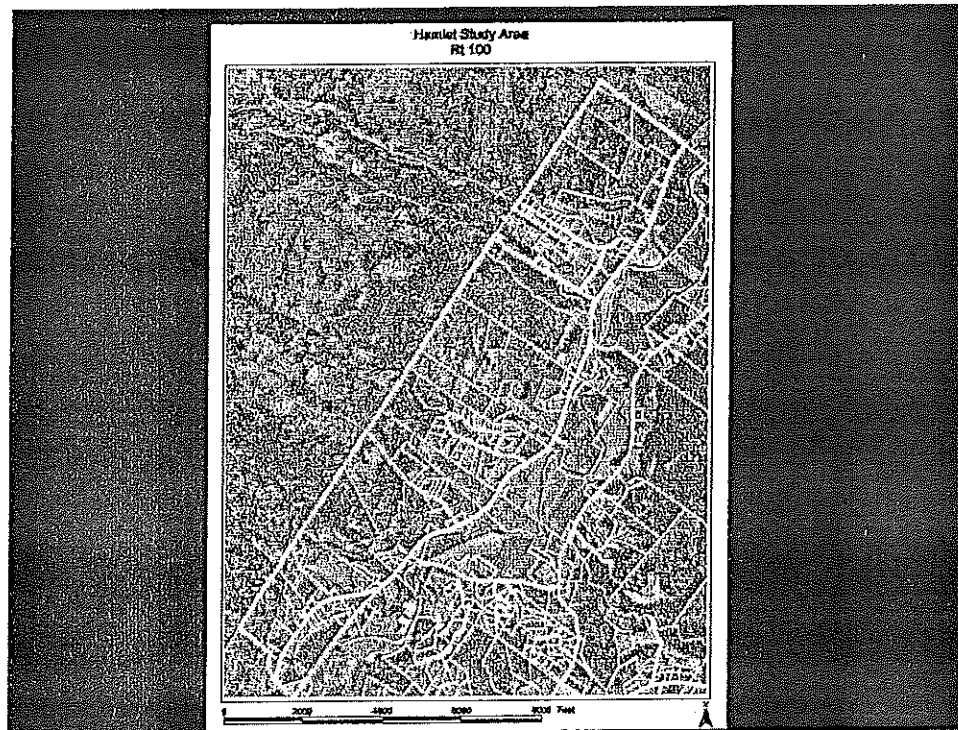


Waitsfield Subdivision Trends
New Lots in the AR & CL Districts: 1996-2004



Total Acreage (involved lots): 1,398 ac.
 Total Lots: 108
 Average Size: 12.9 ac.
 Median Size: 5.4 ac.





Full Build-out Under Current Zoning

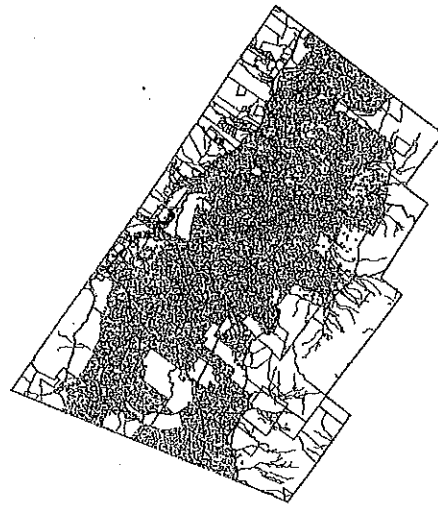
Ag.-Residential District (exc. Hamlet Study Areas):

*Total Dwelling Units: 6,300-7,405

Commercial Lodging District:

*Total Dwelling Units: 504-597

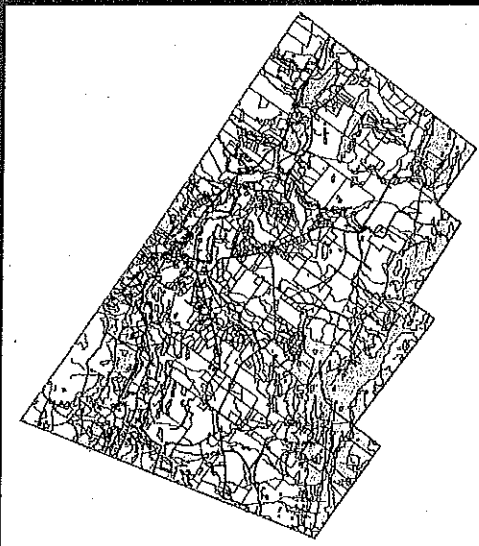
*low number, shown, accounts for infrastructure



Defining "Buildable Areas"

Density based on total parcel acreage, excluding

- 100 year floodplain;
- slopes in excess of 25%; and
- wetland



Full Build-out based upon "Buildable Area"

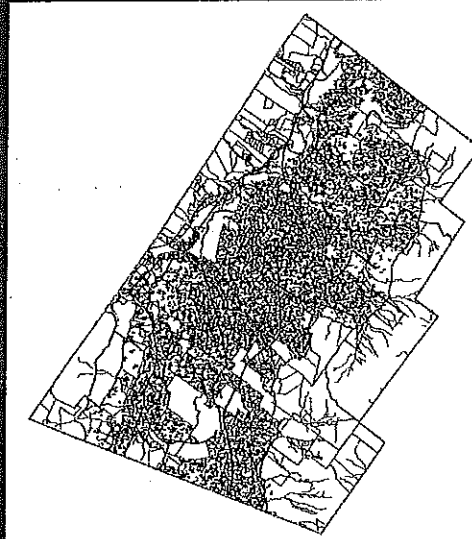
Ag.-Residential District (exc. Hamlet Study Areas):

*Total Dwelling Units: 5,231

Commercial Lodging District:

*Total Dwelling Units: 332

*accounts for Infrastructure



Full Build-out based upon "5 acre" density

Ag.-Residential District (exc. Hamlet Study Areas):

*Total Dwelling Units: 1,666

Commercial Lodging District:

*Total Dwelling Units: 126

Note: 5 acre density is not necessarily the same as 5 acre minimum lot size.



Settlement Patterns

Traditional -- Land conserving

- Farmsteads
- Hamlets
- Villages
- Cities

Modern -- Land consumptive

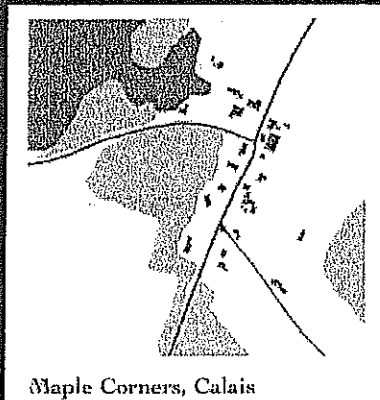
- Conventional subdivision
- Commercial strip development
- Office/Industrial park

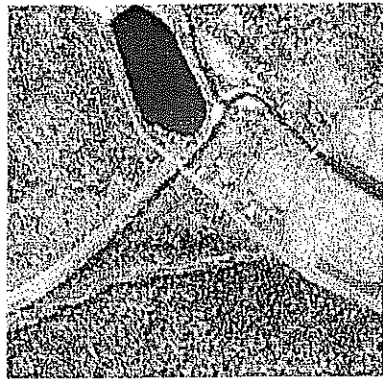
Defining "Hamlets"

In Waitsfield, hamlets would typically include a combination of the following:

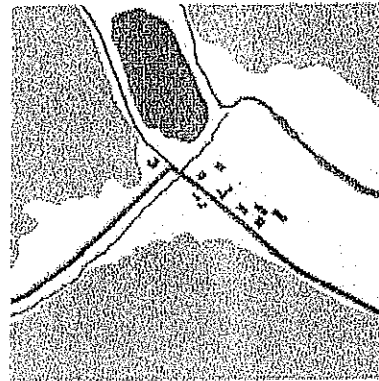
- *compact settlement pattern* characterized by homes clustered together with either a visual relationship to one another, the adjacent road, a common green or park, or sited to avoid impact to one or more natural resource;
- *concentrated density*, with *building lots of less than 1/2 acre, and preferably less than 1/4 acre*;
- *small scale*, with the number of residences being as few as four or as many as 20;
- *residential character*, with the only non-residential uses being a focal point for the hamlet, such as a community building, place of worship or, in limited circumstances, a general store to provide goods to the surrounding neighborhood;
- *the presence of a common, small green or neighborhood park*;
- *surrounding open space* (either farmland or forest), which helps define the compact hamlet relative to the open, rural character of the Agriculture-Residential District.

-- Draft Waitsfield Town Plan





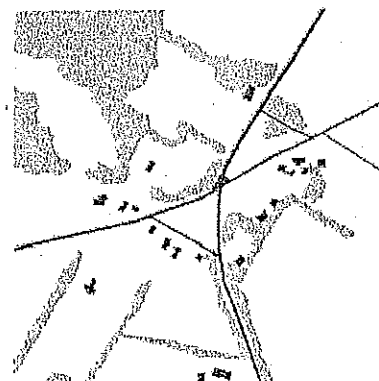
Robinson, Rochester



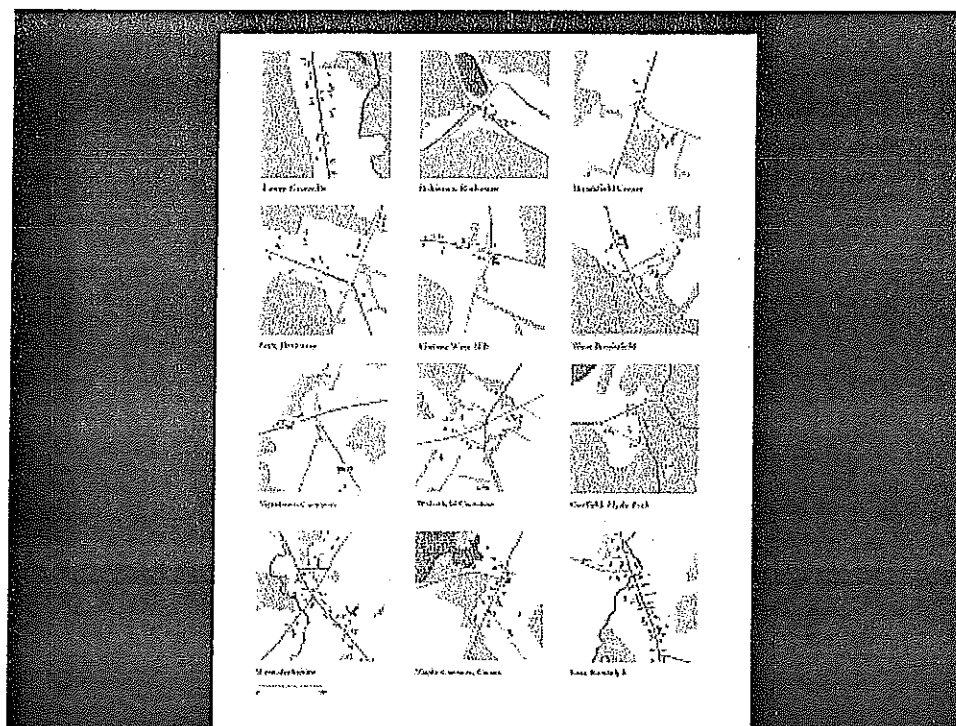
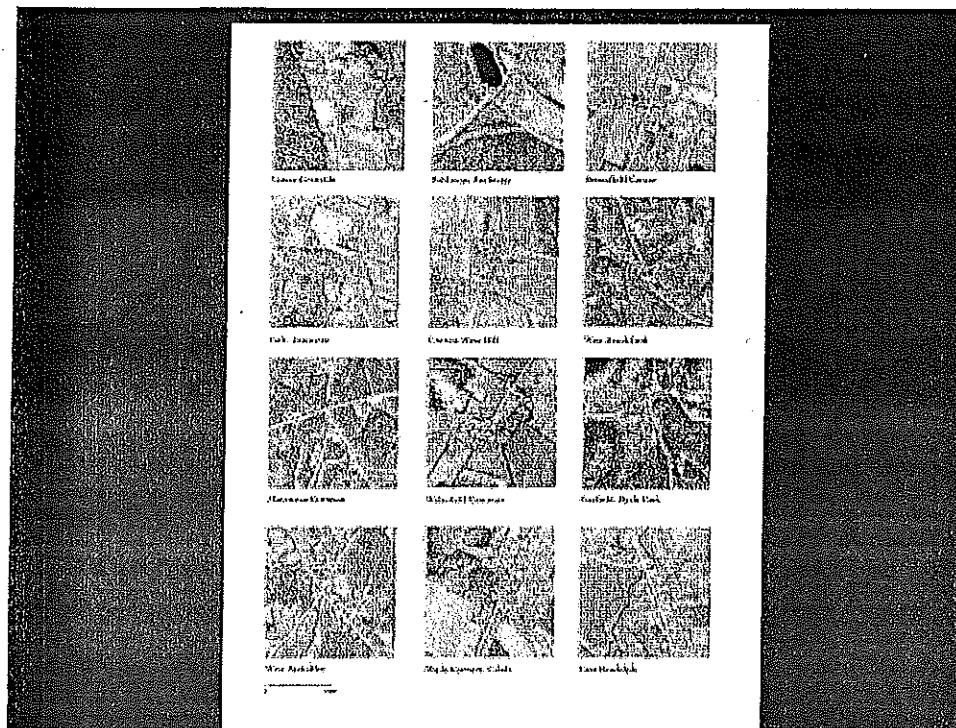
Robinson, Rochester



Waitsfield Common



Waitsfield Common



Hamlet Zoning Examples

- **Loudon County VA**
 - Two categories – “Rural Hamlets” (5-25 lots with building area limited to 1/6 to 1/3 acre) and “Rural Village” (25+ units (depending upon zoning district/allows mixed use)
 - Specific site design standards – “spatial containment & enclosure” to create village character
 - Both adjacent open space and green or common required
- **Warren VT**
 - Two categories – “Crossroad Hamlets” (development area of up to 15 acres and “Farmstead Clusters” (3-9 dwellings on 2 acres or less)
 - General site design standards appropriate to the two types of hamlet/clusters
 - Adjacent open space required; green or community structure encouraged

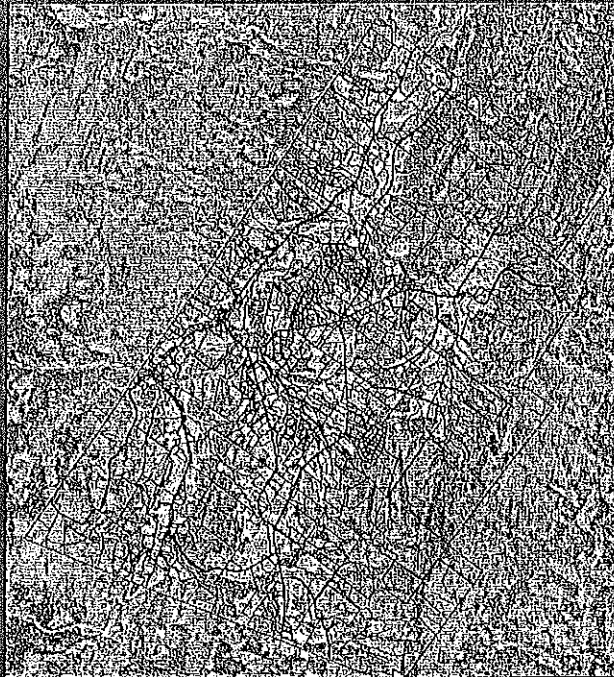
Alternative Strategies

- 1) Designate a new “Rural Residential” or “Hamlet” District to:
 - Include two Hamlet Study Areas
 - Allow residential density of 1 unit/acre or greater (either “as right” or with density bonuses)
 - Mandate “hamlet” design for new subdivisions, including clustering, site design standards, open space protection and road connections

Alternative Strategies (continued)

2) Revise Agricultural-Residential District to:

- Allow residential density of 1 unit/acre, based upon the "developable acre" of the parcel – or –
- Decrease overall density but maintain or reduce minimum lot size (or set maximum lot size or building envelope?)
- Allow small (3-9 unit), tightly clustered residential "PRDs" (e.g., Farmstead Clusters) in appropriate locations
- Adopt standards in subdivision regulations to prevent the fragmentation and development of land characterized by "Primary Agricultural Soils" (e.g., effectively an overlay district)



Alternative Strategies (continued)

3) Revise/Study Commercial Lodging District to:

- Allow densities and standards comparable to the Agriculture-Residential District
- Study appropriate uses within the district, including consideration of a new-fangled Planned Unit Development (PUD) that would allow certain commercial uses to occur on a portion of large parcels, in accordance with appropriate standards (e.g., provision of open space, agricultural production, creation of housing units, etc.)

Alternative Strategies (continued)

4) Revise Planned Residential Development (PRD) provisions to:

- Include different site design, lot configuration and open space standards for different districts (e.g., Rural Residential, Agriculture-Residential, Commercial Lodging, Forest Reserve and Village Districts)
- Increase the density bonus for affordable housing developments (defined as a portion of the total units being affordable)

10/18/05 -
Brian will remove
draft references
to the draft
2/26/06

Draft Subdivision Regulations for Waitsfield, Vermont

[Includes revised resource protection and density standards for Agricultural-Residential District, and density incentives for clustered development in new proposed Rural-Residential District]

May, 2005

Prepared for Review and Consideration By the
Waitsfield Planning Commission

prepared by



Burnt Rock Inc.
Associates in Community Planning
Waitsfield, Vermont

Funded in part by a Municipal Planning Grant
awarded by the
Vermont Agency of Commerce & Community Affairs

Waitsfield Subdivision Regulations

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ARTICLE 1. AUTHORITY AND PURPOSE

DRAFT – MAY, 2005

Section 1.1 Enactment and Authority

(A) In accordance with the Vermont Municipal and Regional Planning and Development Act [24 V.S.A., Chapter 117, §§4402, 4418 and 4463], hereinafter referred to as “the Act,” as most recently amended, there are hereby established subdivision regulations for the Town of Waitsfield, Vermont. These regulations shall be known and cited as the “Waitsfield Subdivision Regulations.”

(B) It is the policy of the Town of Waitsfield to regulate all subdivision of land, and subsequent development of subdivided parcels, in accordance with these regulations to ensure the orderly planned, efficient and economical development of the Town. No subdivision of land shall be made and no land in any proposed subdivision shall be sold, transferred or leased until a final plat prepared in accordance with these regulations has been approved by the Planning Commission and filed in the Waitsfield land records.

Section 1.2 Purpose

(A) These regulations are adopted to further the following objectives:

- (1) to guide future development in accordance with the *Waitsfield Town Plan*, zoning regulations, capital budget and program, and all other municipal bylaws and regulations enacted to implement the plan,
- (2) to maintain and strengthen the traditional settlement pattern of compact villages surrounded by an open, rural landscape;
- (3) to ensure that land to be subdivided is of such character that it can be used safely for its intended purposes;
- (4) to establish criteria for determining development capacity of land and to regulate the density and location of development in a manner that reflects historic settlement patterns;
- (5) to protect and provide for the public health, safety, and general welfare of the Town of Waitsfield;
- (6) to promote the conservation of energy or to permit the utilization of renewable energy resources;
- (7) to ensure that the rate of growth does not exceed the ability of the Town to provide public services and facilities, and that public facilities and services are available and will have sufficient capacity to serve any proposed subdivision;
- (8) to preserve natural areas, significant wildlife habitat, scenic and historic resources, and productive farm and forest land through the proper configuration of parcel boundaries and arrangement and location of development on parcels;

Subdivision: The division of a lot, tract or parcel of land into two or more lots, tracts, sites, or other divisions of land for the purpose, whether immediate or future, of sale or land development. It includes resubdivision and the division of a lot or parcel held in common ownership and subsequently divided into parts among the owners.

Article 2. Subdivision Application Procedures

Section 2.1 Applicability

(A) **Subdivision Approval Required.** Whenever any subdivision of land is proposed, the subdivider or authorized agent shall apply for and secure approval of the proposed subdivision in accordance with the procedures set forth in these regulations prior to:

- (1) commencing any construction, land development or land clearing (excluding forestry or agricultural activities);
- (2) the issuance of any permit for any land development involving land to be subdivided;
- (3) the sale or lease of any subdivided portion of a property (excluding parcels leased for agricultural purposes, where all resulting parcels are at least 5 acres in size, and no new roads are created for uses other than accepted agricultural practices); and/or
- (4) the filing of a subdivision plat with the Town Clerk.

(B) **Exemptions.** The following are specifically exempted from subdivision review under this article:

- (1) parcels leased for agricultural or forestry purposes;
- (2) parcels leased for a legally allowed use that does not involve a subdivision as defined in Article 5, and which meets all applicable requirements of the Waitsfield Zoning Bylaw;
- (3) granting of rights-of-way or easements which do not result in the subdivision of land,

(C) **Minor and Major Subdivisions.** For the purposes of these regulations, subdivisions shall be classified by the Planning Commission as minor subdivisions or major subdivisions, as defined herein, following the Commission's approval of a Sketch Plan Review submitted in accordance with Section 2.2:

(D) **Coordination with Planned Unit or Planned Residential Development Review.** Subdivision applications for Planned Unit or Planned Residential Developments (PUDs and PRDs) shall be reviewed as major subdivisions under this Article. PUDs and PRDs shall meet the standards set forth in Section___ of the Waitsfield Zoning Bylaw, as well as subdivision standards included in Article 3, unless otherwise waived by the Planning Commission.

(E) **Waiver Authority.** Pursuant to the Act [§4418], the Planning Commission may waive application requirements as specified in Table 6.1, or subdivision standards under Sections 6.8 through 6.11, which in its judgment:

- (1) are not requisite in the interest of public health, safety, and general welfare; and
- (2) are inappropriate due to the inadequacy or lack of connecting facilities adjacent to or in proximity to the subdivision.

The request for a waiver shall be submitted in writing by the applicant with the subdivision application. It shall be the responsibility of the applicant to provide sufficient information to justify the waiver and enable the Commission to reach a decision. In granting waivers, the Commission may require such conditions that will, in its judgment, substantially meet the objectives of the requirements waived. No such waiver may be granted if it would have the effect of nullifying the intent and purpose of these regulations or other municipal ordinances or regulations currently in effect.

Minor Subdivision shall include lot line or boundary adjustments; amendments to an approved subdivision plan that will not substantially change the nature of any previous subdivision or conditions of approval; or the division of any parcel into not more than 4 lots; or, as determined by the Planning Commission in accordance with Section 2.2.

Major subdivisions shall include the division of any parcel into 5 or more lots; any subdivision requiring any new public or private road greater than 800 feet in length or any combination of public and private roads and private driveways with a cumulative length greater than 2,000 feet; any subdivision in which access will be provided by a Class 4 Road; *[and any planned unit or planned*

Section 2.2 Sketch Plan Review [applying to all applications for subdivision]

(A) **Submission of Sketch Phase.** The applicant shall submit to the Zoning Administrator, at least 15 days prior to a regularly scheduled Planning Commission meeting, a sketch plan that includes the information for the discussion phase specified in Table 2.2.

(B) **Initial Meeting.** The applicant and/or an authorized representative shall attend an initial meeting with the Planning Commission, to be held at a regularly scheduled meeting of the Commission, to discuss the subdivision application and proposed sketch plan. At this meeting the Commission may request any additional information as needed to act on the sketch plan.

(C) **Action on Sketch Plan** Within 30 days of finding that an application is complete, the Planning Commission, based on the information provided, shall issue in writing:

- (1) A determination of whether the subdivision is a minor subdivision to be reviewed under Section 2.4, or major subdivision to be reviewed under Sections 2.3 and 2.4. In making such a determination, the Planning Commission may classify a subdivision as a major subdivision, regardless of the number of lots proposed, in the event that the proposed subdivision poses a significant threat of an undue adverse impact to a fragile feature or scenic resource identified in the *Waitsfield Town Plan* or through site investigation.
- (2) The granting or denial of requested waiver provisions.
- (3) Recommendations for proposed changes in subsequent submissions, including any requests for additional studies or supporting documentation, which, in the Commission's judgement, would be necessary for the proposed subdivision to comply with applicable subdivision review standards under Article 3, the goals, objectives and policies of the *Waitsfield Town Plan*, and with other municipal regulations currently in effect.
- (4) Meeting minutes, approved by the Planning Commission and delivered to the applicant, may satisfy the requirements for a written response under this section.

(D) **Effect of Sketch Plan Determinations.** Planning Commission determinations and associated recommendations shall remain in effect for 6 months from the date of issuance, unless otherwise approved or extended in the written determinations issued by the Planning Commission. Within 6 months of the determination by the Planning Commission, the applicant may apply to the Planning Commission for preliminary plan approval under Section 2.3 for major subdivisions and final plan and plat approval under Section 2.4 for minor subdivisions.

Section 2.3 Preliminary Plan Review [applying only to major subdivisions]

(A) **Application Requirements.** Within 6 months of the date of action on a sketch plan, and determination that the subdivision is a major subdivision, by the Planning Commission, the applicant shall submit an application and associated fees for preliminary plan approval to include, unless otherwise specified or waived by the Commission under Section 2.1(D), the information required for preliminary plan review as specified in Table 2.2.

**Table 2.2
Subdivision Application Requirements**

	Sketch Plan	Preliminary Plan	Final Plan
(A) Application Information			
Application Form [number of copies] *	2	2	2
Application Fee \$	✓	✓	✓
Name of project, if any	✓	✓	✓
Name, address of applicant (landowner and subdivider, if different)	✓	✓	✓
Written description of proposed development plans, including number and size of lots; general timing of development	✓	✓	✓
Waiver request, in writing [optional]	✓	✓	
Evidence of written notification to adjoiners of intent to subdivide; to include copies of any waiver request if any)*		✓	
(B) Plan/Plat Mapping Requirements			
Materials	Paper	Paper	Mylar
Date, North Arrow, Legend	✓	✓	✓
Preparer Information, Certifications	✓	✓	✓
Scale (not less than 1 inch = 200')	✓	✓	✓
Project boundaries and property lines	Drawn	Drawn	Surveyed
Existing and proposed lot lines, dimensions	Drawn	Drawn	Surveyed
Adjoining land uses, roads and drainage	✓	✓	✓
Zoning district designations and boundaries	✓	✓	✓
Location of all significant natural features, including but not limited to: - wetlands; - flood hazard areas; - slopes with a gradient of 15% or greater, and 25% or greater; - significant wildlife habitat; - historic sites and features, including stone walls; - scenic features identified in the Town Plan; - existing trail corridors, - surface waters and associated buffer areas; and - other significant geologic features and landforms, including prominent knolls and ridgelines.	General location based on available maps & data	Specific boundaries, unless waived by PC because of limited potential impact	Specific boundaries, unless waived by PC because of limited potential impact
Existing and proposed elevations, contour lines*		5' interval	5' interval
Existing and proposed roads, paths, parking areas, associated rights-of-way or easements	Drawn	Drawn	Surveyed
Proposed utilities, water and wastewater systems and associated rights-of-way or easements*		✓	✓
Proposed development envelopes		✓	✓
Monument locations*			✓

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(B) **Public Hearing.** In accordance with the Act [§4414], upon issuance of a complete application for final subdivision approval, the Planning Commission shall schedule a public hearing on the final plan and associated plat, warned in accordance with Section 4.3.

(C) **Final Plan Approval.** Within 45 days of the date of adjournment of the public hearing, the Planning Commission shall issue a written decision either approving, approving with modifications, or disapproving the final plan based on a determination of whether or not the plan conforms to applicable subdivision review standards under Article 3, or would be in conflict with the town plan and other municipal regulations in effect. The Planning Commission may also require, as a condition of approval, conditions and/or modifications to subdivision design and future development of subdivided parcels.

(D) **Written Decision.** The written decision noted in subsection (C) shall include a statement of the factual bases on which the Commission made its conclusions, a statement of those conclusions, any conditions and/or required modifications, and shall specify the period of time within the decision may be appealed to the Environmental Court. Failure to act within the 45 day period shall be deemed approval. The decision shall be mailed, via certified mail, to the applicant within the 45 day period. Copies of the decision shall also be mailed to every person or body appearing and having been heard at the hearing, and a copy of the decision shall be recorded in accordance with subsection 4.6.

(E) **Effect of Final Plan Approval.** The approval by the Planning Commission of a final subdivision plan and associated plat shall not be construed to constitute acceptance by the town of any street, easement, utility, park, recreation area, or other open space shown on the final plat. Such acceptance may be accomplished only by a formal resolution of the Selectboard, in accordance with state statute. Each approval for a final plan shall contain a time limit within which all improvements shall be completed, not to exceed 3 years unless otherwise required or extended by the Planning Commission.

Section 2.5 Plat Recording Requirements [applying to all approved subdivisions]

(A) In accordance with the Act [§4463], within 180 days of the date of receipt of final plan approval under Section 2.4(C), the applicant shall file two copies of the final subdivision plat, for recording with the Town in conformance with the requirements of 27 V.S.A., Chapter 17. Approval of subdivision plats not filed within 180 days shall expire, unless the subdivider requests and receives a 90 day extension from the Zoning Administrator based upon a determination by the Zoning Administrator that necessary final municipal, state or federal permits are pending but have not been issued.

(B) Prior to plat recording, the plat must be signed by the Planning Commission Chair or Vice-Chair. All final plats must include a notation to include the following statement:

"The subdivision depicted on this plat was duly approved, as conditioned, by the Waitsfield Planning Commission in accordance with the Waitsfield Subdivision Regulations and all other applicable laws and regulations on the ____ day of ____ 2 ____ Subdivision Permit# _____ Signed: _____ [Planning Commission Chair or Vice-Chair]."

The Commission may, as a condition of final plat approval, require that other notations pertaining to conditions of subdivision approval also be included on the final plat.

(C) For any subdivision which requires the construction of roads or other public improvements by the applicant, the Commission may require the subdivider to post a performance bond or comparable surety in accordance with the Act [§4464(b)(4)].

Article 3. Planning and Design Standards

Section 3.1 General Standards

(A) **Conformance with the Town Plan & Other Regulations.** Subdivision plats shall conform to the town plan, zoning bylaw, capital budget and program, and all other bylaws, ordinances and regulations of the Town of Waitsfield currently in effect.

(B) **Lot Layout.** The layout of lots shall conform to the *Waitsfield Zoning Bylaw*. The following standards shall apply to all subdivisions:

- (1) **Corner Lots.** Corner lots shall have sufficient width to permit a front yard setback on each street.
- (2) **Side Lots.** Side lot lines shall generally be at right angles to straight streets, or radial to curved street lines.
- (3) **Lot Shape.** Lots with irregular shapes (curves, jogs, dog-legs, etc.) should not be created unless warranted by conditions of topography, the location of natural features or existing road conditions.

(C) **Monuments & Lot Corner Markers.** Permanent monuments and corner markers shall be placed on all subdivided parcels in conformance with the Rules of the Board of Land Surveyors, Part 5, Standards for the Practice of Land Surveying.

(E) **Energy Conservation.** To conserve energy, all subdivisions shall use the least amount of area for road-ways and the least length of sewer, water and utility lines within environmentally and economically sound limits. Clustered development (e.g., planned residential and planned unit development) should be considered wherever feasible, desirable and allowed, and may be required in specified districts. The siting of buildings should maximize solar access where feasible, and landscaping should be effectively used to provide wind barriers and reduce heat loss or gain.

(F) **Disclosure of Subsequent Development Plans.** Whenever a subdivider submits a proposal for development on a minor portion of a parcel the Commission may require a general indication of the intended uses of the remaining portion of land. Such an indication should include access, type of use, intensity of use, and phasing.

SECTION 3.2 DENSITY & DISTRICT SETTLEMENT PATTERNS

(A) **Lot Size and Density.** Lot sizes and development density shall be as prescribed in the *Waitsfield Zoning Bylaw* for the district within which the subdivision is located, and in accordance with the following standards.

- (1) Lot sizes and densities set forth in the *Waitsfield Zoning Bylaw* are a minimum standard. Lower densities and/or larger lot sizes may be required by the Planning Commission based on prevailing site conditions, development suitability and the potential impact on fragile features and natural and cultural resources. Densities may be increased by the Planning Commission only for planned residential and planned unit developments under Section 5.4 of the zoning bylaw.
- (2) Within the Agricultural-Residential, Rural-Residential and Commercial Lodging Districts, the total allowable density shall be based upon the total "developable area" of the pre-subdivision parcel. Developable area shall be based on the parcel's total acreage, excluding land characterized as:

- (5) Subdivisions within the Forest Reserve District shall be designed to preserve existing forest resources and fragile features, and to maintain traditional land uses including wildlife habitat, forest management, limited agriculture, small seasonal camps not served by public utilities, watershed protection and recreation. Provision shall be made for ongoing forest management, and the fragmentation of productive forest lands shall be avoided. Lots created in the Forest Reserve District shall not result in the development of fragile features identified in the *Waitsfield Town Plan*, or through site investigation, including critical habitat, wetlands, and severe and extreme slopes.

Section 3.3 Protection of Fragile Features & Natural and Cultural Resources

(A) **Suitability of Land for Subdivision.** All land to be subdivided shall be, in the judgement of the Planning Commission, of such a character that it can be used for intended purpose(s), as stated in the application, without danger to public health or safety, the environment, neighboring properties, or the character of the area or district in which it is located. To this end, all applications for subdivision shall provide a detailed site analysis which identifies all fragile features and natural and cultural resources described below, identifies the impact of the proposed subdivision on those resources, and sets forth the protection measures proposed to avoid or mitigate those impacts.

(B) **Establishment of Development Envelopes.** All lots shall have a designated development envelope, unless waived by the Commission in the case of small lots which result in the dedication of significant tracts of open space. Development envelopes shall be designated to identify and limit the location of principal and accessory structures, parking areas, and associated site development (excluding road and utility rights-of-way or easements) on one or more portions of a lot. The size and shape of the development envelope shall at minimum be determined by district setback requirements unless otherwise specified in these regulations. The Planning Commission may require the identification of specific building footprints if, in their judgement, such information is required to meet the standards set forth in these regulations.

(C) **Protection of Wetlands, Floodplains and Surface Waters.** Subdivision boundaries, lot layout and development envelopes shall be located and configured to avoid any adverse impact to wetlands, floodplains, streams and rivers and designated water supply Source Protection Areas (SPAs). Methods for avoiding such impacts include but may not be limited to the following:

- (1) Lot boundaries shall be configured to prevent the fragmentation of these features unless appropriate legal mechanisms are put in place to ensure permanent protection.
- (2) Development envelopes and the layout of roads, driveways and utilities shall be located and sized to exclude these features, except as provided under subsection (3), below; at a minimum, development envelopes and associated site improvements shall be setback the minimum distance from streams as required under Section 3.12 of the *Waitsfield Zoning Bylaw*.
- (3) Buffer areas sufficient in width to protect the identified feature(s) shall be designated; disturbance within buffer areas shall be limited to the minimum clearing and excavation necessary to create and maintain:
 - (a) road, driveway and utility crossings;
 - (b) streambank stabilization and restoration projects, in accordance with all applicable state and federal regulations;
 - (c) unpaved bicycle and pedestrian paths and trails; and/or
 - (d) public recreation facilities and improved river/lake accesses (e.g., swim-holes, boat launches; fishing accesses).

- (2) To avoid the fragmentation of natural areas and wildlife habitat, including large tracts of forest land and undeveloped corridors serving as wildlife travel corridors between larger tracts of core habitat, the Commission may require the submission of a wildlife habitat assessment, prepared by a wildlife biologist or comparable professional, to identify the function and relative value of impacted habitat and provide recommended management strategies to maintain or enhance those values and function. The Commission may also consult with Vermont Fish and Wildlife Department staff prior to issuing a decision.

- (3) Roads, driveways and utilities shall be designed to avoid the fragmentation of identified natural areas and wildlife habitat.

- (4) Identified natural areas and critical wildlife habitat should be designated as open space.

(F) **Protection of Historic & Cultural Resources.** Subdivision boundaries, lot layout and development envelopes shall be located and configured to minimize adverse impacts to historic and archaeological sites and resources identified in the *Waitsfield Town Plan*, by the Vermont Division for Historic Preservation, or through site investigation. Methods for minimize adverse impacts include but may not be limited to the following:

- (1) Historic features, including stone wall and cellar holes, should be preserved and integrated into the subdivision design (e.g., driveways may follow stone walls) to the extent practical.

- (2) Prior to development on sites that have been identified as being archaeologically sensitive in the town plan or through site investigation, the Planning Commission may require a site assessment to identify the presence and relative value of archaeological resources on the site, and to document the archaeological resource and/or recommend strategies for its protection.

- (3) The subdivision of land shall be designed to maintain the historic context of the site, as defined by historic structures located on the property and in the immediate vicinity of the site, and to minimize the impact of new development on the historic and architectural integrity of historic resources.

(G) **Protection of Farm Land.** Subdivision boundaries, lot layout and development envelopes shall be located and configured to avoid adverse impacts to primary agricultural soils and other open farm fields. Methods for avoiding such adverse impacts include but may not be limited to the following:

- (1) Development envelopes shall be located and configured so as not to encompass primary agricultural soils, and subdivision boundaries shall not fragment land characterized by primary agricultural soils unless it can be determined that the subdivided parcels will remain viable for future agricultural production.

- (2) Buildings and associated building lots should be clustered to avoid the fragmentation of productive farm land.

- (3) Vegetated buffer areas may be required to buffer agricultural operations from other uses to minimize land use conflicts.

- (4) Access roads, driveways and utility corridors shall be shared to the extent feasible; and, where sites include linear features such as existing roads, tree lines, stone walls, and/or fence lines, shall follow these to minimize the fragmentation of agricultural land and visual impacts.

- (2) to establish street trees along public or private roads to establish a canopy effect and/or maintain a pedestrian scale where the Commission deems it appropriate;
- (3) to preserve existing specimen trees, tree lines, wooded areas of particular natural or aesthetic value to the site, or critical wildlife habitat; and/or
- (4) to establish a barrier between incompatible land uses.

(K) **Modifications for Villages and Residential Hamlets.** Notwithstanding this section, the Planning Commission may waive or modify one or more of the above standards in specific locations in the event the Commission determines that the benefits of modification would result in a more desirable settlement pattern, would result in the creation of affordable housing, and/or the impacts on identified resources can be mitigated either on or off site. The Commission may waive such standards in the following locations:

- (1) Within the Village Residential District, Village Business District, and Irasville Village District.
- (2) Within the Industrial District.
- (3) Within the Rural-Residential District, provided such subdivision is approved as a Planned Residential Development in accordance with Section 5.4 of the *Waitsfield Zoning Bylaw*.

Section 3.4 Storm Water Management & Erosion Control

(A) All subdivisions shall be designed to integrate development into existing topography and drainage patterns. Accordingly:

- (1) Stormwater management systems shall be designed by a Vermont licensed engineer in accordance with accepted stormwater treatment practices (STPs), as defined by the Vermont Agency of Natural Resources. In addition the following shall apply:
 - (a) Open stormwater systems shall be visually attractive and incorporated as an amenity in site design and landscaping.
 - (b) To the extent feasible, stormwater systems shall be designed to incorporate and/or appear as naturally occurring features that complement existing landforms and open space areas, rather than as rigid, engineered facilities.
 - (c) Drainage swales and ponds should be planted with shrubs or grasses which are tolerant of standing water or wet conditions.
- (2) Subdivision plans that involve the excavation, filling or grading of land having a slope of 15% or greater shall submit an erosion and sedimentation control plan, prepared by a Vermont licensed engineer, for review and approval by the Board. The plan shall at minimum:
 - (a) cover all phases of development, including site preparation, construction, and post-construction;
 - (b) limit site clearing, cut and fill to the minimum area necessary; and
 - (c) incorporate accepted practices for erosion control as defined by the Vermont Department of Environmental Conservation.
- (3) All stormwater management and erosion control plans shall identify related long-term management requirements and the entities that are responsible for fulfilling those requirements.

Section 3.5 Community Services & Facilities

(A) **Municipal Facilities & Services.** The proposed subdivision will not create an undue burden on municipal facilities or create an unreasonable demand for public services. The Planning Commission may require the phasing of development to coordinate the anticipated demand for municipal facilities and

Article 3. Planning & Design Standards

Table 3-1 Lane and Shoulder Widths for Rural Roads							
Design Volume (ADT)	0-25	25-50	50-100	100-400	400-1500	1500-2000	2000+
Design Speed (mph)	Width of Lane/Shoulder (ft)						
25	7/0	8/0	9/0	9/2	9/2	10/3	11/3
30	7/0	8/0	9/0	9/2	9/2	10/3	11/3
35	7/0	8/0	9/0	9/2	9/2	10/3	11/3
40	7/0	8/0	9/2	9/2	9/2	10/3	11/3
45	---	---	9/2	9/2	9/2	10/3	11/3
50	---	---	9/2	9/2	10/2	10/3	11/3

Source: Vermont State Standards for the Design of Transportation Construction, Reconstruction and Rehabilitation on Freeways, Roads and Streets, October 1997.

- (6) Roads shall logically relate to topography to minimize site disturbance, including the amount of cut and fill required, and to produce usable lots, reasonable grades and safe intersections in relation to the proposed use of the land to be served by such roads. Road grades should be consistent with local terrain. Maximum road grade shall not, for any 50 feet section, exceed an average grade of 12%.
- (7) Roads shall, to the extent feasible, be designed and laid out to:
- (a) avoid adverse impacts to natural, historic, cultural and scenic resources;
 - (b) be consistent with existing road patterns in village and other settlement areas;
 - (c) maximize connectivity within the subdivision and to adjoining parcels and road networks;
 - (d) follow existing linear features, such as utility corridors, tree lines, hedgerows and fence lines,
 - (e) avoid fragmentation of farmland and other fragile features identified in Section 3.3.
- (8) Techniques for the preservation of scenic road corridors and streetscapes should be employed for the construction and maintenance of roads within designated scenic or village areas, including but not limited to the selection of visually compatible materials, the preservation of existing features, and the management of vegetation within the road corridor.
- (C) Road Construction Standards. Road construction, including specifications relating to the crown, grade, sub-base and surfacing, shall conform to the Vermont Agency of Transportation's *Standard A-76*, as most recently amended.
- (D) Coordination with Adjoining Properties. The arrangement of roads in the subdivision shall provide for the continuation of roads of adjoining subdivisions, and for the extension of roads to connect with adjoining properties which are not yet subdivided, in order to:
- (1) accommodate emergency response vehicle access,
 - (2) facilitate the efficient movement of traffic,
 - (3) achieve the policies of the *Waitsfield Town Plan* regarding the establishment of local connector roads, and
 - (4) ensure the orderly extension of utilities and public services.

- (1) All road access shall be subject to the approval of the Vermont Agency of Transportation in the case of state highways and the Waitsfield Selectboard in the case of town roads. Access to all lots created by subdivision of any such parcel and to all buildings or other land development located thereon shall be only from such permitted access road or driveway.
- (2) Shared driveways and/or internal development roads providing access to multiple lots are encouraged and may be required to limit the number of access points onto public highways, in accordance with Section 3.2 of the *Waitsfield Zoning Bylaw*.
- (3) If a subdivision has frontage on primary and secondary roads, access shall be from the secondary road unless the Commission determines that topographic or traffic safety conditions make such an access unpracticable.
- (4) Where extensions of new roads could provide future access to adjoining parcels, a right-of-way shall be provided to facilitate the logical extension of roads and the creation of an inter-connected street network.
- (5) The creation of reserved strips shall not be permitted adjacent to a proposed road in such a manner as to deny access from adjacent property to such road.

(H) **Traffic & Road Capacity.** Traffic to be generated by the proposed subdivision shall not result in unreasonable traffic congestion or exceed the capacity of roads and intersections in the vicinity of the subdivision. The Commission may request the preparation of a traffic impact study to identify impacts and mitigation measures necessary to ensure road safety and efficiency, the cost of which is to be borne by the applicant. The implementation of mitigation measures, including required road improvements necessitated by the subdivision, shall be the responsibility of the applicant as follows:

- (1) Where an existing access road is inadequate or unsafe, the Planning Commission may require the subdivider to upgrade the access road to the extent necessary to serve additional traffic resulting from the subdivision and to conform to these standards.
- (2) In situations where a development may require the realignment, widening or an increase in the capacity of an existing road, or where the town plan or capital program indicates that such improvements may be required in the future, the subdivider may be required to reserve land for such improvements.
- (3) In the case of subdivisions requiring construction of new roads, any existing road that provides either frontage to new lots or access to new roads shall meet these standards.
- (4) Where a subdivision requires expenditures by the town to improve existing road(s) to conform to these standards, the Planning Commission may disapprove such subdivision until the Selectboard certifies that funds for the improvements have been ensured. The subdivider may be required to contribute part or all of the expenses involved with road improvements necessitated by the project.

(I) **Road Names & Signs.** Roads shall be named in accordance with the *Waitsfield Road Naming Ordinance*, and shall have specific historic, cultural or geographical relevance. Said names shall be identified on signs designed and located in accordance with the town policy, and shall be clearly depicted on the final plat. Road name signs shall be installed by the applicant.

(B) **Wastewater Disposal Capacity.** The applicant shall demonstrate that soil conditions on-site are adequate to accommodate the installation of a wastewater disposal system designed in accordance with the *Vermont Department of Environmental Conservation's Wastewater System and Potable Water Supply Rules*, effective August 16, 2002, as most recently amended., or that an alternative, off-site disposal location, secured through an easement or other form of legal conveyance, is similarly suitable and available.

(C) **Individual Systems.** On-site sewage disposal systems shall be designed in accordance with the *Vermont Department of Environmental Conservation's Wastewater System and Potable Water Supply Rules*, effective August 16, 2002, as most recently amended.. Technical information, including soils analysis and septic design, shall be prepared by a professional Vermont-licensed engineer, or a Certified Site Technician, who shall certify that the proposed system complies with the aforementioned rules.

(D) **Connection to Existing System.** Where connection to an existing water or wastewater system is proposed, the subdivider shall provide evidence as to the adequacy of the system to meet the needs of the proposed development. The subdivider will be required to provide such pumping and other facilities as may be necessary to serve the proposed development. The Commission also may require that the subdivider provide, or to have installed, larger lines, pumping, storage and other facilities outside of the subdivision, if required specifically to meet the requirements of the proposed development.

(E) **Community Systems.** Proposed development may be serviced by private, community water and/or wastewater systems which shall be designed and installed in accordance with all applicable municipal and state regulations and standards.

(F) **Waivers.** In the event that the subdivider is proposing the creation of a lot(s) not requiring water or wastewater systems, the Commission may waive the provisions of these regulations pertaining to water and wastewater disposal, providing that the plan recorded with the Town Clerk clearly indicates that the intended use of the lot(s) will not require water or wastewater disposal systems, and the subdivider submits an affidavit to the Commission stating his/her intent which will be incorporated as a condition of subdivision approval.

Section 3.8 Utilities

(A) **Location.** All utilities, existing and proposed, throughout the subdivision shall be shown on the final plat, and be located as follows:

- (1) All utility systems, which may include but not be limited to electric, gas, telephone, fiber optics and television cable, shall be located underground throughout the subdivision, unless deemed unreasonable and prohibitively expensive by the Planning Commission due to site conditions.
- (2) The subdivider shall coordinate subdivision design with the utility companies to insure adequate and suitable areas for installation, both for the proposed subdivision and anticipated development on lands adjacent to the subdivision.
- (3) Utility corridors shall be shared with other utility and/or transportation corridors, and be located to minimize site disturbance, the fragmentation of farmland and other designated open space, and any adverse impacts to natural, cultural or scenic resources and public health.

(B) **Easements.** Utility easements of sufficient width shall be provided to serve both the proposed subdivision and existing and anticipated development outside the subdivision. Such easements shall be shown on the final plat.

(D) ^f Legal Requirements. The Planning Commission may require that protected open space be dedicated, either in fee or through a conservation easement approved by the Commission, to the Town of Waitsfield, a community association comprising all of the present and future owners of lots in the subdivision, and/or a non-profit land conservation organization. At a minimum, designated open space shall be indicated with appropriate notation on the final plat. Land held in common shall be subject to deed restrictions stipulating the permitted and restricted use of such lot, and establishing the person or entity responsible for maintenance and long term stewardship. All costs associated with administering and maintaining open space and/or common land shall be the responsibility of applicant and subsequent land owners.

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materially misleading in content. If an action is ruled to be invalid by the Planning Commission or the Environmental Court, the action shall be remanded to the Commission to provide new posting and notice, hold a new hearing, and take a new action.

Section 4.4 Enforcement & Penalties

(A) The enforcement of these regulations shall be the responsibility of the Zoning Administrator in accordance with the Act [§§4448, 4451, 4452].

(B) Any person who violates any of the provisions of these regulations shall be fined pursuant to the Act [§4451] for each offense; and each day that a violation continues shall constitute a separate offense.

(C) Any person who sells or transfers any land in a subdivision or land development or erects any structure thereon without first having recorded a duly approved final plat under these regulations shall be fined pursuant to the Act [§4451]; and each lot, parcel, or unit so sold or transferred shall be deemed a separate violation.

(D) Nothing herein contained shall be deemed to bar any other legal or equitable remedy provided in the Act [§4452] as presently enacted and as hereinafter amended, or otherwise to restrain, correct or prevent any violations of these regulations or prosecute violators thereof except as provided below.

(E) The Town shall observe any limitations on enforcement proceedings relating to municipal permits and approvals as set forth in the Act [§4454].

Section 4.5 Appeals

(A) In accordance with the Act [§4471], an interested person who has participated in a regulatory proceeding of the Planning Commission may appeal a decision rendered by the Commission under Sections 2.3 or 2.4, within 30 days of such decision, to the Vermont Environmental Court.

- (1) "Participation" in a Commission proceeding shall consist of offering, through oral or written testimony, evidence of a statement of concern related to the subject of the proceeding.
- (2) The notice of appeal shall be filed by certified mailing, with fees, to the Environmental Court and by mailing a copy to the Randolph Town Clerk, or the Zoning Administrator if so designated, who shall supply a list of interested persons (including the applicant if not the appellant), to the appellant within five (5) working days. Upon receipt of the list of interested persons, the appellant shall, by certified mail, provide a copy of the notice of appeal to every interested person. If any one or more of those persons are not then parties to the appeal, upon motion they shall be granted leave by the court to intervene.

Interested Person: the definition of an interested person under the Act [§4465(b)] includes the following:

- the Town of Waitsfield or an adjoining municipality;
- a person owning or occupying property in the immediate neighborhood of a property which is the subject of a decision or act taken under these regulations, who can demonstrate a physical or environmental impact on the person's interest under the criteria reviewed, and who alleges that the decision or act, if confirmed, will not be in accord with the policies, purposes or terms of the plan or regulations of the town;
- any ten (10) voters or property owners within the town who, by signed petition to the Planning Commission, allege that any relief requested by a person under this section, if granted, will not be in compliance with the policies, purposes or terms of the plan or regulations of the town; and
- any department or administrative subdivision of the state owning property or any interest therein within the town or adjoining municipality, and the Vermont Agency of Commerce and Community Development.

Article 5. Definitions

Section 5.1 Interpretation

- (A) Unless otherwise defined herein, the definitions contained in the Act and the *Waitsfield Zoning Bylaw* shall apply to these regulations.
- (B) Words, phrases and terms neither defined herein nor elsewhere in these regulations shall have their usual and customary meanings except where the context clearly indicates a different meaning.
- (C) Any interpretation or clarification of words, phrases or terms contained herein by the Waitsfield Planning Commission or other jurisdiction shall be based on the following definitions, state statute, and the need for reasonable and effective implementation of these regulations.

Section 5.2 Definitions

For the purposes of these regulations, the following words shall be defined as follows:

Act: The Vermont Municipal and Regional Planning and Development Act, Title 24, Chapter 117, Vermont Statutes Annotated.

Abutter: The owner of record of a parcel of land which is contiguous at any point to the parcel being subdivided, or within 200 feet of said parcel.

Approval: A decision by the Planning Commission, certified by written endorsement on the Plat, that the final plan meets the requirements of these regulations. Such approval may include conditions to be met by the applicant, which shall run with the land and be applicable to future owners, and which shall be forwarded to the applicant in writing.

Authorized Agent: A person or group of persons who have been duly authorized, in writing filed with the Commission by the owner of record to act on his or her behalf.

Buffer: A designated strip or area of land intended to visibly and/or functionally separate one use from another; to shield or block noise, lights or other nuisance from neighboring properties; and/or to lessen visual or physical impacts of development on surface waters, wetlands and other natural and scenic areas.

Community Sewage Disposal System: Any wastewater disposal system other than a municipal sewage disposal system, owned by the same person or persons, that disposes of sewage for domestic, commercial, industrial or institutional uses to two or more users or customers.

Community Water System: Any water system owned by the same person or persons that supplies water for domestic, commercial, industrial, or institutional uses to two or more users or customers.

Development Envelope: A specific area delineated on a lot within which all structures are to be located, and outside of which no structures are to be located. The Commission may, as a condition(s) of plat approval, limit other site development activities, such as cutting, outside of the building envelope.

Final Plat: The final drawings on which the subdivision is presented to the Planning Commission for approval and which, if approved, shall be filed for record with the Town Clerk.

Flood Hazard Area. Land subject to flood hazard area review under the *Waitsfield Zoning Bylaw*.

Steep Slope: Slopes defined as "severe" and "extreme" in the *Waitsfield Town Plan*, having a gradient of between 15% and 25% and a gradient in excess of 25%, respectively.

Street: Any road, highway, avenue, street, land or other way between right-of-way lines, commonly used for vehicular traffic and serving four or more lots.

Subdivider: Any person, firm, corporation, partnership, or association, or any of these entities working in cooperation, who shall lay out for the purpose of sale or development or otherwise any subdivision or part thereof as defined in these regulations, either for himself or others. The term shall include an applicant for subdivision approval.

Subdivision: The division of a lot, tract or parcel of land into two or more lots, tracts, sites, or other divisions of land for the purpose, whether immediate or future, of sale or land development. It includes resubdivision and the division of a lot or parcel held in common ownership and subsequently divided into parts among the owners.

Town Plan: The *Waitsfield Town Plan* as most recently adopted.

Wetlands: To include all wetlands identified on National Wetland Inventory (NWI) maps, wetland areas identified as "Ecologically Significant Wetlands" by the Vermont Nongame and Natural Heritage Program, and/ or wetland areas identified through site analysis to be inundated by surface or groundwater with a frequency sufficient to support vegetation or aquatic life that depend on saturated or seasonally saturated soil conditions for growth and reproduction pursuant to the Vermont Wetland Rules.

Draft Zoning Revisions for Waitsfield, Vermont

[Includes draft new Rural-Residential District; density revisions for the Agricultural-Residential District; and revised PRD Standards to promote residential clusters]

May, 2005

Prepared for Review and Consideration By the
Waitsfield Planning Commission

prepared by



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Waitsfield, Vermont

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Table 2.7
Agricultural- Residential District (AR)
Draft Revisions – February, 2005

(A) Purpose. The purpose of the Agricultural-Residential District is to provide for low density residential development; to permit the continuance and expansion of agricultural operations; to encourage clustered housing units to preserve open space; to preserve the significant scenic resources of this district, including scenic roads, historic structures, and open spaces; and to protect natural resources.

(B) Permitted Uses:

- (1) Accessory Dwelling (800 sq. ft. or less)
- (2) Accessory Structure/Use (to a permitted use)
- (3) Agriculture
- (4) Forestry
- (5) Home Child Care
- (6) Home Occupation
- (7) Single-family Dwelling

(C) Conditional Uses:

- (1) Accessory Dwelling (greater than 800 sq. ft.)
- (2) Accessory Structure/Use (to a conditional use)
- (3) Adaptive Reuse of Historic Barns
- (4) Bed & Breakfast
- (5) Cemetery
- (6) Child Care Facility
- (7) Commercial Water Extraction
- (8) Cultural Facility
- (9) Extraction of Earth Resources
- (10) Home Business
- (11) Mobile Home Park
- (12) Multi-family Dwelling(in approved PRD only)
- (13) Public Facility
- (14) Recreation Facility/Outdoor
- (15) Small-scale processing of farm and forest products

(D) Dimensional Standards (unless otherwise specified by use type):

Minimum Lot Size:

1 acre

Maximum Density, per principal use/dwelling:

1 unit per acre of total "developable area" of the parcel. Developable area shall be based on the pre-subdivision parcel's total acreage, excluding land characterized as wetland, flood hazard area and/or slope in excess of 25%. Total developable area shall be determined in accordance with Section 3.2 of the Waitsfield Subdivision Regulations.

Maximum Density, Bed & Breakfast

1 acre plus 0.33 acre per guestroom

Minimum Road Frontage

Scenic roads

200 feet

All other roads

90 feet

Minimum Setbacks:

Front Yard

50 feet from the streetline

Side Yard

25 feet

Rear Yard

25 feet

River or Stream

In accordance with section 3.12.

Maximum Building Coverage:

N/A

Maximum Building Height:

35 feet

Table 2.8
Rural- Residential District (RR)
Draft – February, 2005

(A) Purpose. The purpose of the Rural-Residential District is to provide for clustered, moderate-density residential development in appropriate locations; to ensure that residential subdivisions are coordinated so that utilities and roads are extended to create an inter-connected network; and to protect important natural resources through incentives for concentrated development and open space protection.

(B) Permitted Uses:

- (1) Accessory Dwelling (800 sq. ft. or less)
- (2) Accessory Structure/Use (to a permitted use)
- (3) Agriculture
- (4) Forestry
- (5) Home Child Care
- (6) Home Occupation
- (7) Multi-Family Dwelling (not more than four units per parcel or principal structure, within an approved PRD only)
- (8) Single-family Dwelling

(C) Conditional Uses:

- (1) Accessory Dwelling (greater than 800 sq. ft.)
- (2) Accessory Structure/Use (to a conditional use)
- (3) Adaptive Reuse of Historic Barns
- (4) Bed & Breakfast
- (5) Cemetery
- (6) Child Care Facility
- (7) Commercial Water Extraction
- (8) Cultural Facility
- (9) Extraction of Earth Resources
- (10) Home Business
- (11) Mobile Home Park
- (12) Multi-family Dwelling (greater than four units per parcel or principal structure)
- (13) Public Facility
- (14) Recreation Facility/Outdoor
- (15) Small-scale processing of farm and forest products

(D) Dimensional Standards (unless otherwise specified by use type):

Minimum Lot Size:

As permitted by the Planning Commission in accordance with PRD Review under Section 5.4.

Maximum Density, per principal use/dwelling:

1 unit per 0.5 acre of total lot area within a PRD approved in accordance with Section 5.4; 1 unit per 1 acre of developable area for all other subdivisions. Developable area shall be based on the pre-subdivision parcel's total acreage, excluding land characterized as wetland, flood hazard area and/or slope in excess of 25%. Total developable area shall be determined in accordance with Section 3.2 of the Watfield Subdivision Regulations.

Maximum Density, Bed & Breakfast

1 acre plus 0.33 acre per guestroom

Minimum Road Frontage

All other roads

70 feet

Minimum Setbacks:

Front Yard

50 feet from Route 100; 40 feet from other roads

Side Yard

20 feet

Rear Yard

20 feet

River or Stream

In accordance with section 3.12.

Maximum Building Coverage:

N/A

Maximum Building Height:

35 feet

Section 5.4 Planned Residential & Planned Unit Development (PRD/PUD) Review

(A) **Purpose.** In accordance with the Act [§4417] [§§4407(3), 4407(12)], Planned Residential and Planned Unit Developments (PRDs, PUDs); the following three categories of Planned Development are established under these regulations :

- (1) Planned Residential Developments (PRD);
- (2) Planned Hamlet Developments PHD); and
- (3) Planned Unit Developments (PUD).

Each category of Planned Development allows for the modification of district standards subject to Planning Commission review, required for major subdivisions in designated zoning districts, and are encouraged for other subdivisions in all districts as allowed. The purpose of PRD/PUD Planned Development review is to:

- (1) encourage new communities; innovation in design and layout and more efficient use of land;
- (2) facilitate the adequate and economic provision of streets and utilities;
- (3) preserve the natural and scenic qualities of open land;
- (4) provide for open common land for open space and recreation;
- (5) maintain the town's agricultural resources and wildlife habitat; and
- (6) provide for the development of existing lots which, because of physical, topographical, or geological conditions, could not otherwise be developed; and/or to
- (7) provide for affordable housing; and
- (8) in the case of PHDs, to facilitate interconnected compact, moderate to high density residential developments in areas of town with convenient access, high development suitability, and limited environmental constraints; and
- (9) in the case of PUDs, to support mixed-use development in designated village and commercial centers in a manner that fosters the desired settlement pattern for the respective district, as defined in Article 2 of these regulations and the Waitsfield Town Plan.

(B) **Coordination with Subdivision Review.** A Planned Development PRD or PUD shall be reviewed by the Planning Commission as a subdivision under the Waitsfield Subdivision Regulations:

- (1) PRD/PUD Planned Development review shall occur concurrently with subdivision review, the procedures for which are set forth in the subdivision regulations.
- (2) An application for PRD/PUD Planned Development approval shall include the materials described under Section 5.2.
- (3) PRD/PUD Planned Development approval shall be granted in association with subdivision plat approval. Modifications or waivers of this zoning bylaw approved by the Planning Commission shall be noted in writing and appended to the plat.
- (4) All other provisions of these regulations not specifically modified shall remain in effect and be applicable to the project. Approval granted by the Planning Commission under this Section for a PRD/PUD Planned Development involving the development of one or uses subject to conditional use review shall not exempt the proposed development from subsequent Board of Adjustment review in accordance with Section 5.3. The Board of Adjustment shall incorporate any applicable conditions of subdivision and PRD/PUD Planned Development approval in conditional use review.

(C) **General Standards (for all Planned Developments).** The modification of zoning bylaw requirements by the Planning Commission may be allowed simultaneously with the approval of a subdivision plat, in accordance with the following standards:

- (1) The minimum project area shall be the minimum lot size for the district within which it is located, or as provided elsewhere in this Section. The development site shall be a contiguous parcel of land. Separation by a public road does not result in a noncontiguous parcel.
- (2) The ~~PRD/PRD~~ Planned Development shall conform to all applicable policies of ~~be consistent with~~ the Waitsfield Town Plan, meet all applicable standards set forth in the current Waitsfield Subdivision Regulations, and be consistent with all other applicable municipal regulations and ordinances currently in effect. The PRD/PUD shall also meet all local and state regulations for sewage disposal and the protection of water quality.
- (3) The ~~PRD/PUD~~ Planned Development shall represent an effective and unified treatment of the development possibilities of the project site, including provisions as appropriate for the preservation or protection of surface and ground waters; wetland, stream bank, and floodplain areas; significant topographic features including prominent hilltops and ridgelines and areas of steep slope; soils unsuitable for development; open space and scenic views; significant resource lands including agricultural and forest land; and unique natural or manmade features, including critical wildlife habitat and lands and buildings of historical significance.
- (4) Unless otherwise provided, uses shall be limited to those permitted and conditional uses allowed within the district in which the ~~PRD/PUD~~ Planned Development is proposed.
- (5) The total allowable number of dwelling units within a PRD, PHD or PUD shall equal the number which could be permitted, in the Planning Commission's judgment, if the land were subdivided into lots in conformance with these regulations. In accordance with the Act, however, the total number of allowed units may be increased, subject to Planning Commission approval, by up to:
 - a. 25% for PRDs, ~~as an incentive for clustered rather than dispersed development which protects open space, agricultural land or other critical resource lands, as identified in the Waitsfield Town Plan, and/or through site analysis;~~ 50% for PHDs approved in accordance with Subsection (D) below; or
 - b. 50% for PRDs or PUDs as an incentive for affordable housing development in which at least 50% of the units are affordable housing units as defined under Article VII.

In granting density increases, the Planning Commission shall give due consideration to site conditions that may limit development, the capacities of community services and facilities, and the character of the area affected as defined by the applicable zoning district purpose statement and specific town plan policies.

- (6) The Planning Commission may allow for a greater concentration or intensity of development within some section(s) of the development than in others, on individual lots which are smaller than the minimum lot size for the district within which the Planned Development is located, provided that there is an offset by a lesser concentration in other sections, including an appropriate reservation of open space on the remaining land.

- (7) District regulations for height and spacing between structures for all uses shall be met unless specifically modified by the Planning Commission.
 - (8) Uses shall be sited and arranged for compatibility with their setting and context, and to ensure visual and auditory privacy for residents of the project. To ensure adequate privacy for existing or proposed uses within or adjacent to the project, increased building setbacks and/or perimeter screening may be required.
 - (9) Water supply and sewage disposal facilities shall meet all applicable municipal and state regulations.
 - (10) If Planned Development results in common facilities, infrastructure and/or lands intended for parks, recreation, open space, or other community purposes, the Planning Commission, as a condition of approval, may establish conditions on the ownership, use and maintenance of such facilities and lands as it deems necessary to assure their continued availability and long-term management, in accordance with Waitsfield Subdivision Regulations. This may include a requirement that common facilities or land which are not dedicated to or accepted by the municipality be maintained by a homeowners association or similar organization whose rules and regulations are approved by the Planning Commission.
 - (11) In the Agricultural-Residential, Commercial-Lodging and Forest Reserve Districts, a minimum of 60% of the total project site shall be set aside as open space. Where a PRD/PUD Planned Development involves land currently in agricultural or forestry use, or has the potential for agricultural or forestry use due to the presence of primary agricultural or forestry soils, the development should make provisions for the use of such land for agricultural or forestry purposes.
- (D) **Standards Specific to PRDs.**
- (1) A PRD shall include only residential uses and associated accessory structures and uses allowed within the district in which the PRD is located. The dwelling units permitted may, at the discretion of the Planning Commission, be of varied types, including single-family, two-family, or multi-family construction, and may be attached or detached. Associated uses may include, but not be limited to home occupations, child care and recreational facilities.
 - (2) No residential structure in excess of 6,000 square feet shall be permitted except in the Commercial Lodging District, or as allowed for the adaptive reuse of historic barns in the Agricultural-Residential District. Attached or multi-family dwellings meeting this standard may be developed with PRD approval.
 - (3) The minimum front, side and rear yard setbacks at the periphery of the PRD shall be as dictated for the particular district unless otherwise specified by the Planning Commission. The Planning Commission may consider within the project area other setback standards, such as zero lot lines, as part of subdivision review.
 - (4) In addition to standards under subdivision review, the Planning Commission may impose further restrictions on the height and spacing of buildings; and greater setback and screening

requirements for structures, parking areas and other development along the perimeter of the project, and between built and open space areas.

- (5) Provision shall be made for the preservation of open space. The location, size, shape, ownership, use and long-term management of land set aside to be preserved for open space shall be approved by the Planning Commission in accordance with Sections 3.3 and 3.9 of the Waitsfield Subdivision Regulations.
- (6) Maximum overall density shall be determined based on maximum density requirements for the district within which the property is located and Section 3.2 of the Waitsfield Subdivision Regulations, except for allowed density bonuses which are subject to Planning Commission approval. Land with a slope of 25% or more, flood hazard areas and the area occupied within public or private road rights-of-way shall not be included in the calculation of density. The Planning Commission may otherwise reduce the allowed overall density if steepness of slope, ledges, low or wet areas, or other physical features limit the site's ability to support development.
- (7) Where a district boundary line divides a parcel, the Planning Commission may allow the development of a single PRD with a total density based on the combined allowable density of each district.
- (8) Two (2) or more contiguous parcels under the ownership or control of the applicant may be combined for review as a PRD. The permitted density on one parcel may be increased as long as the overall density for the combined parcels does not exceed that which could be permitted, in the Planning Commission's judgement, if the land were subdivided into lots in conformance with district regulations.

(D) Standards Specific to Planned Hamlet Developments (PHDs). In addition to the general standards set forth under subsection (C), within the Agricultural-Residential, Rural-Residential and Commercial-Lodging District proposed planned developments may be reviewed as PHDs in accordance with this subsection, and within the Rural-Residential District proposed planned developments shall be reviewed as PHDs under this subsection.

- (1) PHDs may be allowed on parcels of 10 acres or greater.
- (2) PHDs shall be designed in a manner that replicates a traditional Vermont hamlet, characterized by a concentration of residential buildings and up to two centrally located community structures, bounded by farmland or forest (see Appendix A). To replicate such a pattern, PHDs shall be designed to include the following features:
 - a. A contiguous grouping of dwellings, and associated accessory community buildings, and one or more common areas (e.g. village green or park), located within a compact building area not to exceed 15% of the parcel in the Agricultural-Residential and Commercial Lodging Districts, and 30% of the parcel in the Rural-Residential District.
 - b. Lots configured to front upon road(s) and/or a common green, and so that buildings are oriented toward the road, one another and/or the common green.
 - c. A building area (cumulative of all proposed development lots) designed to establish a

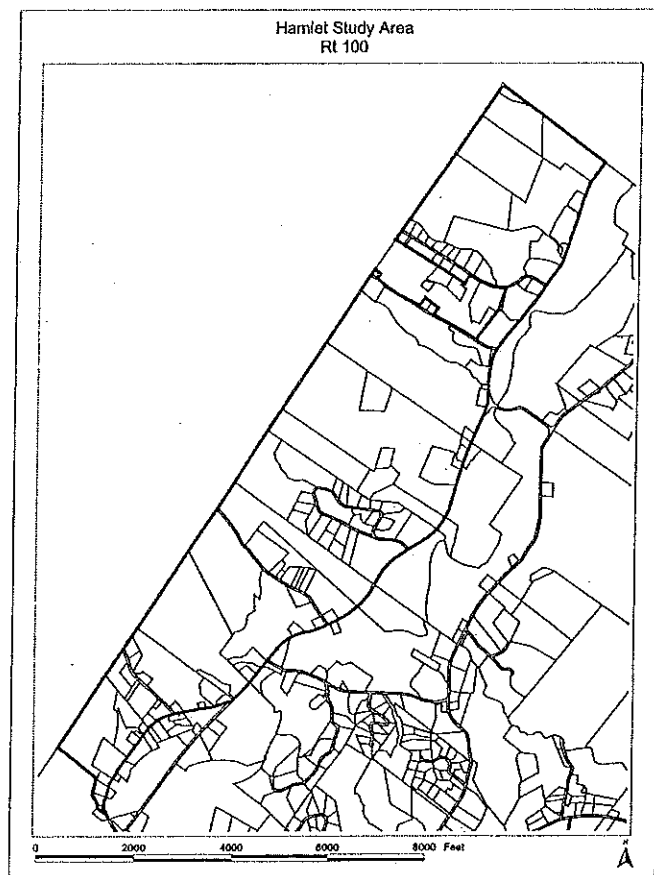
well-defined edge between the hamlet and surrounding open space;

- d. Rights-of-way to allow for road and trail connections to adjacent parcels within the Rural-Residential District to facilitate the creation of north-south routes that may serve as alternatives to Route 100;
- (3) Multiple, non-contiguous groupings of dwellings may be allowed on a single parcel provided the PHD complies with open space standards set forth in subsection (C)(12).
- (4) The maximum number of dwellings allowed in a PHD shall be no less than 4 or greater than 25.
- (5) The maximum lot size for all lots other than those containing dedicated open space shall be 1.0 acres; the minimum lot size shall be 0.2 acres.

(F) ~~(E)~~ Standards Specific to PUDs.

- (1) PUDs located within the Irasville Village District shall be designed to establish well defined streetscapes, characterized by an interconnected network of streets bounded by a combination of sidewalks, street trees and consistent building setbacks, as opposed to large-scale buildings surrounded by expansive parking areas.
- (2) Provision shall be made for year-round pedestrian circulation within the site, and for pedestrian access to adjacent properties. Pedestrian circulation should include a network of pathways and sidewalks connecting existing land uses in and adjacent to the site.
- (3) Buildings shall front towards and relate to streets, entrance drives and public spaces (e.g. greens, parks, plazas), both functionally and visually, and not be oriented toward parking lots. Buildings shall reflect a diversity of building scale and massing. Excessively large, monolithic buildings shall be avoided, or the scale and massing reduced through varied roof lines and interruption to the building elevation (facades) to create attached, but separate, masses.

Identifying Locations for Rural residential Development in Waitsfield: Mapping Assessment



Prepared by:

Burnt Rock Inc., Associated in Community Planning &
Grassroots GIS
as part of the Waitsfield Hamlet project.
April, 2005

Funding assistance provided by a 2004 Municipal Planning Grant received from the
Vermont Department of Housing & Community Affairs

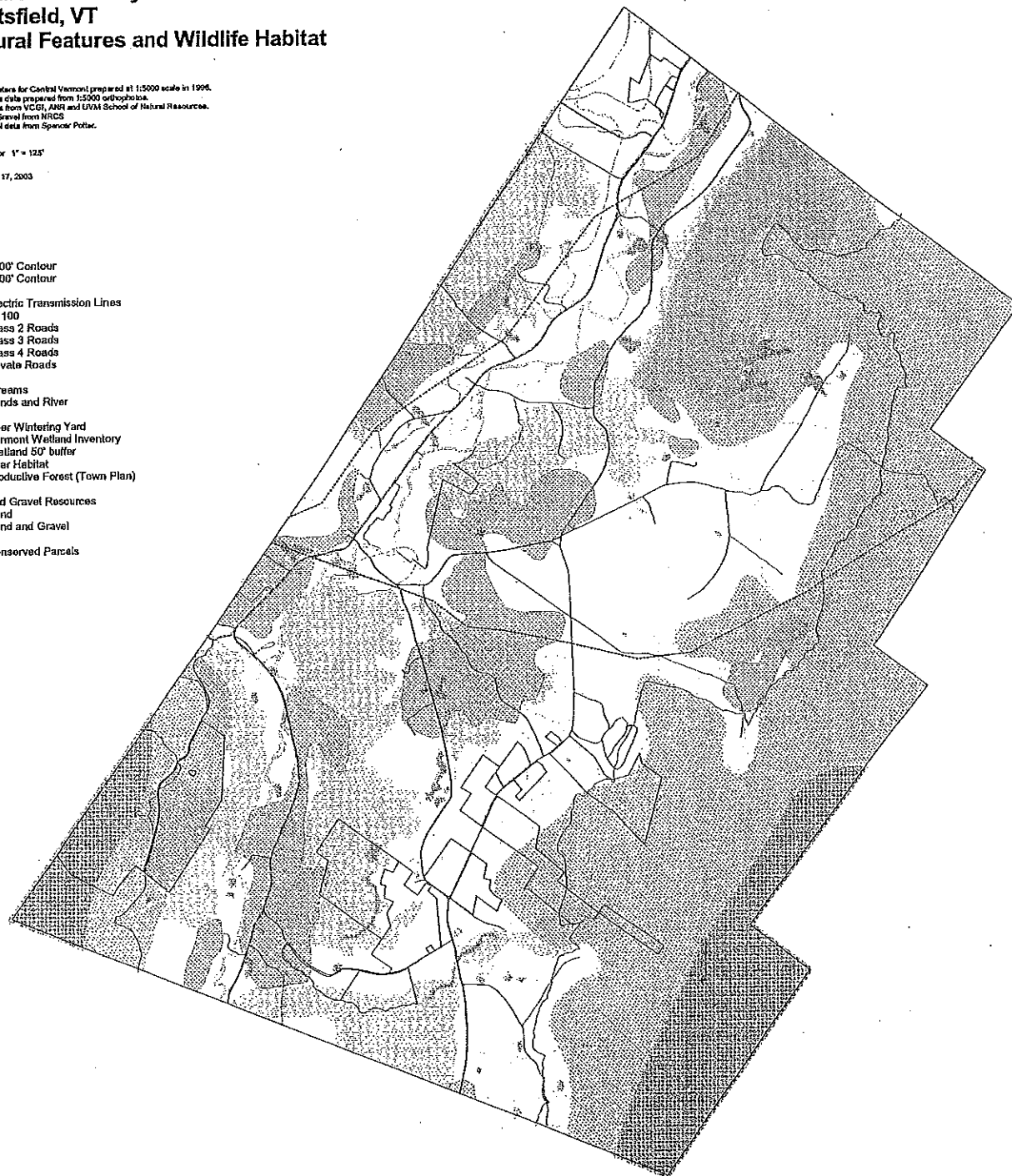
Rural Areas Study Waitsfield, VT Natural Features and Wildlife Habitat

Surface Waters for Central Vermont prepared at 1:5000 scale in 1998.
1993 Roads data prepared from 1:5000 orthophotos.
Habitat data from VCGI, NRI and UVM School of Natural Resources.
Sand and Gravel from NRCS.
2002 Parcel data from Spencer Potluc.

Plot Scale:
1:15,000 or 1" = 125'

September 17, 2003

- 1500' Contour
- 1700' Contour
- Electric Transmission Lines
- RT 100
- Class 2 Roads
- Class 3 Roads
- Class 4 Roads
- Private Roads
- Streams
- Ponds and River
- Deer Wintering Yard
- Vermont Wetland Inventory
- Wetland 50' buffer
- Bear Habitat
- Productive Forest (Town Plan)
- Sand and Gravel Resources
- Sand
- Sand and Gravel
- Conserved Parcels



Rural Areas Study Waitsfield, VT Slope

Surface Waters for Central Vermont prepared at 1:5000 scale in 1996.
1993 Road data prepared from 1:5000 orthophotos.
Slope from VCGI.
Soils data from NRCS.

Plot Scale:
1:15,000 or 1" = 125'

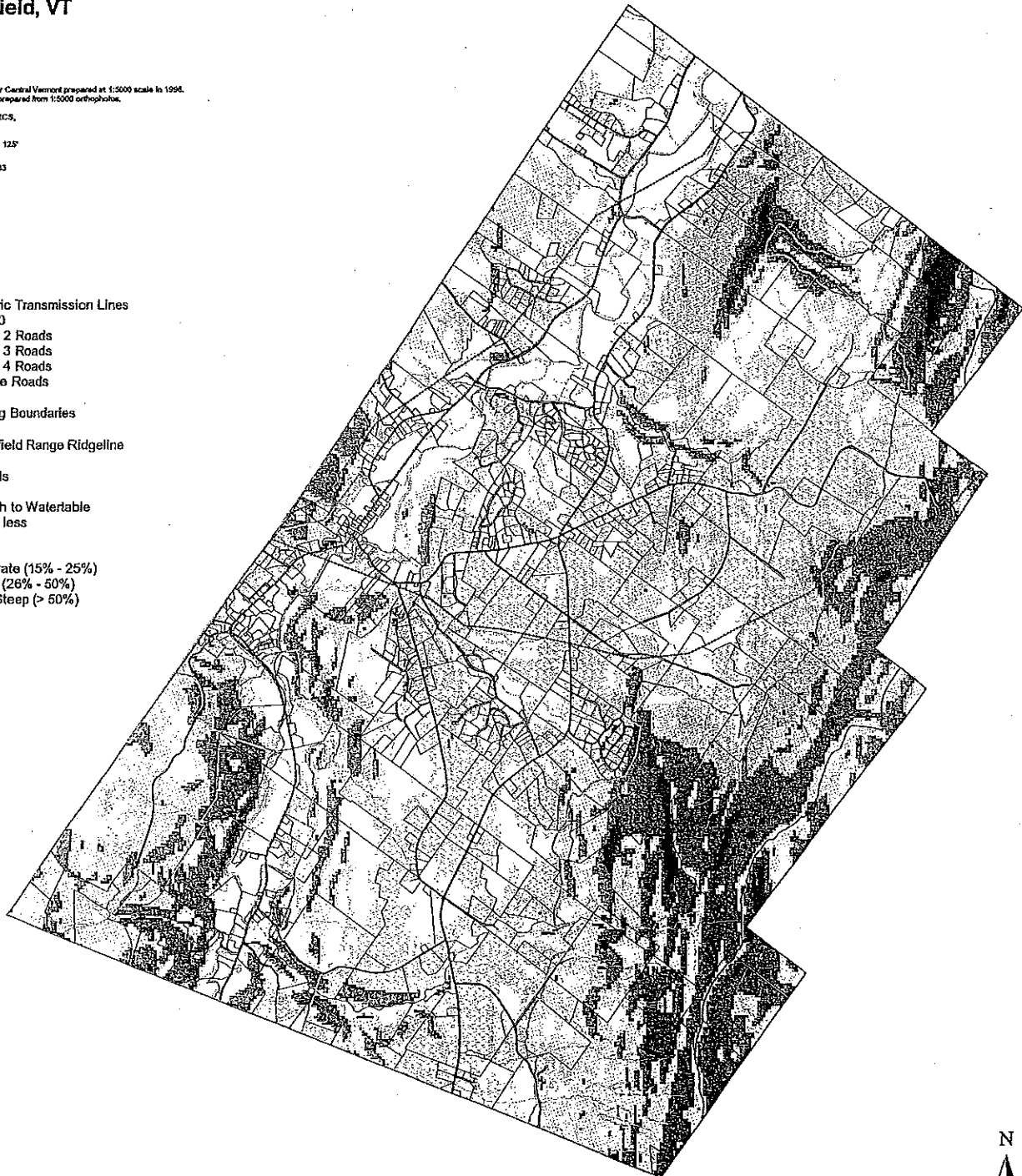
September 17, 2003

- Electric Transmission Lines
- Rt 100
- Class 2 Roads
- Class 3 Roads
- Class 4 Roads
- Private Roads

- Zoning Boundaries
- Northfield Range Ridgeline
- Parcels

- Soils - Depth to Watertable
- 12" or less

- Slope
- Moderate (15% - 25%)
 - Steep (26% - 50%)
 - Very Steep (> 50%)



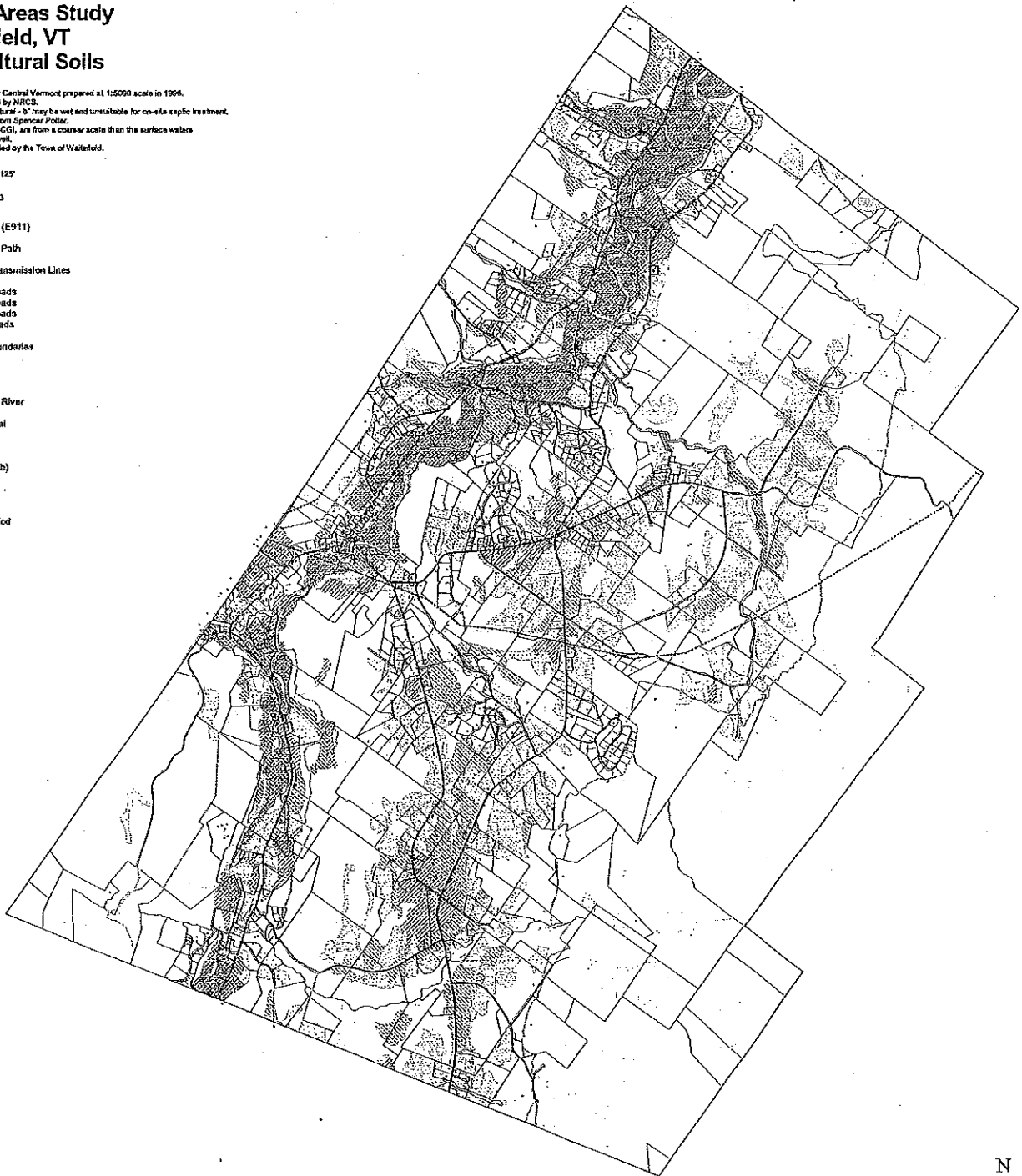
Rural Areas Study Waitsfield, VT Agricultural Soils

Surface Waters for Central Vermont prepared at 1:5000 scale in 1996.
 Soils data provided by NRCS.
 Soils rated "Agricultural - B" may be wet and unsuitable for on-site septic treatment.
 2002 Parcel data from Spencer Pollack.
 FEMA data, from VDOT, are from a coarser scale than the surface waters
 and do not match well.
 20' Contours provided by the Town of Waitsfield.

Plot Scale:
 1:15,000 or 1" = 125'

September 17, 2003

- Structures (E911)
- Mad River Path
- Electric Transmission Lines
- Rt 100
- Class 2 Roads
- Class 3 Roads
- Class 4 Roads
- Private Roads
- Zoning Boundaries
- Parcels
- Streams
- Ponds and River
- Soils - Agricultural
 - Prime
 - Prime (b)
 - Statewide
 - Statewide (b)
- Soils - Hydric
 - Hydric
- Soils - Flood Period
 - Frequent
- FEMA Floodplain
 - 100 Year



Rural Areas Study Waitsfield, VT Soil Depth and Large Parcels

Surface Waters for Central Vermont prepared at 1:5000 scale in 1996.
Soils data provided by NRCS.
2002 Parcel data from Spencer Pollak.

Plot Scale:
1:15,000 or 1" = 125'

Soils - Depth to Waterable
12" or less

Soils - Depth to Bedrock
10" - 40"
0" - 40"

Parcels > 20 Acres



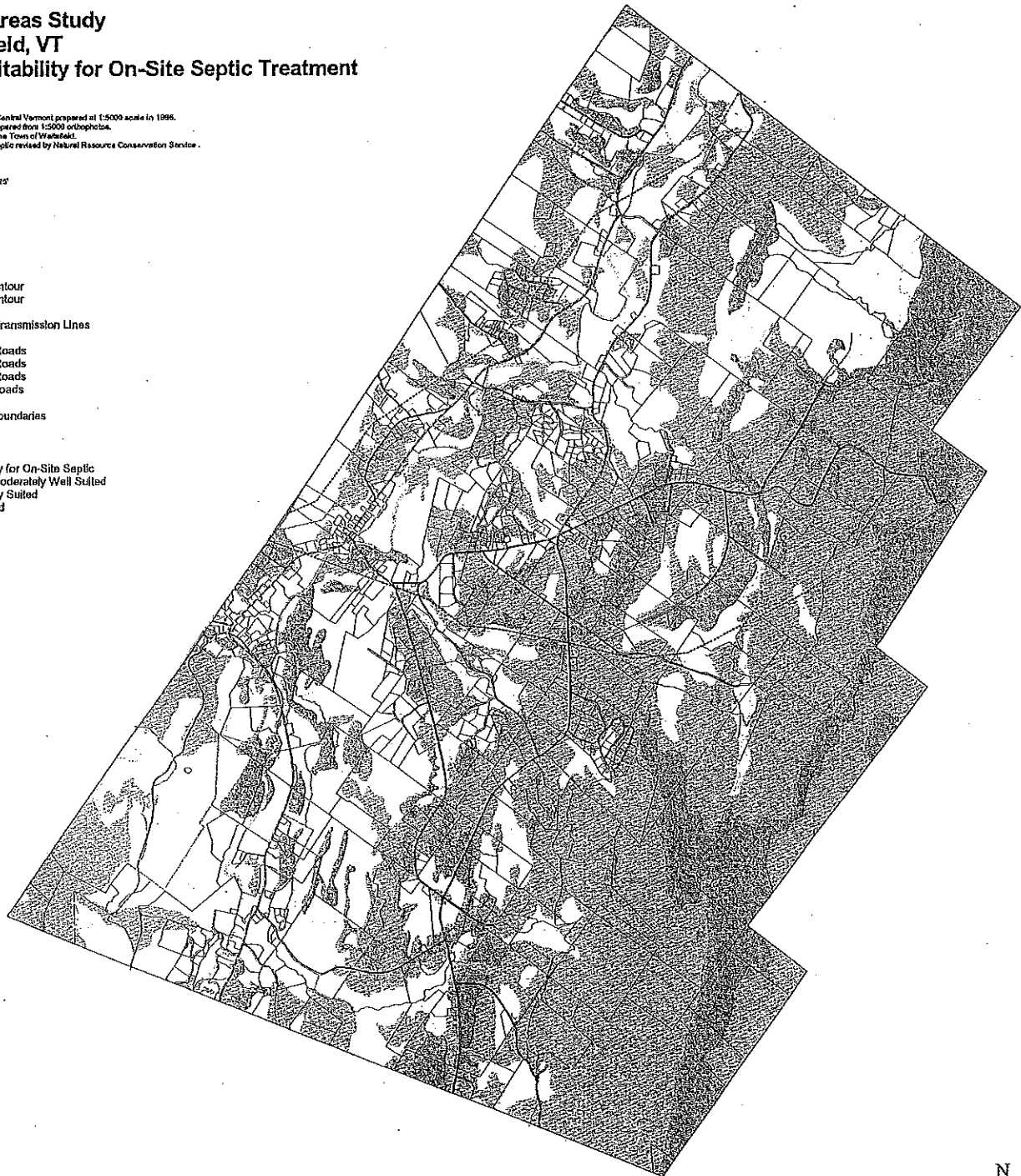
Rural Areas Study Waitsfield, VT Soil Suitability for On-Site Septic Treatment

Surface Waters for Central Vermont prepared at 1:5000 scale in 1986.
1993 Roads data prepared from 1:5000 orthophotos.
Zoning provided by the Town of Waitsfield.
Soil suitability for septic revised by Natural Resource Conservation Service.

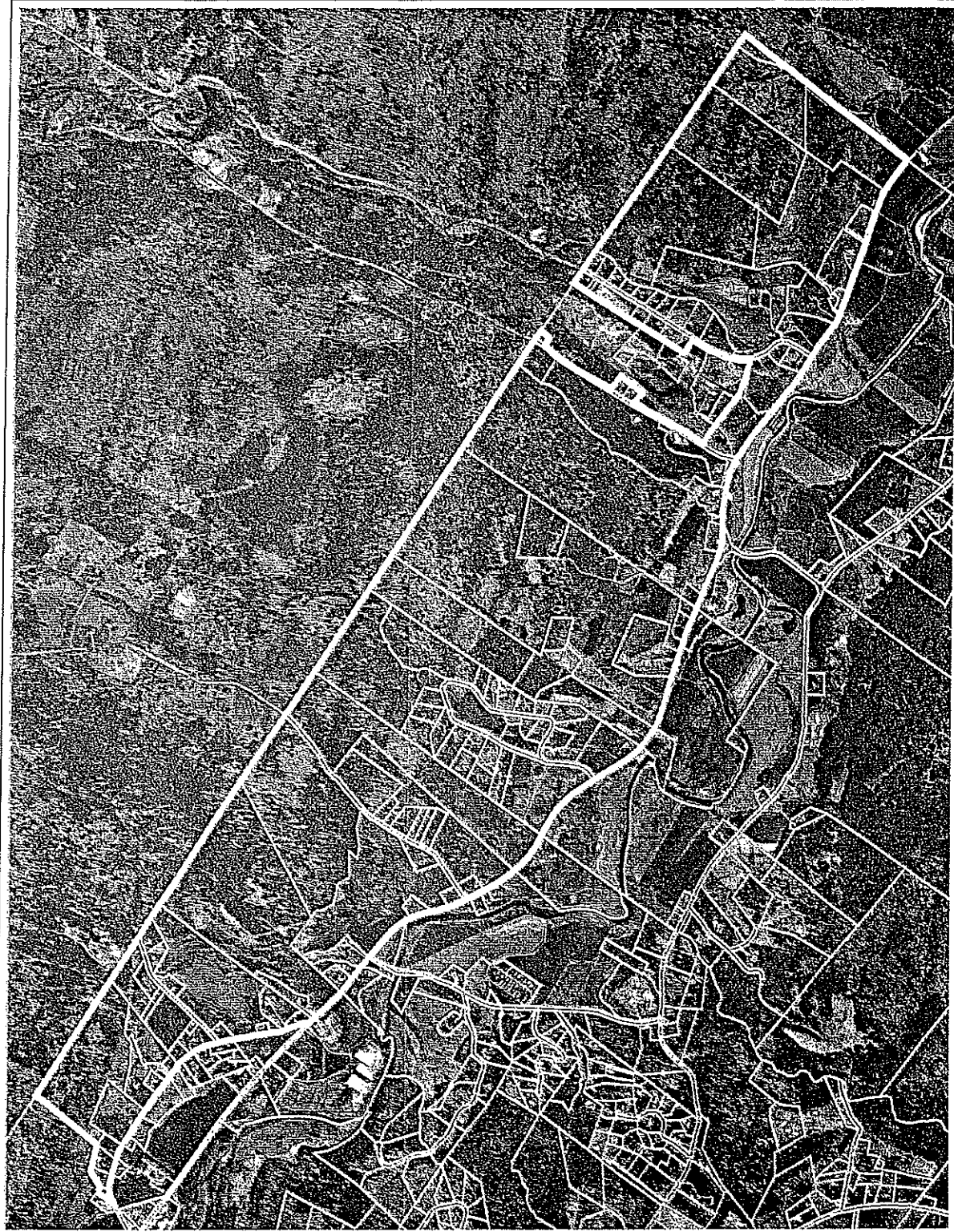
Plot Scale:
1:15,000 or 1" = 125'

September 17, 2003

- 1500' Contour
- 1700' Contour
- Electric Transmission Lines
- RT 160
- Class 2 Roads
- Class 3 Roads
- Class 4 Roads
- Private Roads
- Zoning Boundaries
- Parcels
- Soils - Suitability for On-Site Septic
 - Well or Moderately Well Sited
 - Marginally Sited
 - Not Sited



Hamlet Study Area
Rt 100



0 2000 4000 6000 8000 Feet



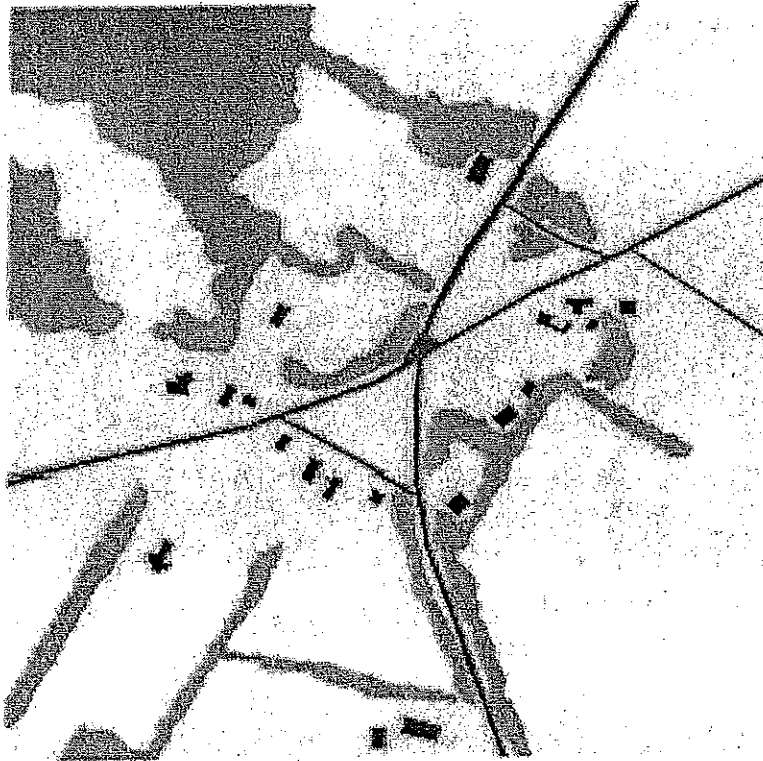
Hamlet Study Area
Rt 100 - Bundy Road



0 400 800 1200 1600 2000 Feet



Vermont Hamlets: Defining Characteristics



Waitsfield Common

Prepared by:

Terra Firma Urban Design &
Burnt Rock Inc., Associated in Community Planning
as part of the Waitsfield Hamlet project.
April, 2005

Funding assistance provided by a 2004 Municipal Planning Grant received from the
Vermont Department of Housing & Community Affairs

Vermont Hamlets: Defining Characteristics

Hamlets represent a traditional, rural settlement pattern that is based on a centuries-old, agrarian concept of community organization (if not land ownership) that was brought over from Europe and took hold throughout the northeast. Larger than farmsteads, but smaller than villages, hamlets are found in nearly every Vermont town. They typically include a concentration of houses located near a public gathering or work place – a meeting house, burial ground, tavern, mill, or store – that is surrounded by farm fields and forest lands. This traditional pattern of rural development, unlike more contemporary residential subdivisions, was land conserving – reflecting both individual and community interests in maintaining a productive land base. Formed in the early years of Vermont's history, some hamlets developed over time into larger village centers, while others were abandoned and all but vanished. Those remaining today are a highly valued and help define Vermont's historical and cultural landscape and sense of place.

As part of the attempt to preserve and maintain this traditional landscape locally, the design elements of existing hamlets were examined as they might apply to new residential subdivisions located in rural settings. Of the hundreds of hamlets in Vermont, the location and form of 213 found along the central spine of the Green Mountains were examined as part of this analysis.

Hamlet Types:

- **Linear** – A relatively rare form of hamlet consisting of buildings clustered along a road, typically located in an area that's confined by the surrounding topography or surface waters
Example: Granville
- **Intersection** – A more common form of hamlet located at the intersection of two or more connecting or through roads; often referred to as a "crossroads hamlet" or "corners." The hamlet form reflects the type of intersection – e.g., houses may be clustered around:
 - **"T" or "Y" intersections** – with a prominent building (e.g., meeting house, store) at the intersection. Example: Brookfield Center, Peth (Braintree)
 - **Four-way intersections** – which, due to topography, often align at an angle, with a prominent building on one or more corners. Examples: Chelsea West, West Brookfield
 - **Triangles** – formed by a short cut or secondary road that bypasses an intersection, which may also serve to define a common area or green. Examples: Garfield (Hyde Park), West Berkshire, Waitsfield Common
 - **Complex or Multiple** – formed by roads merging at multiple points (e.g., off-set or staggered four-way and five-way intersections) in which a prominent building and/or common areas may be located at one or more intersections. Examples: Maple Corners (Calais), East Randolph, Moretown Common

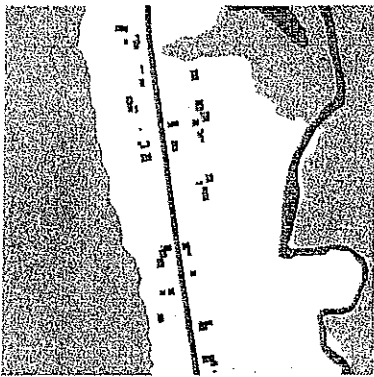
Uses:

Hamlets range in size and function, but are typically smaller than villages (e.g. 5 to 20 buildings), and do not include the mix of uses found in villages or more urban centers. They are primarily residential, consisting of single family homes, but may include farmsteads, community or civic buildings, and related accessory structures and uses:

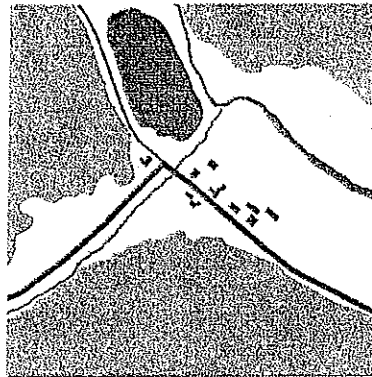
- **Single family dwellings** – including accessory structures (e.g., coach barns, sheds, other out buildings) and uses (home occupations)
- **Farmsteads** – including the farm house, barn(s) and other outbuildings
- **Civic Buildings** – church, meeting house, school house
- **Commercial Buildings** – general store, tavern, mill, rail depot
- **Green Space** – burial ground, commons or green (often associated with the church or meeting house)

Building Pattern:

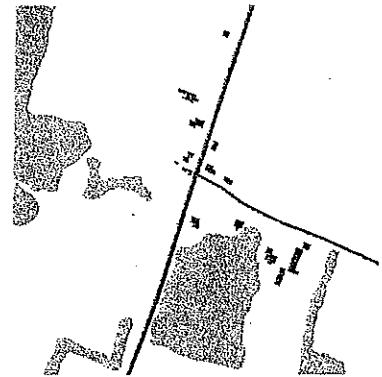
- **Density** – Houses and other principal buildings are concentrated at relatively higher densities (e.g., smaller lots, reduced frontage) than in the surrounding area; and are visibly distinct from surrounding open space.
- **Siting** – Buildings are generally located at, or in the vicinity of, intersections or within the triangles or greens created by road intersections, and tend to follow the primary or dominant road.
- **Setbacks** – Houses and other principal buildings are generally placed close to the road and setback distances are fairly consistent.
- **Orientation** – In simple intersections, where the road alignment is relatively straight, buildings are generally oriented parallel or perpendicular to the road alignment and to each other. Where a green or commons is present, they are generally oriented to face the green. Where roads are more casually aligned, or have been relocated over time, there tends to be more variation in building alignment (e.g., in West Brookfield, Moretown Common and Garfield).



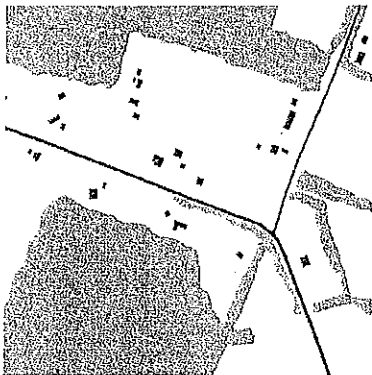
Lower Granville



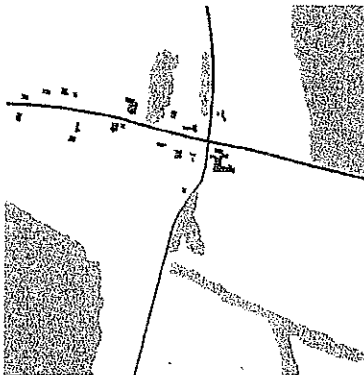
Robinson, Rochester



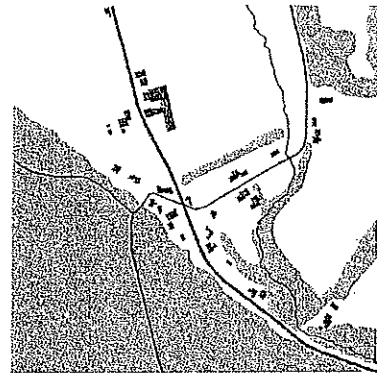
Brookfield Center



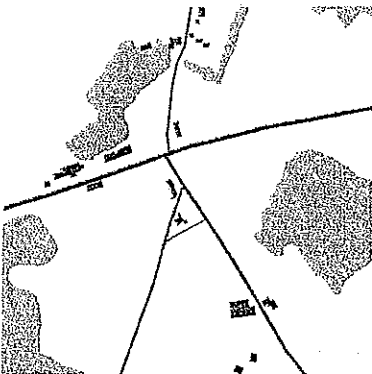
Peth, Braintree



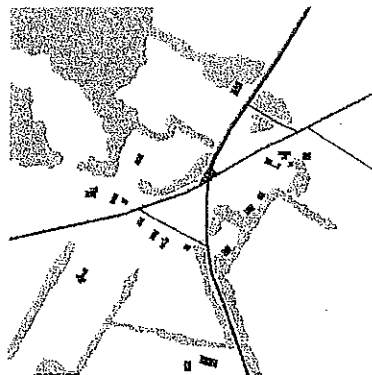
Chelsea West Hill



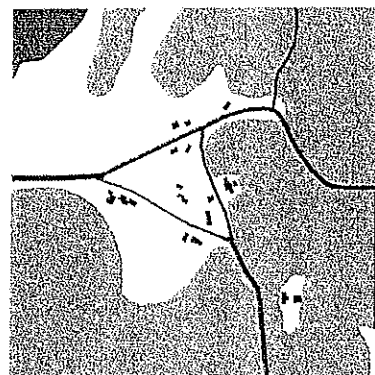
West Brookfield



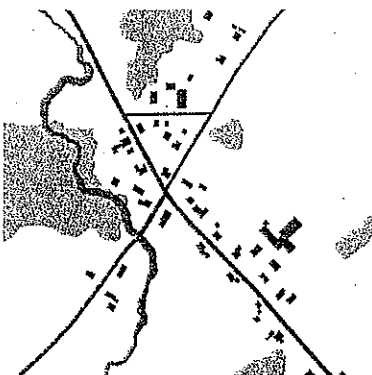
Moretown Common



Waitsfield Common



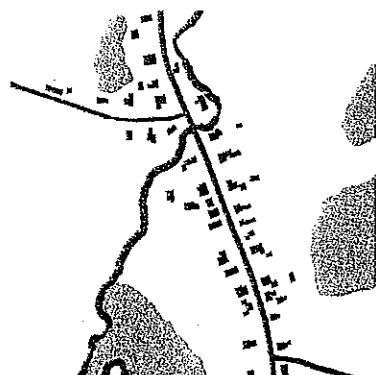
Garfield, Hyde Park



West Berkshire

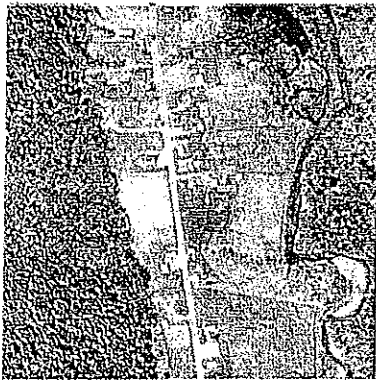


Maple Corners, Calais

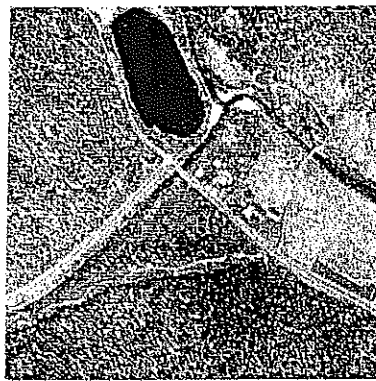


East Randolph

0' 1000'



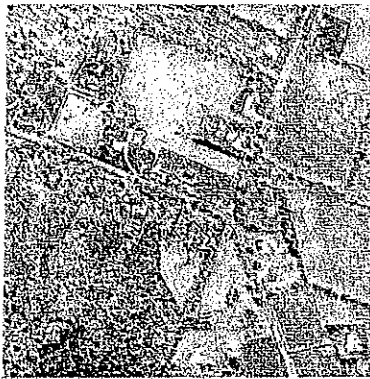
Lower Granville



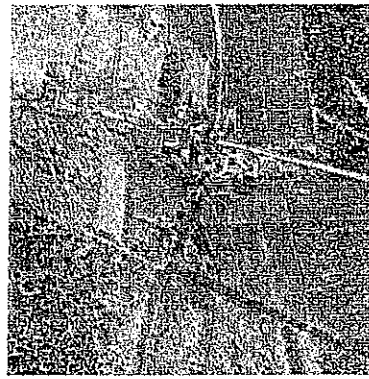
Robinson, Rochester



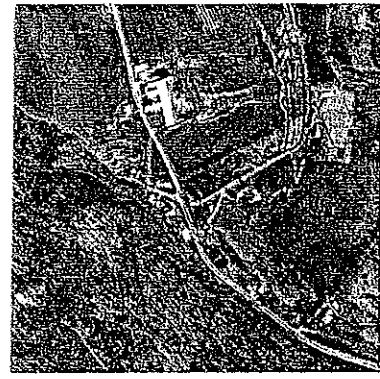
Brookfield Center



Peth, Braintree



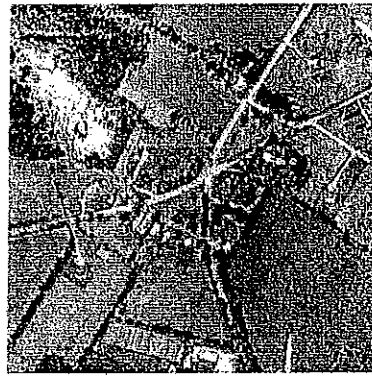
Chelsea West Hill



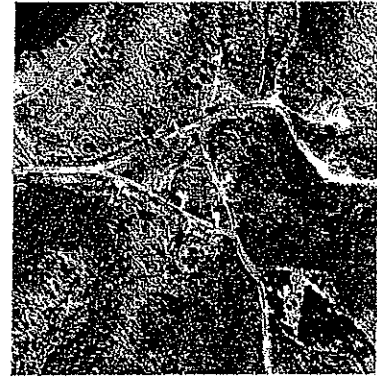
West Brookfield



Moretown Common



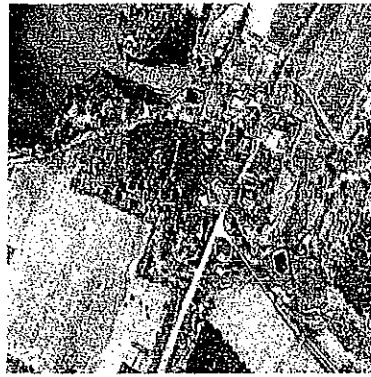
Waitsfield Common



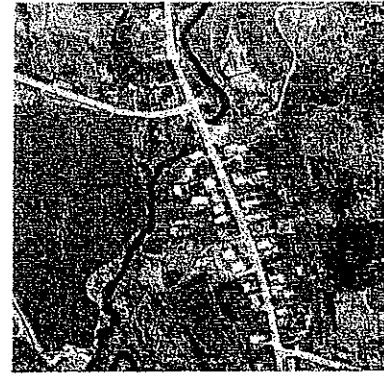
Garfield, Hyde Park



West Berkshire



Maple Corners, Calais



East Randolph

0' 1000'

Vermont Hamlets
(Central North-South)

Terra Firma Design
6/13/2005

1

County	Town	Hamlet/Village	Form *	Highway	RR Line
Franklin	Berkshire	West Berkshire	triangle		
		East Berkshire	3	105	X
	Richford	Nutting Corners	complex	105	X
		East Richford	3	105	X
		South Richford	4		
		Stevens Mills	complex	105/105A	X
	Montgomery	West Hill	4		
		Hectorville	3	118	
		Hutchins	complex	118	
	Enosburg	North Enosburg	4	105	X
		Samsonville	3	105	X
		East Enosburg	3		
		Enosburg Center	4		
		Gilberts Tannery	4		
		West Enosburg	4		
		Bordonville	3		
	Bakersfield	Egypt	complex		
Lamoille	Belvidere	Belvidere Corners	3	109	
		Belvidere Junction	3	109	
	Eden	Eden Mills	complex	100	
	Johnson	East Johnson	3	100C	
	Hyde Park	North Hyde Park	3	100	
		Centerville	complex		
		Cleveland Corners	4		
		Garfield	triangle		
	Morristown	Cadys Falls	3		X
		Morristown	4		
	Wolcott	North Wolcott	complex		
	Stowe	Moscow	3		
		West Branch	3	108	
		Lower Village	complex	100	
	Waterbury	Waterbury Center	complex		
Washington	Calais	Maple Corner	complex		
		Kents Corner	4		
		North Calais	complex		
		East Calais	complex	14	
		South Woodbury	complex		
	Woodbury	Adamant	complex		
		North Montpelier	complex	14	
	East Montpelier	East Montpelier Ctr	3		
		Middlesex Center	complex		
	Middlesex	Shady Rill	complex		

Vermont Hamlets
(Central North-South)

Terra Firma Design
6/13/2005

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County	Town	Hamlet/Village	Form	Highway	RR Line
Orange	Middlesex	Putnamville	3	12	
		Wrightsville	complex	12	
	Moretown	Moretown Common	complex		
	Berlin	Berlin Corners	4		
		West Berlin	complex	12	X
	Northfield	Northfield Falls	complex	12	X
		South Northfield	complex	64/12	
	Waitsfield	Waitsfield Common	triangle		
		Irasville	complex	100/17	
	Warren	East Warren	4		
	Roxbury	East Roxbury	3	12	
		Roxbury Flat	3	12A	X
	Duxbury	North Duxbury	3		X
		South Duxbury	3	100	
	Fayston	North Fayston	complex		
	Barre	South Barre	complex	14	
		Lower Websterville	3		X
		Websterville	triangle		
		Graniteville	complex		
		Upper Graniteville	complex		
		East Barre	complex		
		East Orange	complex		
		Williamstown	3		
	Washington	Jackson Corner	4		
		Washington Heights	complex	110	
	Brookfield	East Brookfield	complex	14/65	
		West Brookfield	4		
		Brookfield Center	3		
	Chelsea	Chelsea West Hill	4		
		Kennedy Corners	3		
	Vershire	Vershire Heights	4	113	
		Mill Village	3	113	
		Brimstone Corner	3	113	
		Vershire Center	complex		
		South Vershire	4		
		Beanville	3		
	Strafford	South Strafford	complex	132	
		Strafford	triangle		
		Old City	3		
		Copper Flat	3	132	
	Tunbridge	North Tunbridge	3	110	
		South Tunbridge	complex		

County	Town	Hamlet/Village	Form	Highway	RR Line
Addison	Randolph	North Randolph	3		
		Randolph Center	complex		
		East Randolph	complex	66/14	
		South Randolph	3	14	
		Beanville	complex	12	
		Dowdey Corner	4		
	Braintree	East Braintree	3	12	
		Peth	3		
		Braintree Hill	3		
		West Braintree	complex	12A	X
	Granville	Lower Granville	0	100	
		East Granville	0	12A	X
	Lincoln	Downingville	complex		
		West Lincoln	complex	125	
		South Lincoln	complex		
	Starksboro	Jerusalem	complex		
		South Starksboro	complex	17	
		Rockville	3		
	Goshen	Goshen Four Corners	4	73	
	Chittenden	Michigan	complex		
		Holden	complex		
	Killington	North Sherburne	complex	100	
		Sherburne Center	3	100/4	
		South Sherburne	complex	4	
	Mendon	Brewers Corner	4		
	Shrewsbury	North Shrewsbury	complex		
		Cold River	complex		
		Russellville	triangle		
		Cuttingsville	complex	103	X
	Mt. Holly	Hortonville	4		
		Summit	0		X
		Healdville	complex		X
		Bowlsville	4	103	X
		Belmont	triangle		
Windsor	Mt. Tabor	Tarbelville	3	155	
		Devils Den			
	Rochester	Robinson	complex	73/42	
		Talcville	3	100	
		Emerson	3	100	
	Bethel	Bethel Gilead	complex		
		West Bethel	complex	107	
		Lympus	4		

County	Town	Hamlet/Village	Form	Highway	RR Line
	Bethel	East Bethel	complex	14	
		Lillieville	complex		
	Royalton	North Royalton	3	14/107	X
		Royalton	0	107	X
	Pomfret	Millbrook	triangle		
		North Pomfret	3		
		Hewitts Corner	complex		
		South Pomfret	3		
	Barnard	East Barnard	complex		
		Morgan Corners	4		
		Turkey Hollow	3		
	Stockbridge	Gaysville	complex	107	
	Bridgewater	Chateauguay	complex		
		Bridgewater Center	3		
		Bridgewater Corners	complex	4	
		Bridgewater	complex	4	
	Woodstock	Prosper	3	12	
		West Woodstock	complex	4	
		South Woodstock	complex	106	
		Townsend Corners	triangle		
	Reading	Chase Corners	3		
		Bailey Mills	complex		
		Reading Center	3		
		Hammondsville	3	106	
		South Reading	complex		
		Felchville	3	106	
	West Windsor	Sheddsville	complex		
		Brownsville	complex	44	
	Cavendish	Cavendish Center	3		
		Whitesville	complex	131	X
		Proctorsville	complex	131	X
	Ludlow	Smithville	3	103	X
		Lake Rescue	complex	100	
		Grahamville	complex	100/103	
	Weston	The Island	3		
	Andover	Middletown	complex		
		Simonsville	3	11	
	Chester	Reedville	complex	11	
		Gassetts	complex	103/10	X
		Baileys Mills	complex	103	X
		North Chester	triangle	103	X
		Spoonerville	4		

Vermont Hamlets
(Central North-South)

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County	Town	Hamlet/Village	Form	Highway	RR Line
Windham	Grafton	Houghtonville	complex	121	
		North Windham	3	121/11	
	Windham	Lawrence Four Corners	4	121	
		South Windham	3		
		Thompsonburg	3	11	
	Londonderry	South Londonderry	complex	100	
		North Landgrove	3		
	Landgrove	Rawsonville	3	100/30	
	Jamaica	East Jamaica	complex		
		West Jamaica	3		
		Pikes Falls	3		
	Townshend	West Townshend	complex	30	
		Simpsonville	3	35	
		Harmonyville	3	30	
	Brookline	Brookline	4		
	Newfane	Williamsville Station	complex	30	
		Williamsville	3		
		South Newfane	complex		
		Brookside	3		
	Wardsboro	West Wardsboro	complex	100	
		Wardsboro Center	4	100	
		South Wardsboro	3		
		Podunk	complex		
	Dover	Dover	complex		
		Goose City	complex		
		East Dover	3		
		Medburyville	3	9	
	Wilmington	Ames Hill	3		
	Marlboro	Harrisville	4		
		Reid Hollow	3		
		Whitneyville	3		
		Halifax	complex		
	Whitingham	Grove	3		
		Jacksonville	4	100/112	
		Bondville	complex	30	
		Sunderland	3		X
Bennington	Sunderland	East Kansas	3		
		Kelly Stand	3		
		Woodford Hollow	0	9	
		Woodford	complex	9	
	Woodford	The Elbow	3		
		Readsboro Falls	3	100	

* Form Key: 4 = 4-way intersection, 3 = 3-way, complex = staggered T or multiple entry points

