



*Hubbardton Vermont  
2024 Town Plan*



Town of Hubbardton Planning Commission

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**RUTLAND REGIONAL  
PLANNING COMMISSION**

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# Community Profile

# 735

Current population of Hubbardton, making the town Rutland Region's 6th smallest

# 28

People Per Square Mile. This is quite a low population density.

The Town of Hubbardton encompasses approximately 28 square miles in northwest Rutland County (18,429 acres, including lakes and public land). It is situated at the north end of the Taconic mountain range with elevations ranging from 400 to 1,500 feet.

Hubbardton is characterized by rural residential scattered development with concentration of seasonal dwellings around our lakes and ponds. The population increases in the summer months when seasonal residents and visitors arrive. According to the 2020 US Census, there were a total of 606 total housing units in Hubbardton. Of those units, approximately 45% are considered to be seasonal, recreational or occasional in use.

# 333

Full Time Residences

# 251

Vacation/Rental Residences

## Our Community

Hubbardton is a picturesque town, a community full of history, stunning views and caring people. We are a town full of spirit and energy. Hubbardton boasts many active community groups including: Hubbardton Volunteer Fire Department, HVFD Boosters, Center Grange 290, Hubbardton Historical Society, Hubbardton Congregational Church, Hubbardton Liberty Church, and the most recently formed Hubbardton Senior Connection. Hubbardton Lake Associations are also very involved in the community and play a significant political and social role in the Town.

Voter turnout in Hubbardton, or the percentage of registered voters who cast ballots in the general elections, indicates an active community with a high level of participation and community involvement in 2020, 222 voters out of 542 registered voters in Hubbardton (41%) voted at the Town's annual meeting day.

The changing demographic makeup of the Town of Hubbardton, will affect municipal priorities in the future. Population growth, aging population and increase in smaller households will influence decisions related to public services, transportation, land use, education, economic development, recreation, health and housing.

Hubbardton's population as a whole is aging. The median age of the town's residents rose from 31.1 in the 1980 census to 43 in the 2020 Census. This is due largely to the significant increases in the elderly and middle age segments of the population. According to the 2020 US Census, 28% of Hubbardton's population is 60 or older.

# Our Community Vision



Mount Zion

# Community Engagement

The Planning Commission hosted a facilitated community forum on June 9, 2016, to which 90 members of the Hubbardton community attended.

The attendees started by listing the characteristics of Hubbardton that they are drawn to, such as the quiet nature of the town, the vast open space and scenic views, the history of the town, the low population and low development, and the camaraderie and friendliness of the town's people.

The Hubbardton community came together to brainstorm the future needs, wants, and benefits for a better way of life among all Hubbardtonian friends and neighbors.

The results of this forum are included in the following pages. One unified outcome from this forum was a goal to work and move forward to help continue building community pride and to strengthen the Hubbardton way of life.



*New Horizon Pomona Grange*

## Community Engagement Action Items

**Conduct a periodic town-wide survey.**

**Recruit new volunteers to lead town boards and committees**

## Residents' Suggestions for the Town.

- Provide Advanced Preschool Education
- Get More (Young) People Involved in Government
- Encourage More Agriculture in Town
- Create More Public Spaces
- Expand Green Up Day
- Encourage Volunteerism
- Create a Local Paper
- Encourage Land Trusts
- Allow Part-time Residents a Vote on Town Issues.
- Create a Business Directory.
- Start a Farmers Market at the Battlefield or Fire Station.
- Create a Town Facebook Page
- Create a Town Website.



## Visions for the Town's Future

Farmer's Market.  
Cell Service.  
Controlled Growth.  
A Town Website.  
Community Potlucks.  
Clean Energy.  
Businesses.  
A Recreation Park.  
Better Access to the Lakes.  
Trash Collection.  
Grocery.  
Community Center.  
Post Office.  
Hiking Trails.  
A Country Store.  
Paved Roads.  
Improved Emergency Response.  
Sidewalks with Streetlights.  
A Town Park.  
A Park on A Lake.  
A Winery.  
Bike Trails Along Monument Hill.  
A Stewarts in the Commercial Zone.  
Summer Activities for Kids.  
Slower Traffic on Rt 30.  
Natural Farming.  
Broad Band Access.  
A Library.  
A Community Garden.  
Young People Who Want to Move to Hubbardton and  
Get Involved.

## Residents' Ideas for Volunteerism and Future Engagement

Host Game/Family Fun/Date Nights.  
Organize Sports Clubs and Activities  
Continue the Hubbardton Days  
Start a Food Co-op for Food Staples  
Organize a Compost Collection.  
Start a Book Club  
Start a Cribbage Club  
Maintain Area Trails  
Create a Town Bulletin Board  
Provide Transportation for the Elderly.  
Start a Community Garden

## *The Hubbardton Bone Builders*



# Spring 2023 Town of Hubbardton Planning Commission Survey Summary

In the Spring of 2023, The Hubbardtomn Planning Commission posed three questions to its town members:

1. What do you Value most about living in Hubbardton?
2. What is important for you to see maintained in our town?
3. If you could change or improve 1 thing in town, what would it be?

As you can imagine the responses were varied, but there were some consistent themes. When it comes to what we value in Hubbardton it was pretty unanimous. The townspeople of Hubbardton value the peace and quiet. We are a historic community with so much natural beauty. The lakes and great outdoors are important to us. The closeness to these natural wonders and the ease to which we are able to share and utilize these natural outdoor activities is important to us.

What do we want to see maintained? The number one response here was our roads. Another important item for us to keep maintained is our historical, rural and natural resources. This includes our lakes, The Battlefield, hiking trails, parks and recreation areas. It is also important to our townspeople to maintain the natural beauty and quiet of our town including: land preservation, water quality, and other natural areas.

This question received a wider variety of answers. The number one thing that we would like to improve or change is more options and access to better internet and cell phone services. Some of the other common topics included: more community and family centered activities, keeping our town clean (addressing litter, burning of garbage, noise, lakes & water and dumping), and a community playground.

Thank you for all who participated in the survey.

We appreciate all of your responses and are so glad you are so committed to our town.





# Land Use and Growth

## Future Land Use Districts

The proposed land use patterns in this section are the basis for a preferred pattern of development. Proposed land use patterns are intended to accommodate future growth in harmony with the natural capabilities of the land and the ability of the town to adequately provide municipal services. Hubbardton's scenic and natural resources are among the town's primary assets.

The Land Use Districts, defined in the following paragraphs, are a guide for the growth and development of the Town of Hubbardton. The five land use districts in Hubbardton are the Rural Residential, Commercial, Shoreland, Conservation and Hubbardton Highlands District.

These land use areas provide for a variety of residential, commercial, and recreational opportunities for the future, while considering local environmental constraints as well as existing land use patterns. This is not a zoning plan, although it provides guidance for zoning changes and updates. The future land use map, designating the boundaries of each district, is an integral part of the Future Land Use Plan.

The Town of Hubbardton is 18,429 acres in size (including lakes and public land). Of this acreage 14,565 is in private ownership and 71% is comprised of parcels greater than 50 acres in size. 50% of Hubbardton's private land is enrolled in the State of Vermont Use Value Appraisal Program, "Current Use Program" (6,683 acres).

## Rural Residential District

This district is intended to provide land area for low-density residential development, farming, forestry, recreation and other rural land uses. This district is comprised of two zones: A and B. Zone A has a minimum lot size of 5 acres. Zone B has a minimum lot size of 10 acres. Hubbardton does not have municipal sewer or water service. Growth should be managed and consistent with the rural character of the area and site conditions, and conservation of open spaces and natural resources should be a high priority to maintain Hubbardton's rural atmosphere. For any development (excluding residential development and agricultural development) that may occur in this district, the development cannot be sited in prominently visible locations on hillsides or ridgelines, and must minimize the clearing of natural vegetation. Any development shall not alter the character of the area or result in changes that could disrupt the wildlife habitat.

## Commercial District

Hubbardton is characterized by low-density, scattered

development with very little concentration of commercial establishments. Most businesses are along the major thoroughfares through town and meet the needs of the small population of year-round and seasonal residents. Many types of businesses are accommodated within the rural residential districts in Hubbardton as home occupations.

The following areas have been designated for commercial development to provide opportunities for a variety of locally-oriented commercial services in suitable locations. The scale of commercial development should be compatible with rural nature of Hubbardton and the adjacent commercial and residential structures.

The Commercial Districts in Hubbardton are relatively consolidated and include three general areas: the first is a very small area at the junction of Route 144 and Hortonia Road to provide neighborhood-oriented commercial services in the northwest part of town; the second is along Route 30 near the border with Sudbury, roughly between Delancy Road and Ganson Hill Road West between Echo and Bebe Lakes; and the third commercial area is along Route 30 beginning at the intersection of Hortonia Road and extending down the east side of the highway to along the eastern boundary of the Lundberg property to the southern boundary of the Lundberg and Norton properties. Some of the land on the west side of Route 30 is designated both Commercial and Shoreland. A smaller commercial segment is on the west side of Route 30 at the border with Castleton extending north to where the shore almost joins with the road.

## Shoreland District

The lakes and shoreland areas, described in the Natural Resources section of the plan, are an important part of the landscape and lifestyle in Hubbardton. A separate shoreline district has been designated to protect the scenic beauty, recreational opportunities and environmental quality around the shores of the lakes in Hubbardton including Lake Bomoseen, Lake Hortonia, Lake Beebe, Half Moon Pond, Echo Lake, Black Pond and Austin Pond.

## Conservation District

Conservation areas contain lands that are very sensitive to development for a variety of reasons. They are generally characterized as significant natural resources such as dense forests, steep hills - often with shallow soils, wetland areas and stream banks, among others, or areas of scenic, cultural or historical significance.

In general, lands in the Conservation District are suitable for low-impact recreational uses, such as nature and hiking trails, hunting, etc. but any development or intensive recreational activities are not

appropriate or should occur only in designated areas.

Future Uses within the Conservation District:

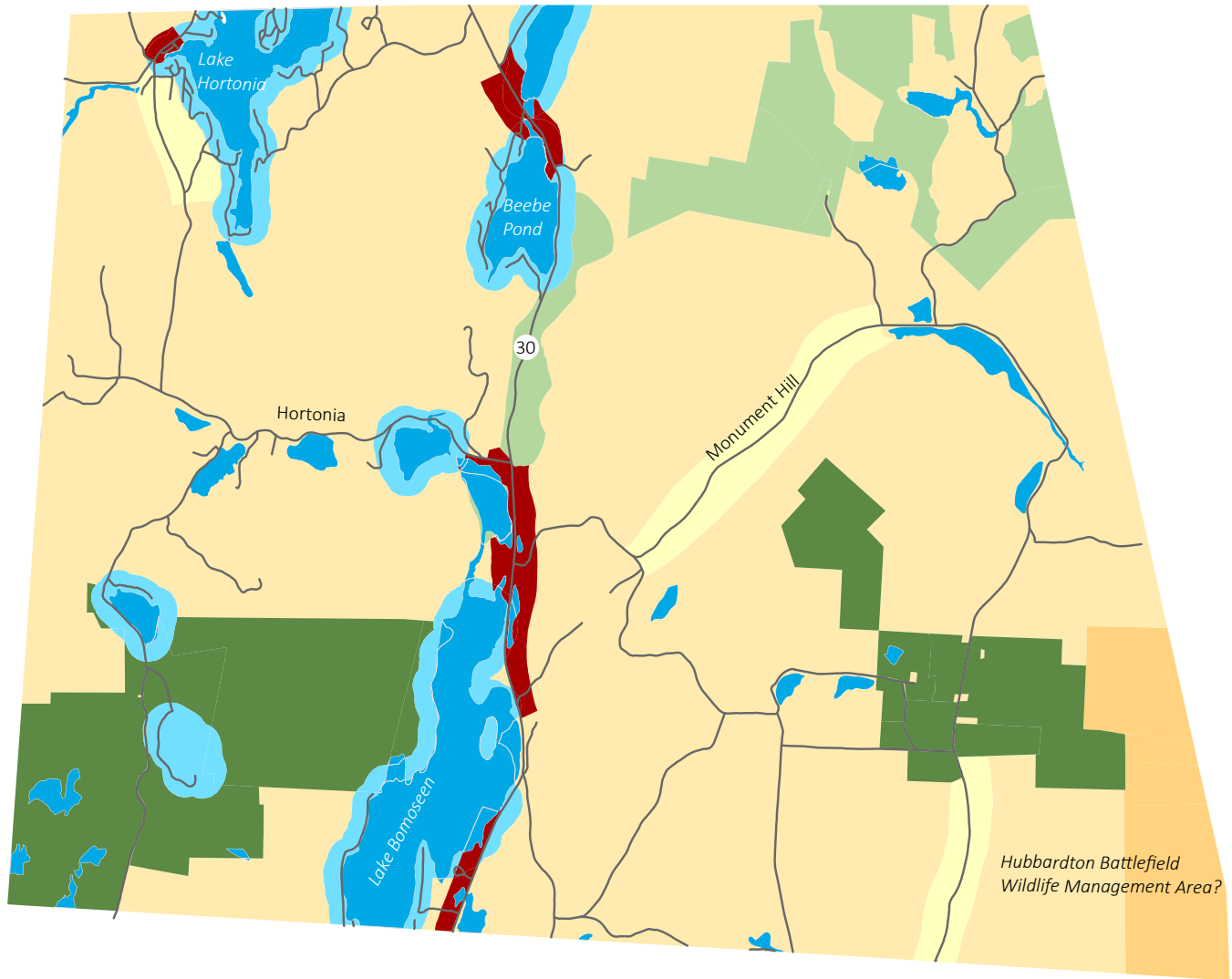
The Conservation District contains both public and private lands. Some privately owned areas are Bomoseen Marsh and the Hubbardton Gulf and Hubbardton Highlands. Most of the public lands have been unconditionally protected from development, including Half Moon State Park, Hubbardton Battlefield, Hubbardton Wildlife Management Area, Mt. Zion and Taconic Ramble State Park. Other areas in the conservation district include lands that are in the floodplain, and lands that are under a conservation easement.

- All forms of development shall be directed to other areas of the town.
- Public access to important resource areas should be retained as much as possible.

### Hubbardton Highlands District

The Hubbardton Highlands are all lands over 1,300 feet in elevation. This includes Eagle Rock, Ganson Hill, Sargent Hill, and the ridgeline between and including Bidde Knob and Grandpa's Knob (aka The Pittsford Ridge). These lands are suitable for low impact recreational uses (nature

## The Hubbardton Future Land Use Map



- |                           |                     |                    |
|---------------------------|---------------------|--------------------|
| Five Acre - Zone A        | Conservation        | Highlands District |
| Ten Acre - Zone B         | State Lands         |                    |
| Twenty Five Acre - Zone C | Shorelands          |                    |
| Commercial                | 100 Year Floodplain |                    |

and hiking trails, hunting, snowshoeing, etc) only. The Pittsford Ridge has been designated by the ANR as rare and irreplaceable. It is a priority of this plan to protect these scenic ridgelines from clearing and development that would result in negative environmental and aesthetic impacts. Any type of development in this area is not appropriate.

According to the Vermont Natural Resources Council, 1,942 acres in Hubbardton are conserved by the State of Vermont and 1,344 acres conserved by non-profit organizations. The Nature Conservancy owns 934.5 acres.

### Where and how development is encouraged

In the course of planning for Hubbardton's future, it is important that the presence of high quality open space and scenic resources, broad scenic areas and scenic landmarks are recognized and preserved. The area of intermediate slopes and terraces is a transitional zone between the valley floor and steep slopes. Because of this diversity, settlement in these areas will have minimal visual impact if properly sited. Settlement shall generally occur in these areas and take advantage of natural terrain and other scenic features.

### The Good Neighbor Policy

The Town of Hubbardton supports a "good neighbor policy" in relation to the siting of development projects, which includes energy projects. A "good neighbor policy" entails first, to the greatest extent possible, using existing topography to shield the project from neighbors and vantage points. Then, if the project is still visible to neighbors and vantage points, the "good neighbor policy" would direct the developer to use screening (vegetative or otherwise consistent with the local architecture) to shield the project from neighbors and vantage points. An energy development project on a ridgeline in a neighboring town that is not able to shield the project from neighbors and scenic vantage points must be strictly prohibited.

### Land Use and Growth Goals

Maintain and protect the quality and character of the historic settlement pattern.

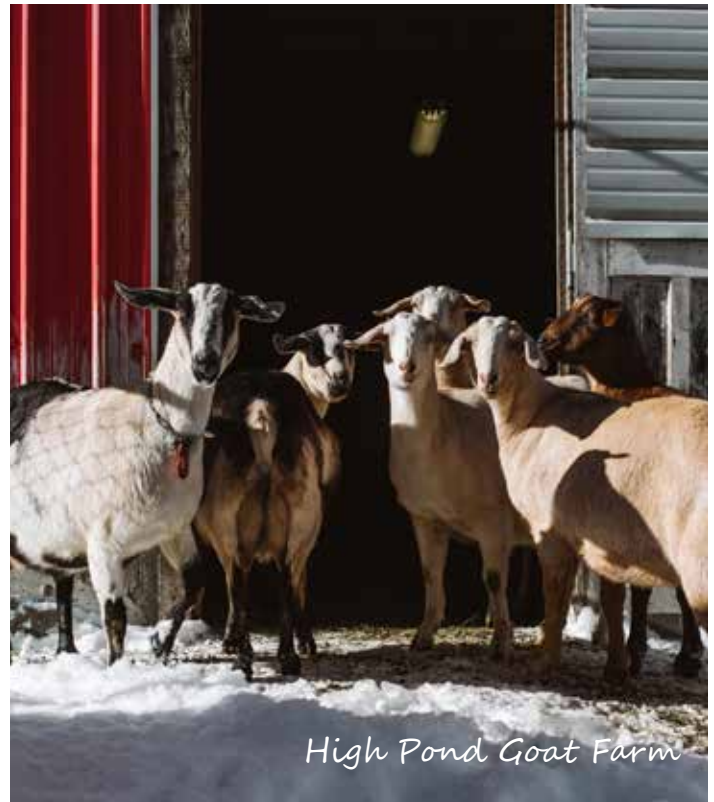
Preserve the town's scenic resources and open space.

Preserve and promote agricultural land.

Encourage commercial activity in the commercial district.

### Land Use and Growth Action Items

Update Zoning and Subdivision Regulations  
When: 2028



# Economic Development

Planning for economic development, despite the challenges in a small, rural community such as Hubbardton, is an important part of a town's planning goals.

Hubbardton has very few businesses located within the town, and most year-round residents are either employed in neighboring communities or rely on home occupations, construction, seasonal businesses or natural resources production (such as forestry) for their livelihood. According to the 2020 US Census, 22% of Hubbardton residents work from home. Of the 305 residents employed in 2014, 283 of these individuals commuted to work by car, truck, or van.

Approximately half of the residential properties in Hubbardton are vacation or seasonal homes and usually require fewer services than year-round properties. As many of these homes are converted to year-round residences, for retirement or other reasons, pressure may grow for the town to provide more services.

## Economic Development Goals

Maintain town's current economic development.

Promote community support of local businesses.

## Economic Development Action Items

Update town Facebook page

Support Community Workshops on home occupations.



*Frog Hollow Farm Stand*



*Lake Bomoseen KOA & Country Store*



*High Pond Goat Farm~The Cijka Family*



# Community Facilities

Community facilities and services are provided by the municipality for the health, benefit, safety and enjoyment of the general public. They include schools, police and fire protection, solid waste disposal and general town administrative services.

## Local Government

The town government consists of a five member Selectboard. Hubbardton has an annual operating budget of approximately \$1.3 million. Property tax is the major source of town revenues. The town has a Planning Commission and Zoning Board of Adjustment. These quasi-judicial bodies enforce the Town of Hubbardton Zoning and Subdivision Regulations, which guide the physical development of land.

## Zoning Regulations

Zoning bylaws are the most common method of beginning to implement a town plan. Zoning determines the type and density of development allowed, directly influencing future land use patterns. The Town Plan provides direction for zoning changes and land use in Hubbardton's four zoning districts. See Land Use and Growth Section.

## Subdivision Regulations

These set forth the procedures and requirements for the procedures, requirements, and specifications for the submission and processing of plats. Subdivision bylaws help insure that development is orderly and includes necessary facilities, the design and layout of streets, drainage systems, and other necessary public improvements.

## Act 250 Review

Act 250 is Vermont's development control law. It provides a public, quasi-judicial process for reviewing and managing the environmental, social and fiscal consequences of major subdivisions and developments in Vermont. The Planning Commission is a party to State of Vermont Act 250 proceedings due to its current Town Plan.

Participation in the Act 250 development review process is



a significant opportunity to shape large scale development projects. Act 250 insures that development does not have an undue, adverse impact on important environmental resources and community facilities, and is in conformance with local and regional plans.

## Education

Hubbardton is a member of the Slate Valley Unified School District (SVUSD) along with Benson, Castleton, Fair Haven, Orwell and West Haven. Castleton and Hubbardton joined to form the Castleton-Hubbardton Union School District #4. The Castleton-Hubbardton Union School and Fair Haven Union High School are the primary facilities for local students. However, some Hubbardton students receive technical education at the Stafford Technical Center in Rutland City.

## Hubbardton Student Enrollment SY 18-19 - Current

Enrollment	Elementary	Middle	High	Total
SY 22-23	45	11	12	68
SY 21-22	41	12	11	64
SY 20-21	38	7	13	58
SY 19-20	42	8	12	62
SY 18-19	47	10	11	68

## Post Secondary Education

There are many educational institutions offering a variety of advanced degree programs. These include the University of Vermont, Middlebury College Stafford Technical Center and The Vermont State Colleges at Castleton and the Community College of Vermont.

There is a statewide trend that more of our youth are choosing to attend colleges out of state and after college, choose to leave our state permanently. Statewide efforts have been initiated to retain Vermont's youth through financial incentives and greater varieties of educational opportunities.

## Lifelong Learning

Hubbardton residents have many opportunities within our immediate community and neighboring communities to enhance their educational experiences, including: activities at the Rutland Free and Castleton Free Libraries, and classes and workshops hosted by the Castleton Community Seniors (The Homestead).

## Water and Sewer

Hubbardton is a rural community. Water supply and sewage

disposal is the responsibility of private landowners. Potable water is obtained using drilled or dug wells, springs and lakes.

Sewage disposal is accomplished through on-site septic systems with drainage fields including mound and pressure systems. In 2007, the State of Vermont - Agency of Natural Resources assumed the responsibility of permitting and overseeing all septic systems.

### Solid Waste

In cooperation with the Town of Castleton and the Rutland Solid Waste District, Hubbardton residents have access to the Castleton Transfer Station facility that incorporates space for lined landfill space, hazardous waste collection, recycling and related services and facilities.

### Utility Distribution Lines

Green Mountain Power (GMP) is the provider for electricity in the Town of Hubbardton. The power of positive electrical energy is distributed by GMP through their distribution system on pre-determined right-of-ways designed not to affect the character of scenic areas, views and contiguous land use.

### Postal Service

There are no post offices in Hubbardton. Residents utilize post offices in Castleton, Bomoseen, Orwell, Fair Haven and Brandon.

### Childcare

There are presently no registered or licensed childcare facilities located in the town of Hubbardton. There are a number of facilities located in our neighbor town Castleton. A number of families living in Hubbardton work outside of our immediate community and many parents choose to place their children in facilities near their place of work.

Families are encouraged to use the State of Vermont website [http://dcf.vermont.gov/cded/families/find\\_child\\_care](http://dcf.vermont.gov/cded/families/find_child_care), to assist them with finding quality childcare for their children.

Families can also access Rutland County childcare Referral and Support Services housed at the Vermont Achievement Center at 88 Park Street in Rutland (747-0033 or 1-800-775-2390).

### Library, Health and Social Services

Residents of Hubbardton have access to and are encouraged to use the Castleton Town Free Library or the Rutland Free Library. The Town of Hubbardton contributes to the Castleton Free Library, and the town also maintains a lending library in the Town Office. The Castleton Family

Health Center is the local facility for medical and health issues.

The town's close proximity to the City of Rutland gives residents access to services such as a hospital (Rutland Regional Medical Center), medical and dental offices, mental health clinics, day treatment centers, residential care facilities, visiting nurses and offices of the State Department of Health.

Hubbardton has no social service agencies. Residents take advantage of the town's proximity to Rutland when they require the services of agencies capable of helping people with financial, social or emotional problems; community action organizations; youth service bureaus; parent child centers; offices of the State Welfare Department; the State Department of Social and Rehabilitation Services and the court system, except for Justices of the Peace.

### Senior Services

The Hubbardton Senior Connection (HSC) was organized in the summer of 2010, with the assistance of the Southwestern Council on Aging and information provided from the survey. The purpose of this organization is to work to make available programs, activities and services to enrich the lives of seniors in Hubbardton.

Currently the lunch program has been suspended due to the COVID epidemic. The get together and the meals were good ways to check in with our neighbors in Hubbardton. As of yet, the program has not resumed. The program is missed and efforts are being made to reinstate the luncheons

With the support the Retired Senior Volunteer Program (RSVP), the HSC has been able to establish a Bone Builders exercise program. RSVP has provided the arm and legweights used in the exercises as well as the training necessary for the volunteer group leaders. The group meets twice a week at the Town Hall and people can join at any point.

The senior Connection maintains a small lending library at the Town Office/Hall. The library is open to anyone looking for something to read during the cold winter months or on a rainy day. The library is a shelf in the hallway outside the Town Hall. No membership is required. All books are donated. When the shelves become too crowded, the books are donated elsewhere.

### Emergency Management

Having emergency services available is among the basic needs of residents in Hubbardton. The Town is active in all four phases of emergency management: mitigation, preparedness, response and recovery.

## Mitigation

The Town works with the Regional Planning Commission to update its Local Hazard Mitigation Plan, and the most recent update occurred in winter 2016. The Plan identifies the areas of town most susceptible to a natural disaster, with a particular focus on flooding. The plan has identified a wishlist of projects that would mitigate the effect of flooding on the town, should funding become available for these projects.

## Preparedness

The Town of Hubbardton has an appointed Emergency Management Coordinator who is responsible for working with town officials and first responders to maintain an up-to-date Local Emergency Management Plan (LEMP). The LEMP sets forth a prioritized list to be compiled to reduce the damage from future emergencies. FEMA's updated flood plain (2007 map) is posted and available.

## Response: Fire Department

The Hubbardton Fire Department is a volunteer organization with 16 volunteers. It operates out of two fire stations, one at the intersection of Hortonia and West Roads and the other near the junction of Monument Hill Road and Biddie Knob Road (one half mile north of the Hubbardton Battlefield). All residences in the town are within five miles of service.

A new 4-bay fire house and training facility was approved by the town residents in 2009. It houses 4 trucks, a dispatch room, training and meeting room, boiler and utility area, and bathroom. The town's equipment list includes 4 vehicles (3 pumpers and a tanker) as well as an array of gear for the firefighters.

The HVFD belongs to a mutual pact with the surrounding towns of Castleton, Fair Haven, Benson, Sudbury, Pittsford and West Rutland. In the event of major fires, neighboring fire departments provide assistance to or serve as back up to responding departments.



The budget for the Fire Department is part of the overall town budget. Additional funding comes from locally organized fund raisers. The HVFD Boosters work in conjunction with the department at several events during the year that provide the HVFD with funds for uniforms, special equipment, etc. The Boosters also assist the department by providing food and water for the men during fire calls.

## Response: Police Protection

Hubbardton is served by a Constable who is appointed by the Select Board. The Vermont State Police enforce state laws and conduct investigations of major crimes. The town also has an animal welfare officer.

## Response: Emergency Medical Services

Emergency response service in Hubbardton is provided by Fair Haven Rescue. This service is obtained through payments made by the town as part of the overall town budget.

Dispatching has been changed to the state dispatch system. The town has also completed E-911 numbering.

## Recovery: Red Cross Shelters

Two sites in town have been designated as temporary Red Cross Shelters: Hubbardton Congregational Church and Hubbardton Town Hall.

The town maintains records of cost incurred in the recovery from disasters, including road and culvert repairs. This information is reported to Vermont Emergency Management and the local Agency of Transportation. The district office helps the state to apply for presidential declarations of disaster in larger events and can make the town eligible for substantial reimbursement of costs.

## Flood Recovery Effort From Tropical Storm Irene

On August 28-29, 2011 first responders from the Hubbardton Town Road Crew responded to the aftermath of Tropical







*Town of Hubbardton Road Crew*

Storm Irene.

### Emergency Management Analysis

The Town of Hubbardton has been very active in its emergency management responsibilities. Because of the town’s small population and rural setting, response to some types of emergencies will not be as quick as they might be in larger communities but the town’s residents have taken strides to be as self-sufficient as possible in the event of an emergency.

### Public Works – Roads

Road infrastructure is especially delicate being exposed to the elements of sun, snow and rain. Maintenance of road surfaces, ditching and culvert maintenance is extremely important in preventing wash-outs of roadway and unnecessary property damage. After education, the Highway Department receives the second biggest portion of the town’s budget.

A Road Commissioner and three full-time employees (and “as-needed temporary employees”) maintain the Hubbardton town roads. This includes snow removal and salting in the winter months and brush cutting, limb and tree removal from the right-of-way in the summer months

as well as resurfacing projects, guardrail installations, bridge repairs, and sign installation. Maintenance of the equipment and purchase of supplies are a large part of the effort.

An extended program for bridge maintenance and repair is a priority for the Hubbardton road crew. Funds are set aside in the Equipment Replacement Fund and Bridge Repair Reserve Fund to anticipate such costs.

### Community Facilities and Services Action Items

Work with the Rutland Regional Planning Commission to map water resource protection areas in areas with a high concentration of private wells.

Host community gatherings to foster a greater sense of community and volunteerism.

When: Every year

Promote fire fighter recruitment at town gatherings and workshops.

When: Every year



# Natural Resources

Hubbardton is located in the Taconic Mountains and has varying topography. It is bounded on the north by the town of Sudbury, on the east by Pittsford, on the south by Castleton and on the west by Benson. It is the home to many lakes, ponds, and streams. Due to the many steep hills, valleys, marshes and wetlands; agriculture is limited to the few level areas.

The natural environment has played an important role in shaping Hubbardton's image, appearance and attractiveness to both town residents and tourists. The early settlements of Hortonia and Hubbardton were milling centers focused on the same water sources that are now a prized location for summer camps and vacation homes. The abundance of lakes and ponds scattered throughout the forested, hilly terrain is particularly scenic, provides for numerous recreational opportunities, and plentiful wildlife habitat and scenic areas.

## Agricultural and Forest Lands

Agriculture and Silva culture are not only important economic activities in Vermont, but also are the foundation of a highly valued rural lifestyle and a significant factor in shaping the landscape. Hubbardton's economic roots are agrarian, and today there is a mix of working, homestead, and hobby farms. Hubbardton farms produce hay, eggs, cheese, produce; and raise beef cattle, alpacas, chickens, and goats. Prime agricultural soils, mapped by the Soil Conservation Service make up 1,177 of the total 18,269 acres in Hubbardton or 6.4%. Statewide agricultural soils constitute another 835 acres or 4.6% of the total.

Like high quality agricultural soils, high quality forest soils are scattered throughout the town. These soils occupy

some 2,700 acres or 14.8% of the town's land base. High quality forest soils are not limited to any particular landform. It is important to note that many soils classified as having high potential for agricultural production may also have high potential forestry and may overlap. Any development of these areas that reduces or eliminates the viability of the agricultural or high quality forest soils is discouraged. Any industrial scale wind (be it 1 turbine or multiple turbines), commercial solar and energy storage facilities on these lands shall be prohibited.

## Forest Blocks

Forest blocks are areas of contiguous forest and other natural communities and habitats, such as wetlands, ponds, and cliffs, that are unfragmented by roads, development, or agriculture which must be protected and preserved.

Contiguous forest habitat provides a significant contribution to the local community's interests in its natural resource protection, identity, and working landscape.

Priority interior forest blocks are shown on the map included in this plan. The primary goal for these areas is to maintain the interior forest condition by avoiding permanent fragmentation from development.

Connectivity Blocks are the network of forest blocks that together provide terrestrial connectivity at the regional scale (across Vermont and to adjacent states and Québec) and connectivity between all Vermont biophysical regions.

Similar to Interior Forest Blocks, it is important to maintain the interior forest conditions in Connectivity Blocks by avoiding permanent interior forest fragmentation resulting from development. For Connectivity Blocks, it is also critically important to maintain or enhance the structural and functional connectivity that occurs on the margins of these blocks where they border other blocks. The town shall conserve, and maintain or enhance existing large and



interior forest blocks.

### Geologic Resources

The extraction and processing of mineral resources is a significant economic activity in Vermont and Rutland County, although less so in Hubbardton. The town lies at the northern extent of the Taconic slate belt, but currently there are no active commercial extraction sites. There is also a limited amount of sand and gravel resources.

### Wildlife Habitats and Fragile Areas

The benefits provided by wildlife habitats and other natural and fragile areas, our Ridgelines being fragile, are numerous. In addition to the benefits they provide for plant and animal species, they contribute to the economy by attracting travelers, recreation seekers, and wildlife admirers; as well as add to the community's character. Wildlife habitats and other natural and fragile area are mapped generally by the State of Vermont Agency of Natural Resources. The Pittsford Ridge has been identified by Staying Connected as critically important for wildlife connectivity from East to West.

Natural heritage sites in Hubbardton incorporate rare plants and animals that are native to the state and considered rare, as well as natural communities that are either rare habitat in Vermont or among the best examples in the state of a common community type. Hubbardton contains a significant amount of wildlife habitats, unique fragile areas, and natural heritage sites, which should be protected and preserved.

The water resources in Hubbardton provide significant habitat such as fisheries for sport species. Migratory birds use wetlands in the area as stops along the Atlantic Flyway, which is crucial during several periods in a bird's life cycle, supplying quality breeding grounds and resting or staging areas essential for migration.

Riparian corridors are the connected network of riparian areas in which natural vegetation occurs, providing natural cover for wildlife movement and plant migration. Habitat connectors are shown on the map included in this plan. Any development resulting in significant fragmentation or loss of priority connectivity shall require mitigation.

### Water Resources: Watersheds

A watershed is a distinct, topographically-defined land area that drains into a single river, river system, or standing body of water. As one would expect, the activities taking place in a watershed play a critical role in the quality of the water draining from it. Most of Hubbardton is located in watersheds feeding the Poultney and Hubbardton Rivers, with a small corner flowing into the Otter Creek and Little Otter Creek. All of these watersheds drain into lake Champlain, making the entire town a component of the much larger Lake Champlain Basin.

### Water Resources: Surface Water

Surface water resources are abundant in Hubbardton and not only provide ecological habitat, but also recreational opportunities and visual beauty. The nine lakes and ponds make Hubbardton a true "Lake Town", with a rich water-related history and many summer communities. A significant 5% of the land area is made up from these. Lake Bomoseen is the largest lake that lies entirely within Vermont's boundaries. All of these lakes and ponds are public waters. Public lakes and ponds are defined as 20 acres and over in size.

Hubbardton has two water bodies in its boundaries that are potential candidates for reclassification and increased protection. The town may pursue Giddings Brook for reclassification as a B(1) water, and pursue High Pond for an A(1) or Outstanding Resource Water designation.



*Beebe Pond, as seen from Eagle Rock*

There are many other ponds in Hubbardton that are less than 20 acres including Bresee, Walker and Parsons Pond. There is public lake/pond access only at the Lake Bomoseen State Park. Residents may take advantage of informal access to the lakes in areas where there is no private property, such as where the roads border the shore. The town may want to support and establish facilities so that residents can have access to the beautiful lakes and ponds in their own community.

Residents of several lakes have formed community associations to address issues pertaining to lakes. Water quality is one of the concerns, as many of them have been infected with a variety of aquatic nuisances (Eurasian Water milfoil, Purple Loose strife, and Zebra Mussel).

### Water Resources: Wetlands

Wetlands are land areas that are saturated with water at least part of the year and include marshes, swamps, sloughs, fens, mud flats and bogs. Wetlands provide important wildlife habitat, but also provide other benefits such as storing storm water runoff, purifying surface and groundwater supplies, recharging aquifers, controlling erosion, as well as providing areas for recreation.

Hubbardton has 1,057 acres of Class Two wetlands, as identified by the National Wetlands Inventory or 5.8% of the town's land area. Per the VT Wetlands Act, a 50-foot buffer zone protects all Class Two wetlands.

### Water Resources: Groundwater

Groundwater is a critical water resource, particularly in a rural area such as Hubbardton. Clean water supplies are necessary for a range of users including residences, agriculture, and business. The main reasons for planning for groundwater are to protect the health of area residents and insure adequate supplies of water for the future.

The precise location of aquifers and recharge areas in Hubbardton has not been mapped making it more difficult to protect the groundwater in the town. Since there is no public water supply, Hubbardton residents draw all of their water from individual wells scattered throughout the community. Locating clusters of private wells and then protecting the source(s) from which the water is drawn is one way to attempt groundwater protection when there is no single community source. Local management of these water sources must be enforced, and households should be encouraged to take special precautions to ensure the protection and maintenance of their drinking water supply.

### Potential sources of surface and groundwater pollution:

## Clean Water in Action

One of Hubbardton's most prominent and valued resources is its water bodies. Protecting the lakes, rivers, and ponds in Hubbardton preserves the resource for the town, but also contributes to the overall water quality of Lake Champlain, since Hubbardton is located in the South Lake Champlain Water Basin.

### Actions That The Town Can Do

- Invite DEC, ANR, PMNRCD, and RRPC to present information during educational workshops and forums.
- Adopt bylaws to regulate erosion and stormwater from town roads and private driveways
- Adopt bylaws to regulate development along river corridors
- Support the reclassification of high quality surface waters in town to provide more protection of these waters.

### Actions That Home And Landowners Can Do

- Attend educational workshops and forums held by the town
- Divert and reduce runoff from yards and driveways
- Install rain gardens, natural vegetation, and smaller lawns to increase the amount of permeable material on their property.

Underground storage tanks for petroleum or other hazardous substances  
 Pesticide and herbicide applications on agricultural land, resorts, residential properties, and utility rights-of-way  
 Failing on-site wastewater disposal systems  
 Old industrial and solid waste disposal sites  
 Road salt  
 Development along bodies of water  
 Erosion and sedimentation from construction sites and other land disturbances

Vegetated buffer strips  
 Erosion control measures on slopes  
 Protection of wetlands  
 Back-road maintenance

**Surface and groundwater protection measures:**

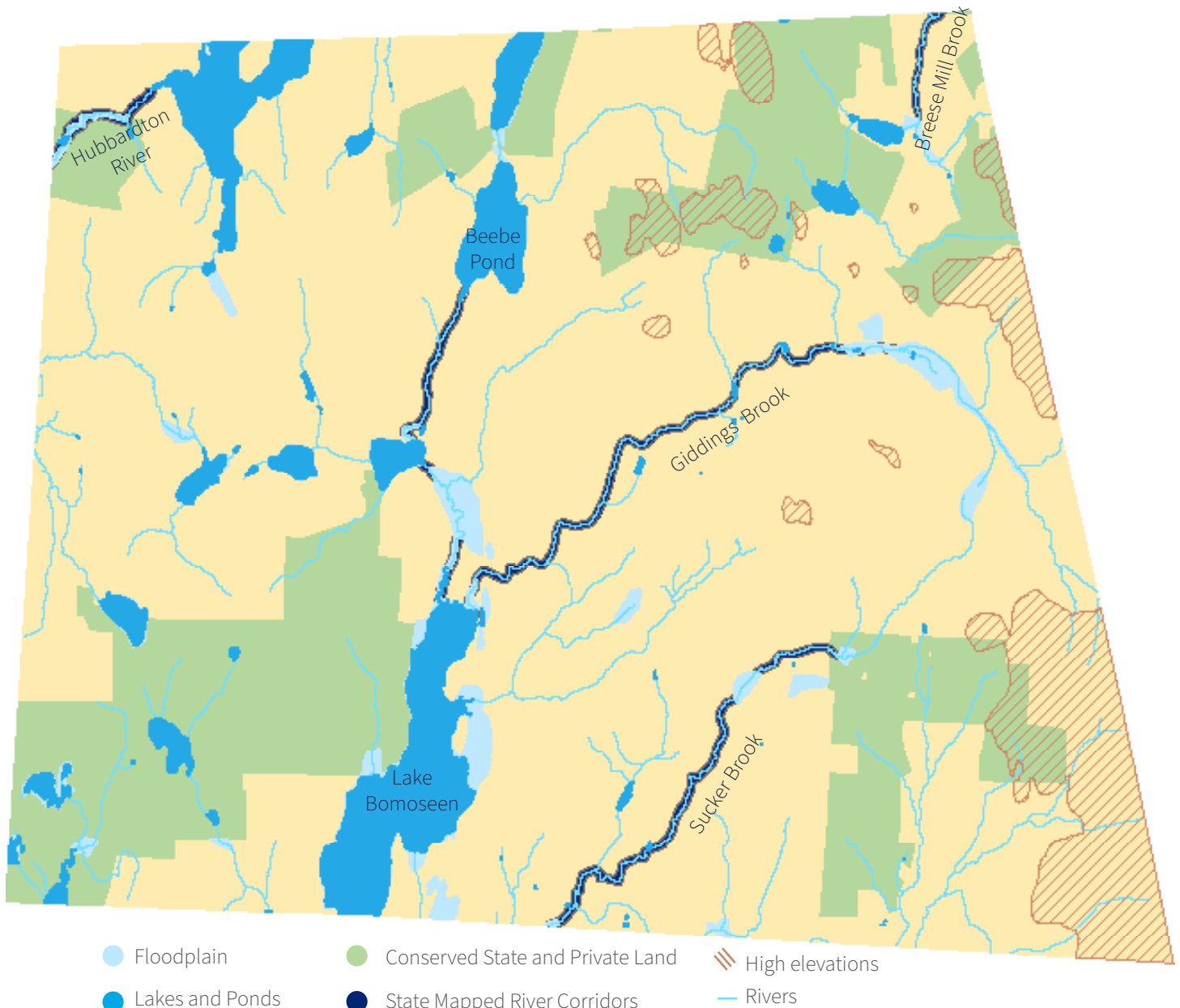
Regulating on-site sewerage systems  
 Surface water setback requirements  
 Floodplain regulations

**Flood Hazard Areas and River Corridors**

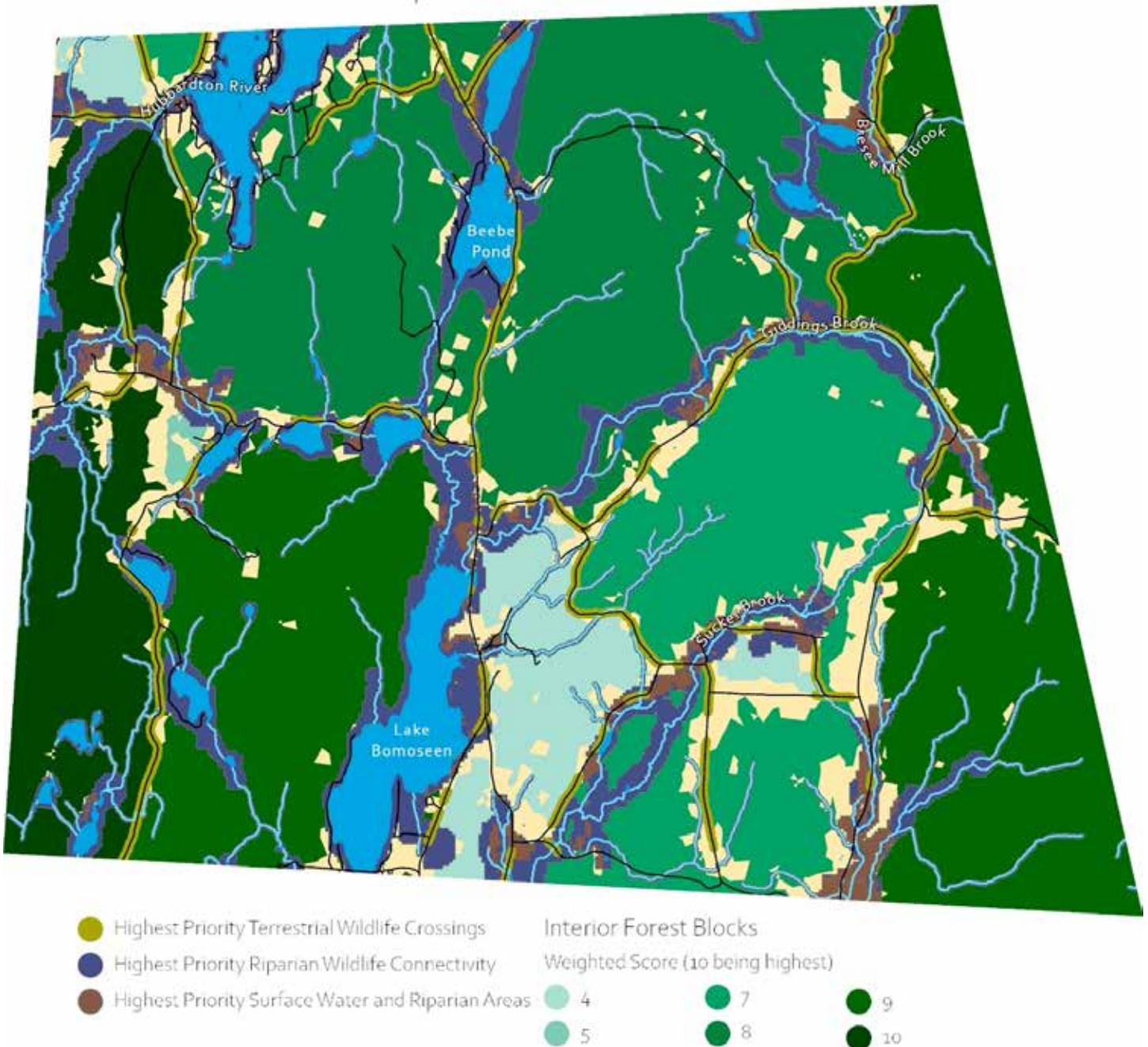
The town adopted Flood Hazard Regulations in 2008, which regulate and protect the Special Flood Hazard Area (the 100 year floodplain, as mapped by FEMA). The town is looking to adopting River Corridor protections as well, which would protect river banks from erosion and development.

Hubbardton's topography and pattern of settlement are such that the town sees minimal damage from flooding, even in large scale flooding events like TS Irene. However,

Hubbardton's Map of Natural Resources



## Hubbardton Map of Habitat Blocks & Wildlife Corridors



the town is still acting proactively by updating zoning to protect stream banks from erosion and development, and by updating their local hazard mitigation plan with flooding and erosion mitigation actions.

### Water Resources: Riparian Buffers

A riparian buffer is a band of vegetation between human land uses and surface waters that serves in many ways to protect the water quality and aquatic habitat of the adjacent river, stream, lake, pond, or wetland.

Towns have a clear legal authority under state statute to regulate riparian buffers and should adopt a minimum setback and buffer requirement on all rivers, streams, lakes, and ponds. This requirement can be included

as one of the general regulations in the zoning bylaws, and then would apply to all projects town-wide. Alternatively, a buffer requirement could be included as a district standard, and the setback and buffer distance could vary depending on the nature of the district.

### Scenic Roads, Waterways, and Views

In the course of planning for Hubbardton's future, it is important that the presence of high quality open space and scenic resources, broad scenic areas as well as scenic and historic landmarks, are recognized and the integrity of such resources is preserved. Scenic resources have aesthetic, historical, and economic value. All roads in Hubbardton being scenic resources, the views from the Hubbardton

Battlefield and Monument Hill Road of the Pittsford Ridge and South beyond Birdseye Mountain is Hubbardton's primary scenic resource. Siting of future construction as well as community facilities and infrastructure should always consider the potential impact on the aesthetic qualities of the community and preserve the undisturbed integrity of Hubbardton's quality scenic and open space resources. Any development that impacts the pristine and unbroken viewscape of the ridgelines is discouraged.

Many brooks and the Hubbardton River flow in and through the town. At one time, they were the scene of industries i.e. a pencil mill, saw mills, and for power. These all are connected to the ponds and lakes. They also supplied good fishing spots and lovely views of waterfalls and recreational swimming.

The major highway corridor through Hubbardton is Vermont Route 30, a state road that runs north and south connecting with the towns of Sudbury and Castleton. Horton Road and Monument Hill Road are the major roads roughly linking the western and eastern portions of the town. The latter is perhaps the most scenic in the town, with views of farm lands replete with animals, a Revolutionary War Battlefield, and spectacular ones of Lake Bomoseen and in the distance of the Adirondacks. Many of the most dramatic views are from the town's roadways. Any new development must not ruin these views. Roads with strong aesthetic, historic and economic impact views are: Burns Road, Black Pond Road, Bidde Knob Road, Hinckley Road, Frog Hollow Road, Lake Horton Road, VT Route 30, St. John Road, Monument Hill Road and Howland Road. There are numerous private roads in Hubbardton, usually to access the seasonal homes surrounding the lakes. Gradually, as these homes are converted to year-round residences, the roads become inadequate for more frequent and winter traffic demands. As has been the case in other parts of Vermont, converting these to town roads in the future (if requested) may become a problem due to inadequate dimensions and/or maintenance costs to the community.

Hubbardton is located in the region around Lake Champlain that constitutes the Lake Champlain Byways Corridor. This is intended to promote and protect existing regional values and resources to improve the lives of residents and visitors to the area. Some nearby communities have opted for this, and have received grants for research, mapping, markers or signs, or possibly establish a walking path and easements along the road. The Mount Independence-Hubbardton 1776 Military Road is one of several significant historical roadways in this region. It is an important part of Hubbardton's history and people occasionally participate in historical walks and bus rides along its route through town, and may be eligible for Transportation Enhancement funds.

The town's two major parks preserve some of the town's scenic resources. The Hubbardton Battlefield State Historic Site, the 1777 Revolutionary War Battlefield, encompasses 352 acres on a grassy hillside with views of surrounding mountains. Half Moon State Park preserves over 50 acres of densely wooded land surrounding Half Moon Pond.

### Air Quality

Air quality has a great impact on the quality of life and the ecology of an area. Due to relatively low emission densities and relatively favorable meteorological conditions, ambient concentrations of locally generated pollutants are relatively low in Vermont by national standards. However, the Air Pollution Control Division has reported the Rutland area's particulate matter levels to be among the highest in the state, while 24 hour sulfur dioxide levels are higher than the Burlington area's. Nitrogen dioxide levels are comparable to or lower than other parts of Vermont.

Overall, the Rutland Region's air pollution levels have not violated EPA standards for air pollutants. Town's like Hubbardton can help to maintain and improve air quality by promoting the use of public transit and car pooling, enforcing prohibitions on the burning of trash, and protecting forest resources, which can help to filter out a number of potentially harmful pollutants.

### Natural Resources Goals

Protection of water, open space, ridgelines, and fragile areas.

Any development shall maintain terrestrial wildlife crossings, riparian wildlife connectivity, and protect natural vegetation and wildlife.

### Natural Resource Action Items

Promote workshops and forums on the Clean Water Initiative and Green Stormwater Initiative with Rutland Regional Planning Commission and Poultney Metteowee Natural Resources Conservation District

Adopt a Stormwater and Erosion Control Bylaw  
When: 2024

Encourage land trusts and conservation easements to protect wildlife habitats, ridgelines, agricultural lands, fragile areas, and wildlife connections.

# Flood Resilience

Hubbardton's flood resilience plan is best outlined in their current Local Hazard Mitigation Plan (LHMP), which was approved by FEMA in 2020 and is valid for five years.

Hubbardton's 2020 LHMP outlines the town's flood risk. Although the probability of a plausibly significant flood event occurring in the future was thought to be highly likely; potential impacts to its people, property, economy, and natural resources were rated as minor (isolated occurrences of moderate to severe property and environmental damage, potential for injuries, and minor economic disruption) with a significantly higher perceived risk posed by flash flooding than inundation flooding.

Maps of Hubbardton's vulnerable locations can be found both in the town's 2020 LHMP as well as in the Natural Resources maps of this plan.

The 2020 LHMP also lists recommended mitigation actions that support the town's mitigation goals and are acceptable and practical for the community to implement. It includes a range of actions in each of four categories – Local Plans and Regulations; Structure and Infrastructure Projects; Natural Systems Protection; and Education and Awareness Programs.

To incentivize flood resilience, Vermont has established an Emergency Relief Assistance Fund (ERAF) to provide municipalities with State funding to match Federal Public Assistance after federally declared disasters. Hubbardton's current ERAF rating is 12.5%.

## **Flood Resilience Goal**

**Recognize the connections between land use, stormwater management, road design, maintenance, and the effects from disasters.**

## **Flood Resilience Action Items**

**Consider hazard mitigation in all municipal planning and capital improvement processes.**

**Encourage continued implementation of existing mitigation regulatory capabilities, such as Flood Hazard Area land use bylaws.**

**Implement the mitigation actions in the 2020 LHMP targeting floods.**

**Maintain a minimum 12.5% ERAF rating.**



*New Snow Grooming*

# Recreation

Recreation provides an important contribution to the health and quality of life enjoyed by the people of every community. Lakes and ponds in the Hubbardton area are integral elements of Hubbardton's recreational opportunities and play a critical role in the lives of seasonal and permanent residents.

Water bodies of primary importance include Lake Bomoseen, Lake Hortonia, Echo Lake, Half Moon Pond, Austin Pond, Black Pond and Beebe Pond. These provide opportunities for fishing, swimming and boating. The State of Vermont owns some undeveloped lakeshore properties in Hubbardton, but currently there are no developed public access areas.

As the shores along these public waters are increasingly developed for seasonal and year-round housing, it may become more difficult for the general public to be able to enjoy these areas. However, Half Moon State Park, which surrounds Half Moon Pond provides some opportunities for camping and hiking, swimming, fishing and boating.



There are numerous hiking opportunities in town. In the southeastern corner of town, Mount Zion preservation area, now called the Taconic Mountains Ramble State Park, has hiking trails throughout its 420 acres, as well as a Japanese Zen garden. A hike to the top of Mt. Zion reveals a panoramic view of Lake Bomoseen, the Adirondacks, the Green and Taconic mountains, and the Pittsford Ridge. This viewshed is of primary aesthetic importance and must be preserved and protected from development and degradation. Halfmoon State Park, with its hiking trail network, is across town, in the southwestern portion.

During the winter months, the Vermont Association of Snow Travellers (VAST), a non-profit organization, maintains a network of snowmobiling trails in the area, and the organization is supported locally by Snowmobilers Advocating Family Entertainment (SAFE). Ice fishing on the frozen lakes and ponds is also a popular sport.

Preserving open space and the areas around local lakes and ponds is a priority for residents, which has been expressed in the 2009, 2016, and 2023 community surveys, as well as the 2016 community forum. In addition, many expressed concern about future development along shorelines and wetland areas.

### Recreation Action Items

Stay connected with Castleton Recreation Center to promote outdoor recreation activities for Hubbardton residents.

Protect the region's lakes by discouraging the use of chemical applications.



*Japanese Garden*

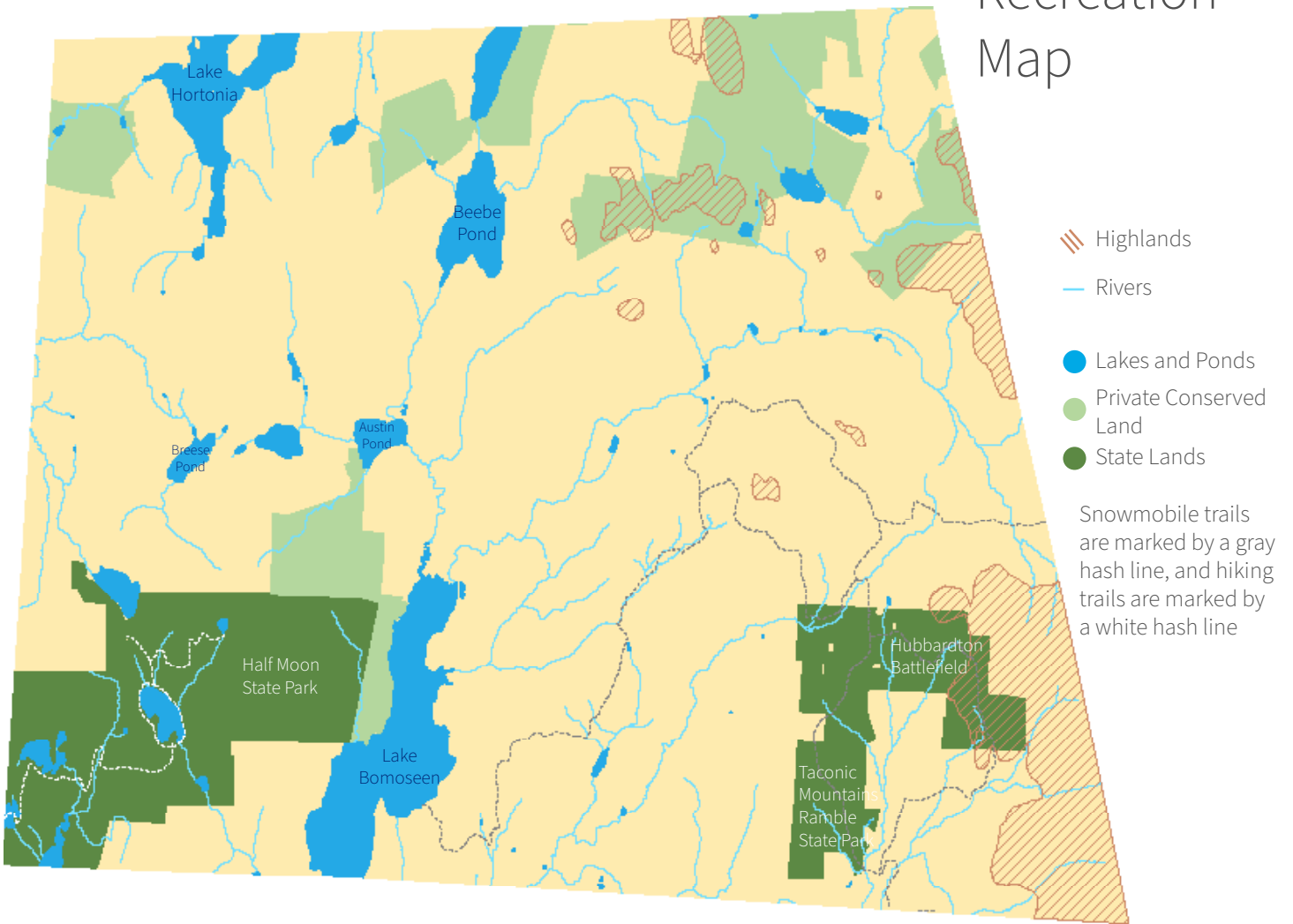


*HalfMoon State Park*

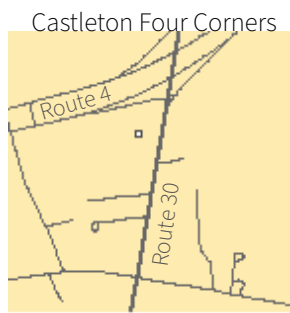
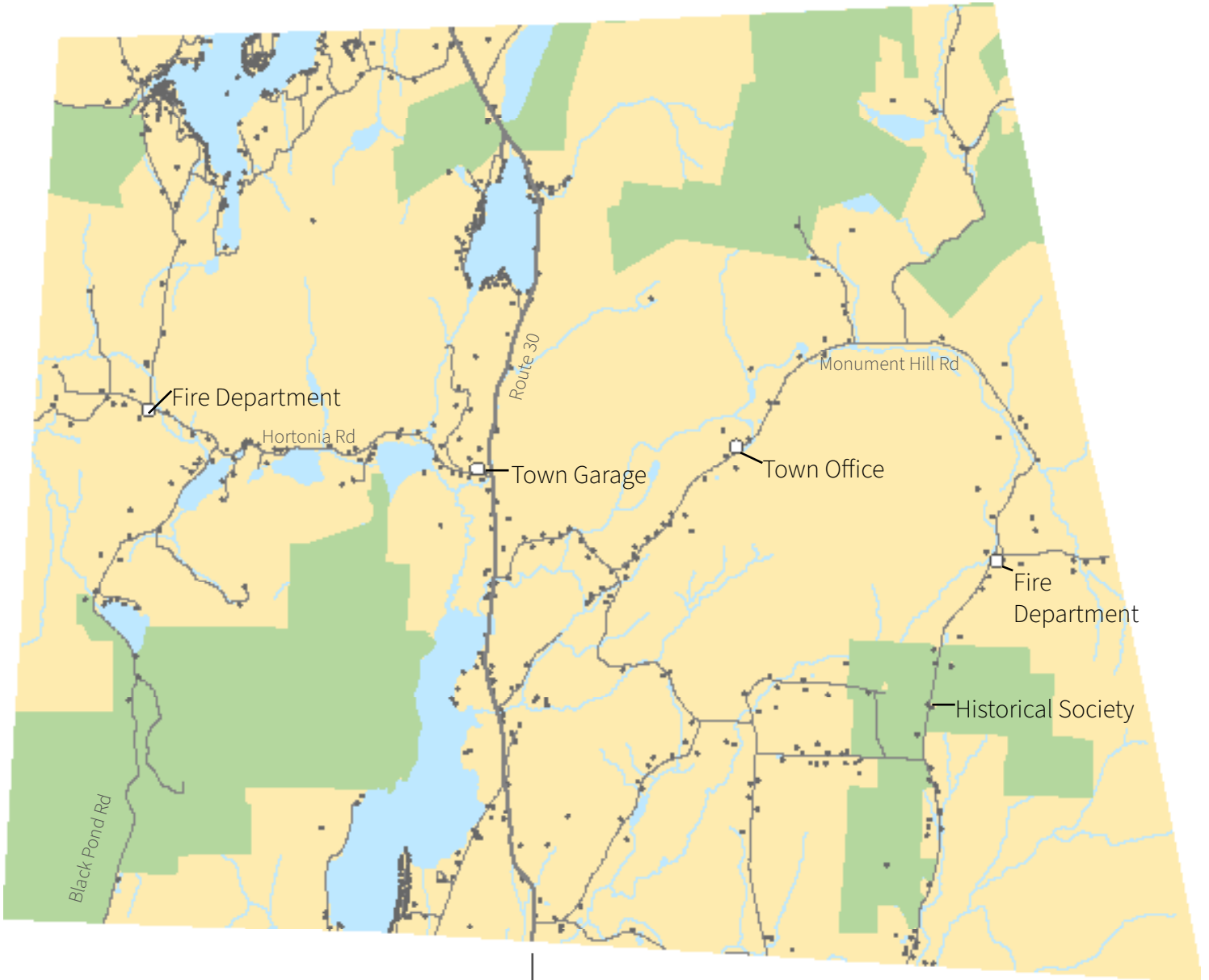


*Zion Major*

# Recreation Map



# The Hubbardton Community Map



The Castleton Elementary School and Castleton Family Health Center are south on Rt 30, in Castleton near the Four Corners.

West of Castleton, along Rt 4, is the Fair Haven High School. ←

→ To the east, in Castleton, is an Amtrak stop. Further to the east, in Rutland, one can find the Rutland Free Library, an Amtrak station and the Rutland Regional Medical Center.

# Cultural Resources

Local groups play an important cultural role in the community. There are several Lake Associations in Hubbardton that have considerable civic, social and political impact. These associations include Beebe, North End Alliance, Bomoseen and Hortonia, and their responsibilities include road maintenance and the administration of water quality grants.

The Volunteer Fire Department is also an integral component in the community. The department has been able to upgrade communication systems and provide additional training and maintain its safety equipment through chicken barbeque and other activities. The Hubbardton Volunteer Fire Department Boosters support the local volunteer fire department by providing support at fire scenes and conducting fundraisers.

The Center Grange 290, which celebrated its 110th anniversary in 2011, sponsors community service programs including the distribution of Christmas and Thanksgiving food baskets. The Grange in the past has contributed to the renovation of the Town Hall, purchased 911 signs, Hubbardton town signs and various other community projects.

The Congregational and Baptist Churches offer facilities for public gatherings. Residents can also utilize the Castleton Free Library. In the summer, there are weekly concert on the green series at Castleton University and in downtown Fair Haven.

While there is no official art community, there is a significant number of artisans in the area including potters, painters, weavers, sculptors, and glass blowers as well as apiaries and antique dealers that work out of home-based businesses. These kinds of activities can have a direct link to the economy of the area as tourists and visiting artists can take part in workshops, lectures, arts and craft festivals as well as the sale of these goods. According to the Hubbardton Town Survey 2009, residents feel that home-based businesses and small crafts/artisans should be encouraged in the area (72% and 83% respectively).

*Christmas Trees at Wright Choice Alpacas*



## Hubbardton Day

The Hubbardton Day Celebration is a community event held in July. It brings together the Hubbardton townspeople for fun and socialization and introduces the town of Hubbardton to surrounding communities and to the friends and neighbors in those towns.

This family and friends fun day is a follow up to, and resulted from the tremendous success that the Hubbardton community enjoyed at the town's 250th Birthday celebration in 2014. People wanted to keep continuing the celebration each year afterwards.

The festivities include food, kid games, contests, demonstrations, music, entertainment, concerts and an outstanding fireworks display.

## Cultural Resource Action Items

**Plan and host periodic community gatherings throughout the year.**

**Promote community involvement in the Fire Department, Grange, Senior Connection, and Town Committees**

**Encourage home-based businesses.**



# Historic Resources

Hubbardton, incorporated on June 15, 1764, has been shaped by sheep husbandry and the development of camps along the shores of local lakes and ponds. In the early 19th Century, natural hardwoods, hemlocks and white pines were cleared to make room for sheep pastures, and, today, these open spaces form picturesque meadowlands that are valued by residents. Tourism expanded in the late '20s and the development of private camps and seasonal residences continues to expand around local lakes and ponds.

The Hubbardton Battlefield—a State Historic Site—reminds its visitors of the role local troops played in the American Revolution. Located on Monument Hill, this 352 acre site evokes images of the historic battle of 1777. It is the most pristine Revolutionary War site in the United States. The views of the Pittsford Ridge, Lake Bomoseen and the Adirondacks and Taconic Mountains are much as they were in 1777. All of these views from the Hubbardton Battlefield and Ridgelines shall be protected from new development. Any development of the Pittsford Ridge would have an adverse impact on the aesthetics and scenic natural beauty of the Battlefield and its viewshed. It is a priority of this plan to preserve the integrity of the Hubbardton Battlefield and its viewshed much as it was in 1777.

The annual Hubbardton Battle reenactment, music festivals and regional bus tours and hikes attract local citizens and tourists throughout the summer season. The Hubbardton Battlefield is also a popular spot for star gazers due to the



lack of artificial light. In the Hubbardton Town Survey, many residents felt it is very important to maintain and preserve the historical significance of this site. The Town boasts other historic sites; some of the town's older cemeteries have graves of old war heroes, and scattered throughout the town are hidden and historic grave sites.

Historic preservation is being actively pursued by the Hubbardton Historical Society. Formed in January 2000, this group of volunteers is committed to preserving local history by gathering historical records and memorabilia donated by residents. The Historical Society uses the schoolhouse located at the Battlefield for meetings and museum space. At one time in the early 1900's Hubbardton had 4 schools

with 8 grades in each school. They were located in different parts of town and students walked to school. There was the Monument Hill School and Parsons School on the east side of town. The Turnpike School on Route 30 and the Bradley School on the west side.

None of these schools are active now. The Turnpike School was torn down. The Bradley School is now home of the Westside Fire Station. The Parsons School was sold and renovated for a storage barn. The Monument Hill School was purchased by the state, renovated and is now used by the Hubbardton Historical Society. These are photos of the three remaining schools as they are now and one of the Monument Hill School in the early 1900's.

Historical Population Levels in Hubbardton





*Bradley School*



*Parsons School*



*Monument Hill School - Past*



*Monument Hill School - Present*



*Hubbardton Battlefield*







*Our  
Community's  
Infrastructure*

# Housing

Hubbardton faces a unique housing situation in Rutland County because of the number of lakes and ponds that are scattered throughout the town. This has resulted in a significant number of seasonal dwellings in addition to the number of permanent, year-round homes in the area. According to VHFA housingdata.org the town of Hubbardton has 333 total year-round units (303 owner, 30 renter) and 251 season units.

## Existing Conditions

Hubbardton does not have a clear pattern of development, nor does it have a defined town center. Seasonal and year-round housing is scattered throughout the Town, while denser clusters of housing occur near lakes and ponds. The majority of Hubbardton structures (86%) are single-family detached homes, while another 12% are mobile homes. The remaining 2% are duplex configurations.

There is little housing diversity in Hubbardton, and there is not a wide variety of housing options. Green Mountain Village was converted from a children's camp to a clustered housing development in the 1960's or 1970's, and it is currently the only subdivision/semi-condominium project in Hubbardton. There are no assisted living facilities for elderly or disabled citizens.

Seasonal housing units typically have fewer rooms than year-round housing units, and may not be equipped to accommodate permanent residents. In addition, all residential units in Hubbardton use private septic tanks for sewage, and maintenance of these systems is the responsibility of each property owner. As a result, many units may not meet adequate living standards.

90% of Hubbardton's non-seasonal housing units are owner-occupied; with the remaining 10% renter occupied. The percentage of owner-occupied units increased by 10% between 1990 and 2020

The average number of residents per household in owner-occupied housing units has steadily declined over the last 30 years, reflecting a national trend. In 2010, the average household size was 2.26 persons per unit, compared to 2.53 persons per unit in 2000 and 1990. In 1980, the average household size was 3.01 persons per unit.

## Housing Opportunities

Hubbardton does not have a rental code or other regulations covering rental properties. According to the 2020 US Census, 10% of the housing units were renter-occupied. Costs normally associated with rural housing development,

such as transportation, on-site sewerage, drilling for wells and water supply, larger lot sizes (whether through zoning or consumer tastes), telephone and electric connection fees, among others, may contribute to a smaller proportion of housing units in town that are considered "affordable."

Currently, there is no affordable housing program or community group in Hubbardton; however, in 1995 a state grant was received jointly by Hubbardton, Benson, Sudbury and West Haven. Five homes in Hubbardton met state criteria for low-income residence renovations, and these homes were improved with this money. The grant was loaned as mortgages and the repayment structure is currently under examination with Bennington-Rutland Opportunity Council (BROC). The Rutland Housing Trust is a regional affordable housing developer that serves the region. The scale of their projects, however, is not a good fit for Hubbardton.

## Future Housing Needs

If history is an indication of future trends, Hubbardton should experience a continued slow steady growth in housing and housing demand. A moderate growth in population, coupled with a decrease in persons per household – along with socio-economic factors such as increasing middle-aged population and more single-parent households will likely produce a demand for more housing options. These could include: more rental options, smaller housing units, accessory apartments and specialty housing such as assisted living communities for citizens who would like to remain in the community.

## Housing Goal

**Maintain rural nature and ambiance of the Hubbardton community.**

## Housing Action Items

**Include provisions in the zoning regulations that allow for review of site conditions, settlement patterns, natural features, the placement of driveways, the location of building sites, and other aspects of residential development that may impact open spaces, the working landscape, and important views and vistas.**

**When: 2025**

**Provide residents information from Neighborworks of Western VT on ways homeowners can implement energy efficiency in their homes.**

# Transportation

A transportation network is comprised of all the forms, or “modes”, of transportation that provide mobility to residents of an area. Because of Hubbardton’s rural, low-density nature and subsequent automobile oriented transportation network, it consists primarily of highways and streets. Passenger air and public services are available in Rutland City while access to rail transportation is available in Rutland City and now in Castleton.

The average travel time to work for Hubbardton residents is 31.12 minutes, suggesting that many residents work outside the town.

## Highways

The major highway corridor through Hubbardton is Vermont Route 30, a State Highway and Class 2 Town Highways, that runs north and south connecting with the towns of Sudbury and Castleton. Hortonia Road and Monument Hill Road are the major town roads roughly linking the eastern and western portions of the community. The existing highway network has not changed significantly in recent decades.

## Class 4 Road Policy

Hubbardton has a Class 4 Road Policy adopted by the Selectboard in 1987. It states that “1) the town will not provide improvements or maintenance to any local Class 4 road not currently maintained; 2) private improvements or maintenance must not occur without authorization from the town; 3) development requiring access via a Class 4 or other highway should not occur without approval from the town; 4) granting access requires the recording of written agreements; and 5) users of Class 4 roads may be required to pay costs associated with road maintenance or improvement.”

## Private Roads

There are numerous private roads in Hubbardton, usually used to access the seasonal homes surrounding the lakes. Gradually, as these homes are converted to year-round residences, the roads become inadequate for more frequent and winter traffic demands. As has been the case in other parts of Vermont, converting these to town roads in the future (if requested) may become a problem due to inadequate dimensions and/or maintenance costs to the community. Highways and private roads in town are depicted on the Hubbardton Community Map on page 27.

## Designated Roads for Significant Resources

The Federal Highway Administration’s Byways Program is intended to promote and protect existing regional values and resources along a corridor to improve the lives of

residents and visitors to the area. It provides grants for various projects on a designated route.

Hubbardton is one of many towns in Vermont, New York, and Quebec that is located in the region around Lake Champlain that constitutes the Lake Champlain Byways Corridor. The corridor is a broad, somewhat diffuse swath of land in which local governments may designate Byway routes or waypoint communities. It is also adjacent to The Stone Valley Byway which extends on VT 30 from Castleton to Manchester, through Hubbardton. Future consideration should be given to the opportunities that this program presents.

The Mount Independence-Hubbardton 1776 Military Road is one of several significant historical roadways in the region. The Military Road is an important part of Hubbardton’s history and people occasionally participate in historical walks and bus rides along its route through town. The 1776 Military Road may be eligible in the future for Transportation Enhancement funds to research and map the exact route, install markers or signs, or possibly establish a walking path and easements along the road.

## Bridges

Bridges are critical components of the highway system, allowing travel over significant physical obstacles such as rivers, wetlands and ravines. Bridges are challenging to maintain and expensive to replace. Thus, they are a major focus of transportation and management.

Hubbardton has 16 bridges in its highway network and approximately 373 culverts, which are not technically classified as bridges but function in much the same way from a maintenance perspective.

Some of the town’s bridges are severely lacking in adequate maintenance due to a lack of necessary funding. The condition of local and state bridges is evaluated regularly by the Vermont Agency of Transportation. Using a system developed by the federal government, bridges are given a rating of between 0 and 100. Bridges with scores of less than 70 are considered eligible for non-local funding. However, due to demand, usually only bridges with much lower scores actually receive funding.

## Bicycle/Pedestrian Transportation

The dispersed nature of the settlement in Hubbardton has traditionally made bicycling or walking a less common mode compared to automobile transportation. However, Hubbardton is very popular in the summer season for bicyclists and pedestrians, especially around the lakes and historic sites. Popular routes for both residents and tour groups include VT Route 30, Hortonia Road and Monument Hill Road. The Town should work, in cooperation with the

State, to improve the roads to accommodate these uses as well as explore options for recreational trails.

### Rail

There is no rail transportation in the Town of Hubbardton, but access to an extensive rail network is available in Rutland County. Rutland is one of the primary nodes of the Vermont rail network, with lines extending north, south, west, and southeast. Currently, the railroad system in the region is being used for both freight movement and Amtrak passenger rail service. The Amtrak Ethan Allen Express route, from New York City to Rutland, stops in Castleton; the closest access point for Hubbardton residents.

### Air Transportation

The Rutland Southern Vermont Regional Airport, located in Clarendon, is one of ten state-owned and operated public use airports in Vermont. The nearest major commercial airports to the Rutland market are Burlington International, located 67 miles to the north, followed by Albany International Airport in New York State, 80 miles to the southwest. The airport in Manchester, NH while farther away, also serves increasing numbers of residents due to the presence of budget airlines. Plans to improve service, increasing access to the Rutland region, are under review. The Rutland airport supports one scheduled air carrier, Cape Air, which is affiliated with Jet Blue and provides direct flights to Boston’s Logan International Airport.

### Public Transportation

Hubbardton in general is not well served by public transportation. The largest provider of public transportation to the area is the Marble Valley Regional Transit District (MVRTD) commonly known as “The Bus.” The Bus provides service between Castleton and Rutland, however, service routes currently do not extend into Hubbardton.

### The Future: Hubbardton and the Region

In order to increase local participation in transportation planning in Vermont, the Agency of Transportation (VTrans) supports regional Transportation Advisory Committees, or “TAC”s. The members of the TACs are appointed by the towns and they work together to prioritize projects and issues for attention by VTrans. In Rutland County, the TAC is known as the Rutland Region Transportation Council (RRTC). Hubbardton actively supports the efforts of this regional transportation advisory committee and should continue to participate through its designated representative.

## Transportation Goal

Maintain the transportation network to meet the Town’s needs.

## Transportation Recommendations

Work with the Rutland Regional Planning Commission to research possible bike routes.

When: 2024



# Energy

According to the Vermont Department of Public Service, nearly 40% of the energy consumed in Vermont comes from electricity. Green Mountain Power (GMP) is the provider for electricity in the Town of Hubbardton.

Transportation is a significant source of energy use in the Rutland Region and Vermont. According to the Vermont Department of Public Service, transportation accounts for 31% of all energy consumed in 2000 in Vermont. Private automobile use is the primary source. 91% of Hubbardton residents work outside of the town. The average commute time is 31 minutes and 73% drive alone. Source: Vermont Indicators Online, 2010.

## Renewable Energy Sources and Conservation Measures

Hubbardton supports the development of residential, small-scale renewable energy sources such as water, micro-hydro, biomass, wind and solar power provided they fit with the natural environment and surroundings. Industrial scale projects on ridgelines, fragile wildlife areas and in scenic resource areas shall be prohibited due to the negative impact on soils, wildlife, wetlands and viewshed. Industrial sized renewables shall be defined as follows: any wind turbine with a hub height greater than 100 feet (excluding the blades) or a solar project 500kw or greater. These will be considered industrial scale. These industrial size projects on ridgelines would be visible and detrimental to the scenic areas of the town, particularly from scenic roads, Lake Bomoseen, Mount Zion and the Hubbardton Battlefield. Any industrial sized energy project would undermine the goals and policies established for ridgelines, agricultural soils, forests, wetlands and irreplaceable wildlife habitat. The Rutland Regional Plan notes the potential for local energy production in the form of methane captured from dairy farms or landfills, reestablishment of hydroelectric dams, solar generation, wind power, geothermal and biomass/biodiesel. These renewable energy sources are being installed in schools and farms, as well as in individual homes around the state and the region.

## Development Patterns

Land use patterns are a significant factor in determining energy demand and transportation is the leading source of energy use in the Region and State. Compact development and mixed use village/town center development helps reduce demand for transportation by locating many goods and services in the same place and facilitates pedestrian and bicycle modes of travel. Supporting compact development surrounded by more rural open areas also maintains the traditional land use pattern that residents and visitors associate with the history and character of the region.

## Recycling

The town is currently part of the Castleton recycling unit. Participation has been increasing over the years, as education programs have had an effective outcome.

## Energy Goal

Promote and support energy efficiency.

## Energy Action Items

Support and encourage use of Castleton’s Park and Ride space on the corner of 4A and Route 4.

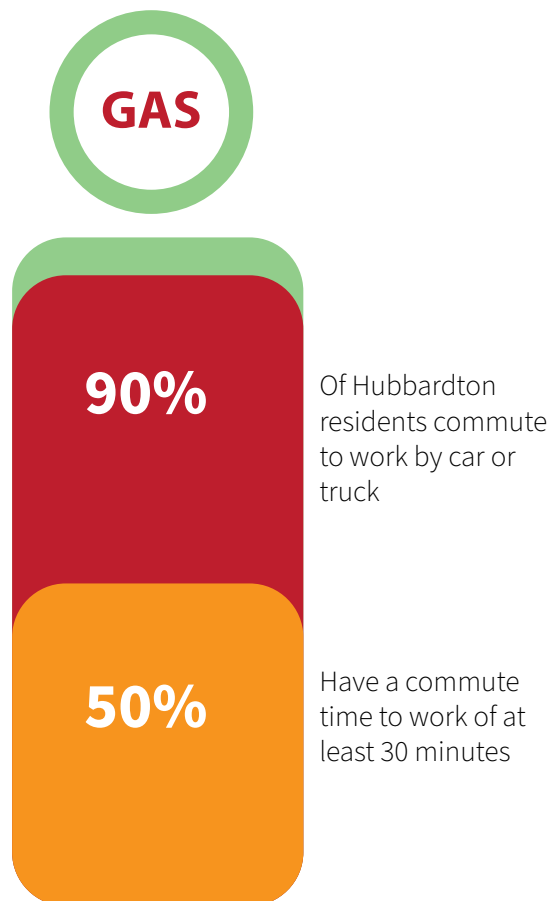
When: 2024

Promote rideshare information to the town.

When: 2024

Provide residents information from Neighborworks of Western VT on ways homeowners can implement energy efficiency in their homes.

Encourage rooftop solar for electricity and hot water systems.



# Statement of Purpose

The Hubbardton Town Plan is a framework and guide for reaching community goals. It attempts to balance the wide range of competing interests and demands found in the town, to coordinate the pattern of development, the use of important natural resources and to address both current and long-term needs. The policies stated within this comprehensive plan were developed to preserve and protect the town's assets while providing a future vision for town officials, businesses and citizens of Hubbardton

The Plan can, and should, be implemented in a variety of ways. First and foremost, the Plan should be a basis for community programs and decision-making. For example, it should influence the town's budget and capital expenditures, community development efforts, and natural resource protection initiatives. As required by law, it should also serve as a foundation for local land use controls such as zoning, subdivision, and health regulations. Furthermore, the Plan should be given full effect in all appropriate regulatory proceedings, such as Act 250.

Because it is not able to address every important local issue fully, the Plan should also be looked at as a source of topics for further study. Some aspects of the Plan are based on limited evaluations or on evaluations that should be updated. Finally, the Plan should be used as a source of local information that can be valuable to citizens, businesses, and members of local boards and commissions.

The Hubbardton Town Plan is based on specific objectives concerning the manner in which the town desires to accommodate future growth. To achieve these objectives, planning goals and recommendations have been described in the areas of prospective land use, preservation of scenic and historic features, transportation, and utilities and facilities. Implementation of the Town Plan is a local responsibility and can only be accomplished by following the provisions for adoption, maintenance and implementation as provided for in the Vermont Planning and Development Act.

## Statutory Authority and Requirements

Preparation of Town Plans is guided by the Vermont Municipal and Regional Planning and Development Act (Chapter 117 of Title 24, Vermont Statutes Annotated). This section of law specifies not only what a Plan may or must contain, it also specifies how a Plan must be adopted. The Hubbardton Town Plan was prepared in conformance with all of the requirements in the Vermont Statutes.

As for the content of a Plan, 24 VSA 4382(a) requires that all plans contain twelve items or elements. These elements include: a statement of objectives, policies, and programs; a land use plan; a transportation plan; utility and facility plan; a statement of policies on the preservation of rare and irreplaceable natural areas; an educational facilities plan; an implementation program; a statement indicating how the Plan relates to development trends in adjacent communities; an energy plan; a flood resiliency element; and economic development section; and a housing plan. In addition to containing all the required elements, plans



must also be consistent with a series of statutory goals listed in 24 VSA 4302. Consistency with the goals means that the goals have been considered and addressed in the process used to prepare the Plan, not that the Plan include all the goals. Furthermore, where any of the goals do not apply to the town or are incompatible with it, the Plan need only document the goal's inapplicability or incompatibility with local desires.

### Preparation of the Plan

The Hubbardton Planning Commission has responsibility for the preparation of the Town Plan. The Plan must be updated and readopted on an eight-year basis according to Vermont State Statutes. Work began on the current update began in August 2022. The Planning Commission conducted a survey and invited members of the public to be involved in the planning process.

### Adoption of the Town Plan

The first step towards implementation of the Town Plan is its adoption as public policy. As required by Section 4384 of the Vermont Planning and Development Act, the local Planning Commission must hold at least one public hearing on the proposed Plan. The Planning Commission must then make any necessary revisions and submit the proposed Plan to the Selectboard. Under Section 4385 of the Act, the Selectboard must hold one or more public hearings on the proposed Plan. After the final public hearing, the Plan shall be adopted by the Selectboard.

### Maintenance of the Plan

The Hubbardton Town Plan should be periodically reviewed and, if necessary, amended to reflect new developments and changed conditions affecting the town and land use Bylaws; such as Zoning and Subdivision Regulations. In accordance with Section 4387 of the Act, the Plan shall expire eight years from the date of its adoption, unless it is readopted by the Selectboard. It can be seen that adoption is therefore the first step of a continual planning process.

### Regional Coordination

This plan recognizes that Hubbardton does not exist in isolation from the region and will be affected by what happens in the surrounding municipalities. The relationship between this plan and the development trends and plans for the surrounding area and the Rutland Regional Plan has been considered. For purposes of this Plan, the surrounding area includes the Towns of Fair Haven, Benson, Castleton, West Rutland, Ira, Poultney and Pittsford. In 2012, the Select Boards of the Towns of Hubbardton, Pittsford, West Rutland and Castleton came together to unanimously oppose the development of the ridgeline with industrial wind.

Review of the land use plans of surrounding communities suggests that the future land use pattern promoted by the Plan is generally compatible with our neighbors. Surrounding communities promote low-density land development and continuation of resource-based uses (such as agriculture) in outlying areas and higher density and commercial uses in existing built-up areas. Sensitive areas (such as flood plains) are also identified and targeted for conservation, as they are in Hubbardton.



Hubbardton Day

