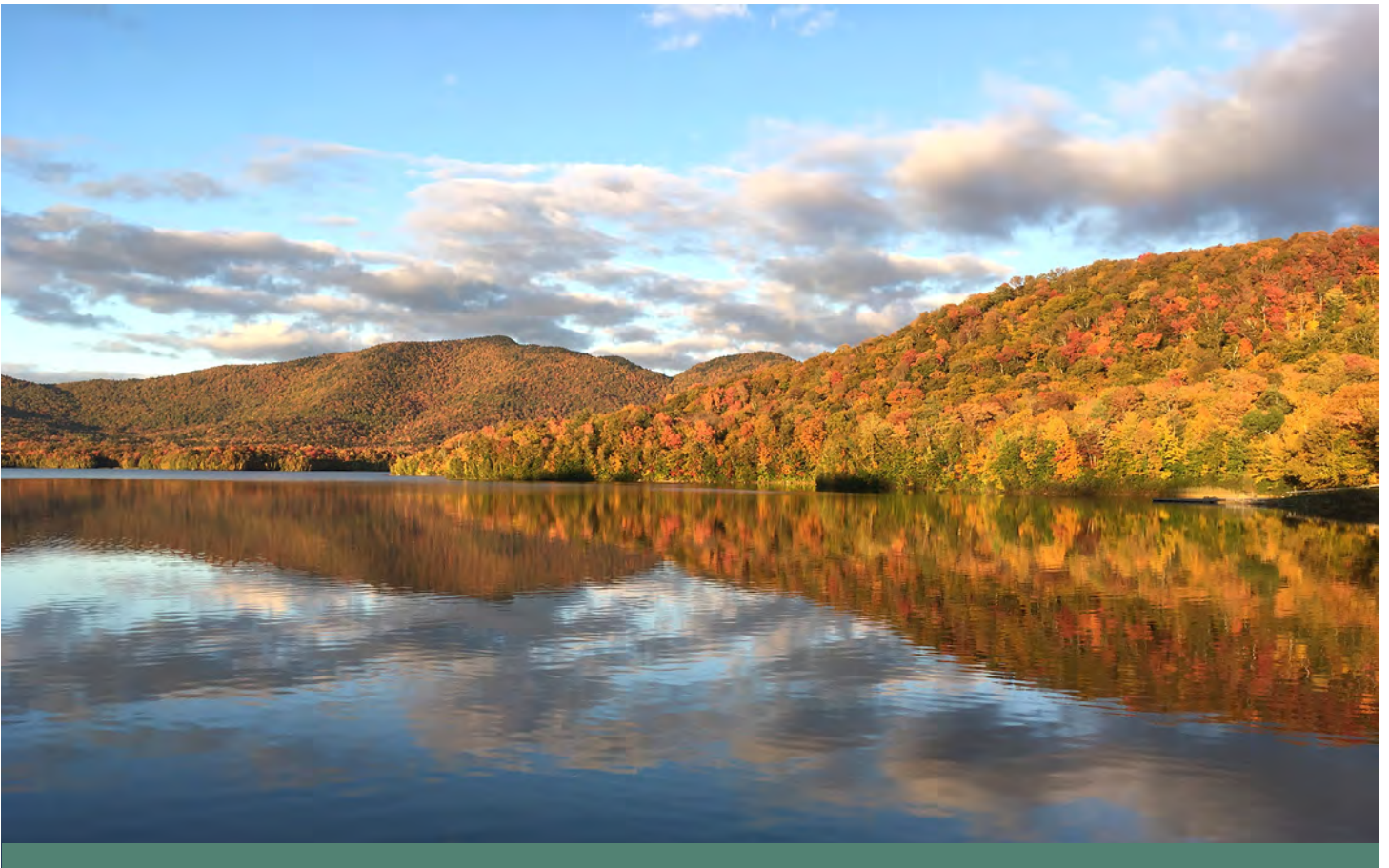




TOWN OF CHITTENDEN MUNICIPAL PLAN

PREPARED BY

The Chittenden Town Planning Commission
Adopted on December 11, 2023
by the Town of Chittenden Select Board



The Chittenden Town Planning Commission holds its regularly scheduled meetings on the first Monday of the month at 6:00 p.m. at the Chittenden Municipal Office, unless otherwise noted. Special meetings are warned to the public at the Town Clerk's Office, the Post Office, and the Wooden Barrel Store.

Town of Chittenden Select Board – 2023

Andrew Quint
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Chittenden Town Planning Commission - 2023

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Though we'll try our best to maintain this document, please notify the Chittenden Planning Commission if you find that any of the links in this document are broken.

Planning/Technical Assistance by Dubois & King and the Rutland Regional Planning Commission.

Design and Layout by Lyz Tomsuden

The Chittenden Town Plan is funded in part by a Municipal Planning Grant administered by the Vermont Department of Housing and Community Development, Agency of Commerce and Community Development

This Chittenden Town Plan builds upon all the work of previous Planning Commissions and earlier Town Plans that have shaped the town as we know it and have envisioned the future of Chittenden. This Plan is also a reflection of the vibrant sense of community and deep sense of place of the wonderful residents of this town.



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Introduction

PURPOSE

The purpose of the Town Plan is to provide information and planning recommendations to residents, town officials and surrounding communities. Planning is important as a tool to shape the future of the town to better meet the needs and desires of residents and more effectively coordinate development in compliance with state law. Additionally, having a planning commission and an adopted municipal plan allows the town to implement, amend and enforce land use regulatory documents, such as Flood Hazard Zone bylaws. A town plan is also relied on during the Act 250 (Land Use and Development Act) permitting process, as Act 250 law requires that development be in conformance with adopted local and regional plans.

Chittenden residents generally regard their community as a unique and special place. This attitude gives rise to a sense of civic responsibility, loyalty, and shared commitment to the town's welfare. The unique and special character of Chittenden is principally derived from the rural character of the community and the natural beauty of its mountain setting. The goals and recommendations found in this plan are meant to preserve and protect the town's diverse assets while providing for improvements and growth that support the community.

The Chittenden Town Plan seeks to reflect the collective values and goals of the town's residents and to guide future development in harmony with these objectives. The official adoption of the Town Plan represents a conscious community decision about the town's future character, its priorities for land use and its conservation of physical resources. This decision is based in large part on Chittenden's sense of identity as a town and its residents' desire to preserve those qualities that distinguish it.

IMPLEMENTATION OF THE TOWN PLAN

The Town Plan is intended to be a guide for the community's priorities, programs and decision-making. Its findings and recommendations should influence the Town's budget and capital expenditures, community development efforts and natural resource protection initiatives. It is important to remember that the Town Plan is not a zoning ordinance. It

is a tool designed to outline areas of community agreement, community concern, and priorities requiring attention. The Town Plan can help the Town or other organizations in the town obtain funding and support for activities that the Plan has listed. The Plan also allows the Town to express its voice in state land use permitting proceedings, such as Act 250 cases.

As in any community, a wide range of interests and issues exists in Chittenden. Unanimous agreement on any topic or detail is difficult to achieve in a diverse group of people. The Plan attempts to balance those interests and thereby best represent the variety of opinions in the community. The expectation is that townspeople will work respectfully, thoughtfully and kindly, and at the most local level possible, to address any differences of opinion regarding land use planning matters.

CHITTENDEN PLANNING COMMISSION

The Vermont Municipal and Regional Planning and Development Act (Vermont Statutes Annotated, Title 24, Chapter 117) enables the legislative body of all municipalities to create a Town Planning Commission, which may consist of not less than three nor more than nine members. Members of the Chittenden Planning Commission (CPC) are appointed by the Chittenden Select Board. At least a majority of the commission must be permanent residents of the community. In accordance with the Vermont Municipal and Regional Planning and Development Act, the Planning Commission is given the authority to prepare a Municipal Development Plan. Currently, the CPC is a seven-member commission with each member serving a three-year term.

LOCAL, REGIONAL AND STATEWIDE PLANNING IN VERMONT

The Chittenden Municipal Development Plan (Town Plan) is an integral part of the regional and statewide planning process. In adopting the Town Plan, citizens of Chittenden may anticipate the future with the knowledge that a significant step has been taken in the development and preservation of their community. The Plan was prepared in conformance with the requirements of the Vermont Municipal and Regional Planning and Development Act (Vermont Statutes Annotated Title 24, Chapter 117, Section 4382. The plan for a municipality.) The Chittenden Town Plan is consistent with the Rutland

Regional Plan that was readopted in 2018, and is also compatible with the approved plans of surrounding communities. Under the authority of the Chittenden Select Board, the Chittenden Planning Commission prepared this Town Plan.

In terms of its significance in relation to state land use controls and growth policy, the Town Plan plays a key role. Vermont’s Act 250 includes a provision for a review procedure through which all applications for a subdivision and development must pass. During the review process, the feasibility of each project is weighed against ten criteria, guidelines set forth in Act 250 Section 6086 (for a list of these, see <https://nrb.vermont.gov/act250-permit/criteria>), as environmental and economic safeguards. The ninth criterion requires that any subdivision or development must be “in conformance with a duly adopted capability and development plan, and land use plan.” These plans are developed by the State of Vermont. The tenth criterion insures that the proposed development is “in conformance with any duly adopted local or regional plan or capital program under Chapter 117 of Title 24.” These plans are developed by the towns and regional planning commissions. In this way, planning and development at the three levels of government (state, local and regional) are integrated to form a consistent approach to growth.

PREPARATION OF THE PLAN

This Town Plan has been drafted by members of the Chittenden Planning Commission with input from the public, the Chittenden Select Board, and the Rutland Regional Planning Commission staff. Funding for this update of the Chittenden Town Plan was provided by the Town. The consulting firm Dubois & King of Randolph provided planning assistance and, as of this writing, are developing streetscape/green space design ideas for the Chittenden Village Center with funding through a 2022 Municipal Planning Grant administered by the Vermont Department of Housing and Community Affairs, Agency of Commerce and Community Development.

Public involvement was encouraged in all stages of the preparation of the plan. Community input was invited in various formats – written, oral, visual – during four separate events: Chittenden Day August 2022, Harvest festival September 2022, Block Party May 2023, and Harvest Fest Sept 2023. Public comments and concerns informed the writing of the Plan. (*See Appendix*

A - 2022 Community Survey responses.) The public was invited to Planning Commission meetings held throughout the Plan update process. The public was involved during the adoption process, at the Planning Commission Public Hearing on November 6, 2023 and the Select Board Public Hearing on December 11, 2023.

CONTINUED MAINTENANCE OF THE PLAN

The long-range goals and vision the Plan contains are designed to address the town’s needs during the next 20 years or more. It is important that the Town has a coordinated, comprehensive planning process and policy framework to help guide future decisions. In accordance with Section 4387 of the Vermont Municipal and Regional Planning and Development Act, the Plan shall expire and have no further force and effect eight years from the date of its adoption, unless it is readopted by the Selectboard. The Plan may be readopted in the form as expired or about to expire, and shall remain in effect for the next ensuing eight years or until amended. Because planning is a flexible, continuing and long-range process, the Chittenden Planning Commission should review the Plan on a regular basis to ensure it is a current and vital document and, as needed, amend it in light of changes affecting the municipality.

RELATIONSHIP BETWEEN THIS PLAN AND THE PLANS FOR SURROUNDING AREAS

This plan recognizes that Chittenden does not exist in isolation from the region and will be affected by what happens in the surrounding municipalities. However, the Plan does not recommend that Chittenden should reflect the type and intensity of development occurring elsewhere, as rapid growth could destroy the very qualities that make Chittenden unique.

This Plan promotes residential, agricultural, conservation, and small-scale commercial activities at levels consistent with the community’s endowment of natural resources at the rural edge of the Rutland Region. However, the Plan recognizes the need to accommodate population, housing and business growth within the town. The relationship between this Plan and the development trends and plans for the surrounding area has been considered; the surrounding area includes the Towns of Mendon, Pittsford, Killington, Rutland Town, Brandon, Goshen, Rochester and Pittsfield as well as the Rutland Region as a whole.

Review of the land use plans of surrounding communities suggests that the future land use pattern promoted by this Plan is generally compatible with our neighbors. Surrounding communities promote low-density land development and continuation of resource-based uses, such as agriculture and forestry 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 Chittenden.

OVERALL STATEMENT OF FUTURE GOALS WITH RECOMMENDATIONS FOR IMPLEMENTATION

This document represents the culmination of the Chittenden Planning Commission's work to create and update a town plan that sufficiently meets the requirements of the Vermont Municipal and Regional Planning and Development Act and is in the best interest of the Town of Chittenden. The Select Board and the Planning Commission should follow the recommendations suggested in this Plan and make decisions accordingly. When appropriate, the Town should work creatively with other municipalities to implement the plan and seek the professional advice and technical assistance of the Rutland Regional Planning Commission. This Plan should: serve as a resource for all to better understand the community; provide guidance on town governance and priorities; and inform about the town's planning process, permits and regulations.

This document includes a brief history of the town, a general inventory of existing conditions, and a general proposal to review future development in light of a desire to preserve the rural quality of the town while protecting its natural resources and cultural and historic sites.

The Chittenden Planning Commission has agreed on the following goals:

- Preserve the rural quality and character of the town.
- Conserve and protect natural resources, including water, soils, forests, wildlife, and irreplaceable scenic and natural areas.
- Encourage the protection and appropriate use of cultural and historic sites.
- Continue planning for the future of the Village Centers and seek funding for plan implementation.
- Encourage thoughtful, respectful citizen

participation at all levels of the planning process and work to insure that decisions shall be made at the most local level possible commensurate with their impact.

- Consider the use of resources, the goals of energy efficiency and climate resiliency, and the consequences of growth and development for the region and the state as well as the community in which it takes place.
- Inform the public about town and state land use regulations.
- Prioritize quality of life and livability for all, with the town's resources managed so that our town is affordable, inclusive and welcoming.

Geography

Chittenden is located in the northeastern part of Rutland County. It is the largest town in total area in Vermont, covering approximately 74.2 square miles (47,386 acres). Despite the large area, the population density is very low at 17 people per square mile (*Source: US Census 2020*).

The Town of Chittenden is mountainous, separated by the spine of the Green Mountain Range into two watersheds. The significant irregularities in slope and elevation in town range from Farr Peak at 3,522 feet and Bloodroot Mountain at 3,485 to the 900-foot elevations shared by the East Creek and Furnace Brook stream valleys, both in the southwest corner of the town. These two lower elevation areas support the population concentrations with the only maintained roads to and from Chittenden's village centers. See *Appendix - Map 1- Land Cover map: [chit11x17_Land_Cover v5.pdf](#)*

The East Creek and Furnace Brook valleys are each approximately one-quarter mile wide. From these valley floors, the wild and forested lands climb steadily and steeply into the higher elevations, with one exception: the Chittenden Reservoir plateaus at 1,500 feet. From here, the uninhabited hills and mountains rise to their summits. The Long Trail, a 100+ year-old hiking trail that stretches from southern to northern VT and is considered by many to be a valuable resource for the state and community, traverses the town's entire north- south skyline.

Chittenden has changed considerably over time as industry and farming declined and land use and

ownership changed. In 1936, the U.S. Forest Service acquired the first land in Chittenden to become part of the Green Mountain National Forest, which was established primarily to protect the watershed areas of the State and to prevent the flooding and erosion that followed the extensive logging of early years. Currently, approximately 73% of the land in Chittenden is conserved in some way, mostly through the Green Mountain National Forest (31,411 acres), various municipal forests, Vermont Land Trust, and others.

History

Note: Most of the material in this section is from *Chittenden, Vermont (in Rutland County): A Town History* published by the Chittenden Historical Society, Inc., copyright 2008, researched by Judith Sargent, written and edited by Fran Wheeler and Karen Webster.

The charter for Chittenden was granted to Gershom Beach and 65 associates by the Legislature of the Independent State of Vermont on March 16, 1780. The town was named for Vermont's first governor, Thomas Chittenden. The earliest residents settled along the border with Pittsford. Because the terrain is very mountainous, three hamlets developed as more settlers arrived in the town. The first settlement to flourish was that of New Boston, on the high plain. However, a decline in the state's economy led to the abandonment of New Boston in the years surrounding 1810. Some of the residents moved to the lower elevation hamlets located in South and North Chittenden.

The hamlet in North Chittenden (later known as Holden) was the next to flourish. Agriculture and mining were the impetus for this growth. A rich vein of iron ore, very pure and the largest known yet in the state, was found along West Road in North Chittenden. Ore from that mine fed the furnace built in neighboring Pittsford in 1792, as well as a small bloomery forge in Chittenden along Furnace Brook, leading that area to become known as Forge Flats. Companion industries of lumbering, charcoal burning and lime kilns sprang up to feed the furnace, by then owned by the Granger Iron Co. In 1868, Charles Reed Holden brought the first steam lumber mill to North Chittenden, and a lumber boom commenced. Holden's holdings in lands and mills

increased, and the hamlet was named Holden after he also brought a post office to North Chittenden to supplement the one that had been established in South Chittenden in 1841.

The town's mineral wealth was extensive. In the later half of the 1800s, iron ore was mined in the Michigan Basin area on the east side of town by the White River Iron Co. The first mill of record was a combination lumber and grist mill built by Pickley and Nevins in 1808 in South Chittenden Village along East Creek. In time, another eight lumber mills were built along East Creek and more along the Furnace Brook in North Chittenden. The slabs of wood left stacked beside the road in South Chittenden led to the nickname "Slab City."

Zephaniah Eddy moved to Chittenden with his young family in 1841. The children, who were said to have inherited the supernatural powers of their mother Julia Macomb Eddy, became world famous for their psychic abilities. During the 1870s Chittenden was known as "Spirit Capital of the Universe," mostly from the séances they held for audiences from around the world gathered at their farm house and nearby property. Legend has it that spirit figures were conjured up in the woods at Honto's Cave, a formation made by several huge rocks leaning against one another.

By 1880, the town supported three churches, a hotel, and several general merchandise stores. Twelve mills supplied lumber products. The school system had 11 school districts in 1869, supporting 10 school houses. The two hamlets were becoming more densely settled.

However, in the late 1800s, decline in the demand for lumber, as well as exhaustion of supply, plus the added costs of transportation from Chittenden to markets, led to a corresponding decline in population. Soon, other changes were taking place in town. The Pittsford National Fish Hatchery, named for its postal address but located entirely within the Town of Chittenden, was established in 1906 and began production in 1909. The cool, clean mountain waters of Furnace Brook were found to be ideal for raising brook, brown and rainbow trout and later other species of fish. (In 2009, the fish hatchery was officially renamed the Dwight D. Eisenhower National Fish Hatchery in honor of President Eisenhower's 1955 visit to the area and the time he spent fishing in Furnace Brook while here.)

The early 20th century also led to considerable interest in a new form of venture: electric power generation. Capitalists realized the extensive 17 square-mile drainage area supplied by four streams in the center of Chittenden was an ideal spot for a large new dam to generate electricity. In 1901, Vermont Marble Company, which financed the first construction at the dam, used the opportunity to supply auxiliary power for operation of its marble products manufacturing in Proctor. When the dam was completed in 1909, Rutland Railway Power and Light used the water's energy to supply the trolley systems that traveled between Rutland and Bomoseen and Fair Haven. In 2012, Central Vermont Public Service Corporation (CVPS) merged with Green Mountain Power (GMP), and now GMP provides electricity in the area.

With the development of electric power from the new reservoir came new people, notably the William S. Barstow family. After the untimely death of their son Frederic, Mr. and Mrs. Barstow built and donated a state-of-the-art school to the community in his memory. The Frederic Duclos Barstow Memorial School, dedicated on July 1, 1933, and generously equipped for the education of children, remains an exemplary Kindergarten-8th grade school today.

The Barstows left many contributions to Chittenden beyond the school. Their properties now house two of the town's commercial concerns, Mountain Top Inn and the Fox Creek Inn.

Mountain Top Inn has played a prominent role in the economic growth of Chittenden for over half a century. The Inn had its beginnings as a farm barn that was acquired by Mrs. Barstow in 1939 and converted to a lodge capable of accommodating the overflow of guests in her home. Despite a later building fire and several changes of ownership, Mountain Top Inn has remained a preeminent resort.

While the Chittenden Reservoir with its scenic recreational opportunities has added much to the quality of life in Chittenden, in the spring of 1947 the town saw a horrendous downside. A record-breaking rainfall caused the flashboards on top of the dam to give way, sending a mountain of water cascading into Chittenden Village. In addition to the eight homes and two stores lost along East Creek, there was extensive damage to roads and many other buildings. The water rushed down into Pittsford Pond

where that dam also broke, sending floodwaters into Rutland City. Miraculously, not one life was lost. The devastation of the flood, coupled with population decline, brought the town to one of its lowest points. Now Chittenden was faced with education costs it could not afford and feared losing its school. Neighboring towns were in need of a new school, and a solution was found by combining Chittenden, Mendon and Pittsford with an agreement in 1949 to jointly operate the Barstow Memorial School.

After World War II, the relatively inexpensive cost of land coupled with the development of the ski industry, summer recreational pursuits, the growing reputation of Barstow School and the public's love affair with personal transportation produced a revived interest in the town.

Since the 1960s and the 1970s the population of Chittenden has increased dramatically. (*See Figure 2*) This increase in population has been attributed to economic expansion of the regional business center (Rutland City) and associated residential development. Also playing a part in this growth is the maturation of recreation industries, improved regional transportation, more leisure time, and the popular back-to-nature movement.

Farming activity declined drastically over the years. By 1974 only four farms were operating from a high of 150 farms in 1880. Today, one operating dairy farm remains plus several maple sugar operations of various sizes and a business that raises pasture-fed beef, along with several smaller farms.

In stark contrast to the diversity of enterprise that existed in the town until the early 1880s, the town today contains no manufacturing facilities and limited commercial activity. According to the US Census 2020, approximately 14% of the residences in town were vacation or second homes. Present-day Chittenden is best described as an appealing and desirable bedroom community and a great year-round destination for outdoor enthusiasts.

Public Facilities and Services

According to the 2000 State Planning Manual for Vermont Municipalities, “Community facilities and services are provided by the municipality (or available within the municipality) for the health, benefit, safety and enjoyment of the general public. This includes transportation, schools, parks and recreation facilities, libraries, public water supply and waste disposal systems, solid waste management, utilities and energy, police and fire protection, health and human services and general administrative services.”

Services and facilities have a significant effect on the local quality of life as well as the community’s ability to accommodate development and grow in an orderly and appropriate manner. Careful planning is essential for community facilities and services in order to meet local needs and community goals for future growth. The Chittenden Town Plan shall promote and encourage the development of an integrated and efficient utilities and infrastructure system to provide the services required by both residential and commercial users. *See Appendix - Map 2 - Education, Facilities, Utilities. [chit11x17_Education-Facilities-Utilities.pdf](#)*

MUNICIPAL FACILITIES/BUILDINGS

The Town of Chittenden owns the following properties:

Chittenden Municipal Office, 260 Chittenden Rd.
South Chittenden Town Hall, 339 Holden Rd.
North Chittenden Grange Hall, 3 Lower Middle Rd.
Chittenden Historical Society, 337 Holden Rd.
Town Garage and Transfer Station Complex, Holden Rd.

Five cemeteries: Baird Cemetery, Bump Cemetery, Horton Cemetery, Wetmore Cemetery, and Wheeler Cemetery.

Three town forests: 253-acre Town Forest Michigan Brook, 202-acre Town Forest Lead Mine, 110-acre Town Forest Mount Carmel.

Miscellaneous properties: 0.16-acre Hotel Lot at corner of Mt. Top Rd. and Holden Rd.; and 0.4- acre lot on Dugway Rd.; 0.09-acre School #6 property on corner of Sangamon and Chittenden Rd.; 2.54-acre

Grange Hall field; 0.08 Baird Memorial on Stoney Hill Rd.; 29-acre East Creek property on Chittenden Rd. Gravel pit (3.3 acres), Stoney Hill Rd.

Barstow Memorial School is a shared asset of the Barstow Unified Union School District. The Chittenden Public Library currently is located here at 223 Chittenden Rd.

Source: 129th Annual Report of Chittenden, Vermont for the Fiscal Year Ended June 30, 2022.

Future Needs - Municipal Buildings/Land Use

The following paragraphs pertain in part or in whole to town buildings and related town services and land use. These properties are a shared community asset and, like all properties, require ongoing maintenance. The Town has a part-time maintenance person to help with upkeep. The Town has committed to assessing the conditions and needs of its properties and to developing a buildings plan and capital budget to inform the future of these assets.

Municipal Office

The Town of Chittenden bought the former St. Roberts Church in 2011 and undertook major renovation of the building. This allowed the Town Offices to move to a larger space to accommodate the daily functions and business of the Town. The Municipal Office provides room for board meetings, town voting, and office space for town clerk, assistant clerk, treasurer, and various elected officials; a secure, fire-proof record storage facility; plus space for the public and for those searching deeds, titles, or any town records. The Town Office is scheduled to undergo upgrades to air quality, heating and water systems and modifications for public access/security.

Grange Hall

The Grange Hall, built in 1833, has undergone significant renovations in the recent past. The style of this building is rustic traditional with black wrought iron and reclaimed wood. This building offers space for a variety of celebrations, meetings, seminars, arts and craft shows, emergency shelter, and many other community uses. In 2023, a new front porch and stairs are under construction, and a commercial grade kitchen vent plus a wheelchair accessible ramp are under consideration. Acceptable uses for the full 4.4 acre lot are still under discussion, but the property has been used for large outdoor community gatherings.

1780	Town of Chittenden granted to Gershom Beach and others	1934	Clarence Perry store (owned by S.E. Smith) burns to the ground
1780	Town of Philadelphia granted to Samuel Beach and others	1939	Mrs. Barstow purchases the Long farm, that will become the Mountain Top Inn
1789	Town of Chittenden is organized	1941	World War II begins
1802	Andrew Barnard operating blacksmith shop	1942	Mr. Barstow dies
1804	Town of Philadelphia organized	1945	Mountain Top Inn purchased by Bill and Margery Wolfe
1813	Most residents have left New Boston	1947	Flood of 1947 (flashboards at Chittenden Reservoir Dam broke)
1814	Northern half of Philadelphia is annexed to Goshen	1949	Barstow Agreement for Joint School
1816	“The year without a summer”	1955	President Dwight D. Eisenhower visits Chittenden
1816	Southern half of Philadelphia is annexed to Chittenden	1957	U.S. Fish hatchery rebuilt
1832	Methodist Church built in No. Chittenden	1957	Chittenden Volunteer Fire Department formed
1833	Congregational Church is built	1958	Mrs. Barstow dies
1834	Organization of Congregational Society	1960	First Catholic Mass held in Chittenden
1840s	Iron forge gives name to Forge Flats in Holden	1965	St. Robert’s Roman Catholic Church completed
1841	Zephaniah Eddy comes to Chittenden	1965	Barstow School’s Junior High wing dedicated
1841	Chittenden Post Office opens	1973	Reservoir drained for repair
1850	East Pittsford Methodist Church built	1976	Chittenden Historical Society incorporated
1851	Organization of Wesleyan Methodists in No. Chittenden	1991	Slab City Messenger (through 1999)
1854	Last full-time minister at Congregational Church	1980	Chittenden bicentennial
1861	Civil War begins (ends 1865)	2002	Major rejuvenation of Barstow School
1868	Charles Reed Holden brings first steam mill to No. Chittenden	2006	Chittenden Recreation Program initiated
1873	Congregational Church falls from state minutes	2009	Renovation of the lower level of the Grange Hall completed and reopened for public use
1875	Methodist Church built in South Village	2009	U.S. Fish Hatchery renamed “Dwight D. Eisenhower National Fish Hatchery.”
1879	Patrons of Husbandry (the Grange) is organized in Vermont		Governor James Douglas and U.S. Senator Patrick Leahy participated in the ceremony.
1880	Census records town population of 1,092	2010	St. Robert's Church closes
1885	Chittenden Public Library is organized	2011	Tropical Storm Irene devastates the state with heavy rain and flooding
1890	All mining ends in Chittenden	2012	Office of emergency management established
1892	Post Office comes to Holden	2013	New town office opens in renovated St. Robert's Church, and Historical Society relocates to former town office space
1900	City Bridge reconstructed	2016	Chittenden and Mendon vote to form the Barstow Unified Union School District
1900	First telephone in Chittenden	2019	Village Center Designation in South Chittenden and North Chittenden
1901	East Pittsford Pond Dam completed	2020	COVID pandemic suspended public use of all town buildings except Chittenden Firehouse and Town Offices, as necessary
1905	First electricity in town at Roger’s place	2022	Town buildings re-open, except Town Hall
1906	Town purchases the Grange Hall	2022	Public acquisition of 2.54 acre meadow across from Grange Hall
1906	U.S. Fish Hatchery established	2023	USFS purchases 2,744 acres from Trust for Public Lands
1909	Chittenden Reservoir Dam completed		
1912	Civil War monument dedicated		
1914	World War I begins (ends 1919)		
1914	Powerhouse completed		
1916	New iron City Bridge constructed		
1927	Flooding causes much damage		
1928	Chittenden Dam drained for repairs		
1930	The Census records a population of 341		
1933	National Prohibition ends		
1933	Barstow Memorial School is dedicated		

Figure 1. Timeline of Notable Chittenden Events

Lower Level:

A catering kitchen and banquet room with capacity for 54 people;
ADA compliant restroom facilities;
ADA entrance;
Elevator and stairs to the upper level;
Custodial room;
Mechanical and utility room for HVAC, electrical and plumbing equipment;

Upper Level:

An open hall with capacity for 72 people.
Elevator to lower level as well as a stairwell.
Full ADA bathroom facilities.
Mechanical room providing heat, air conditioning and ventilation to be in compliance.

South Town Hall

Located within the Chittenden Village Center, this historic two-story building is at the heart of town. It has served many purposes through time, though currently the building is closed to the public. A 2022 Municipal Planning Grant (MPG) provided funds to hire Dubois and King out of Randolph to work with the MPG steering committee to gather public input on possible future uses of the building and to provide a variety of alternative design, implementation, ownership and funding strategies. As of this writing, plans continue to evolve. Public input indicates support for renovating and re-opening the building for community use, public functions, or perhaps to host the public library and Historical Society’s collection.

Historical Society Building

Also within the Village Center and, thus, part of the MPG planning, this building is currently leased to the Historical Society. It could be renovated or removed to provide additional town center green space and parking for the Town Hall.

Town Garage and Transfer Station complex

The Town Garage houses Chittenden’s transportation department and equipment.

The Transfer Station has two compactors and a fork lift. The building has concrete floors that are sinking and cracking, the back wall is rotting wood, and the floor in the storage area also is cracking and settling.

Goals/Objectives:

- Provide quality public facilities that enhance the efficient governance of town, that promote

community connections, that serve to protect the health, safety and welfare of town residents, and that meet future needs, within the town’s fiscal capabilities and land use planning objectives;

- Preserve the rural quality of the town.

Practical Solutions/Tasks:

- Assess and prioritize the uses, needs, capabilities in terms of water and septic, and costs to maintain, or to repair or restore as appropriate, existing Town-owned facilities to meet the stated goals.
- Develop a 5-10 year maintenance schedule for all town infrastructure so Town can evaluate needs and budget costs.
- Hire a contractor to oversee and maintain Town-owned properties and buildings.
- Investigate alternative uses, funding sources, locations, and ownership/management options for South Chittenden Town Hall as generated through the Municipal Planning Grant public input and planning process and further developed by consulting firm Dubois & King.
- Continue developing plans and implementation strategies for the Chittenden Village Center through the Municipal Planning Grant process.
- Implement appropriate uses and rules for the Grange Hall and adjoining field.
- Work to develop or refine bylaws and ordinances that advance the goals of the Town Plan.

MUNICIPAL SERVICES

The elected five-member Select Board is the legislative body that oversees the governing of the town. The elected Town Clerk and Town Treasurer provide daily administrative functions as enumerated by state law. Other town officials are listed below.

Office by Election:

- Town Moderator (elected)
- Delinquent Tax Collector (elected)
- Auditors (three, elected)
- Cemetery Commissioners (three, elected)
- Justices of the Peace (seven, elected)
- School District Moderator (elected)
- School District Clerk (elected)
- School District Treasurer (elected)
- School Directors (elected)

Offices by Appointment:

- Road Commissioner
- Town Agent
- Town Health Officer

State Forest Fire Warden
 Deputy Forest Fire Warden
 Tree Warden
 Solid Waste Alliance Communities (SWAC)
 Representative
 SWAC Alternate
 Regional Ambulance Representative
 Emergency Management Director
 Emergency Management Coordinator
 Recreation Committee Chair
 Planning Commission Members
 Rutland Regional Planning Commission (RRPC)
 Regular Commissioner
 RRPC Alternate Commissioner
 Rutland Region Transportation Advisory
 Committee (TAC)
 Special Flood Hazard Area Administrator

Source: Chittenden 2022 Town Report

COMMUNICATION AND OUTREACH

Goals/Objectives:

- Enhance communication between the Town and community to highlight events and share information about local ordinances and current issues; increase public awareness of community events (cultural, social, and governmental).

Practical Solutions/Tasks:

- Provide professional and financial resources support as needed to continue to improve and augment the town website and social media.
- Expand the Town’s email (or text) distribution list to send out the Chittenden Chit Chat as well as to alert the public to meetings and events in town.
- Move North Chittenden’s message board to the Grange Hall and/or add additional sandwich boards with important public information around town.

SOLID WASTE AND RECYCLING

Chittenden is a member of the Solid Waste Alliance Communities (SWAC), which serves ten towns in the area. Its objective is to resolve solid waste management issues in a cost effective manner. In 2007, SWAC became a member of the Produce Stewardship Institute designed to reduce health and environmental impacts by providing educational training, distributing Healthy Homes Cleaner kits, maintaining a website with current information, hosting collection events and obtaining grants to defray costs of hazardous waste related activities. The

Select Board’s Solid Waste Disposal Committee, and transfer station attendants work closely to coordinate the safe and proper disposal of all forms of waste in accordance with established state requirements. The Transfer Station is licensed and meets State of Vermont’s regulations. There is an annual dumping fee for all Town property owners and residents who use the Transfer Station.

In 2012, Act 148—Vermont’s Universal Recycling Law—was passed. The intent of the law is to divert recyclable items, leaf and yard debris, and food scraps from landfills. In July 2015, all recyclables were banned from landfills; July 1, 2016 leaf and yard debris and clean wood waste were banned from landfills; and in 2020 food scraps were banned. Facility owners and trash haulers need to collect and manage these wastes accordingly. The Town added a compost bin at the Transfer Station for residents to assist in the appropriate disposal of food waste.

As of July 2015, municipalities were required to implement variable rate pricing (aka “pay as you throw”) based on volume or weight. The Town continues to work with the SWAC to ensure compliance with Act 148.

Future Needs

An anticipated increase in the number of households – both seasonal and year-round – will be accompanied by an increase in the amount of solid waste produced and, subsequently, an increase in disposal and transportation costs. Recycling is encouraged to reduce costs.

Goals/Objectives:

- Keep pace with town needs for solid waste disposal and recycling demands by improving the Town’s recycling facilities and transfer station capacity in a fiscally responsible way.

Practical Solutions/Tasks:

- Provide ample education and signage to inform people about Act 148.
- Increase public awareness about composting opportunities in Chittenden.

EMERGENCY MANAGEMENT SERVICES

Disastrous events, whether natural or man-made, can occur at any time in Chittenden, with little to no warning and with wide-ranging impacts for both the town and the entire region. Proper emergency

management practices can help lessen the impacts of future events in the town, by addressing four key phases of emergency management: hazard mitigation, preparedness, response, and recovery.

Vermont State statute requires towns to have a local organization for emergency management. The Select Board can appoint an Emergency Management Director who is responsible for the organization, administration, and coordination of the local organization. The Emergency Management Director may appoint an emergency management coordinator and other staff as needed to carry out emergency functions. Chittenden formed a local organization in 2012 and has a highly functioning emergency management team consisting of the Emergency Management Director, the Emergency Management Coordinator, a Public Information Officer, the Town Health Officer, a Select Board representative and three volunteers. The role of the team is to prepare for and implement all emergency functions to prevent, plan for, mitigate and support response and recovery efforts from all hazards.

Response activities address the short-term direct effects of an incident and seek to save lives, protect property, and meet basic human needs. This includes fire, emergency medical services, law enforcement and other emergency response activities. Response operations are greatly enhanced by proper preparedness; most emergencies of any scale will require towns to work together, and often to work with state and federal agencies.

Every April, the Emergency Management Director must submit a copy of the Local Emergency Management Plan to Vermont Emergency Management for approval. This plan documents all the steps that need to be taken during an emergency, including, but not limited to, opening an emergency operations center, notifications, warnings, sheltering, and resources. The plan includes a complete listing of contacts, selected methods for alerting the public, locations that are to be used as shelters and emergency operation centers, emergency equipment available, and a map of the evacuation routes. Emergency shelter locations are at the Barstow Memorial School and the North Chittenden Grange Hall (limited services at this time due to no cooking).

Every five years, the town must submit a Local Hazard Mitigation Plan to Vermont Emergency Management and then to FEMA for final approval. This planning

takes several months in order to identify local hazards, prioritize them and then develop mitigation strategies to address them. Chittenden's Local Hazard Mitigation Plan was formally approved in January 2021. The Emergency Management Team is responsible for reviewing the strategic plan with the Select Board on at least an annual basis. The greatest threats identified in this plan include inundation/flash flooding/fluvial erosion, severe storm events with extreme cold/wind/snow/ice and drought. Wildfire was also a concern. While the likelihood is low, failure or overtopping of the Chittenden Dam could cause catastrophic loss of life and property damage in Chittenden.

Priorities identified in the Plan include upgrading culverts/bridges as needed to reduce the risk of flooding, flood resiliency actions to protect river corridors from degradation, and dam safety such as the warning sirens, plus several other mitigation projects.

This plan is available on the Town of Chittenden's web page under the Emergency Management tab.

FIRE PROTECTION

The Chittenden Volunteer Fire Department was established in 1957 to protect lives and property from fires and other disasters. The department responds to various types of calls including chimney fires, forest fires, motor vehicle accidents, and mutual aid to assist in other towns. A First Response Emergency Squad is part of the department and is operated to handle medical and/or traumatic emergencies. The department is made up of active members (trained firefighters), inactive members, and the non-firefighting First Responders. From time to time the department also has junior firefighter members as part of its makeup.

The department is incorporated under the rules of the IRS as a not-for-profit corporation and owns all of its equipment. Contact the CVFD for a complete listing of equipment, if interested.

The department responds to approximately 30-40 calls annually and has a mutual aid pact with the surrounding towns. There is an automatic mutual aid procedure in place with Rutland Town and Pittsford, where both towns are automatically called if there is a structure fire in Chittenden. On the easterly slopes, Pittsfield services all calls at a charge. Town fire protection is adequate and constantly being

appraised by the officers of the department. The department is an active member of both the Rutland County Firefighters Association and the Vermont State Firefighters Association.

Although the Fire Department currently operates independently, it is in the public interest that the organization remains knowledgeable and aware of future growth trends and development patterns in Chittenden. Location, access to, and density of a new development should include provision for effective fire protection.

EMERGENCY MEDICAL RESPONSE

Chittenden First Response has served the community for nearly 30 years. The coverage area includes all of Chittenden and East Pittsford and responds to approximately 100 calls in a year. There are currently 5 members on call including licensed Emergency Medical Technicians and Vermont Emergency First Responders. The Regional Ambulance Service out of Rutland also serves the area and assists with calls. 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.

POLICE

Local dispatch of the State Police responds to all 911 calls. Also, at present, the Town contracts with the Pittsford Police Department for regular patrols of town.

Future Needs

According to the Rutland Regional Plan, as the average age in Rutland County increases, the impact on emergency services will grow in step. In addition, the aging population will likely mean the retirement of many volunteer firefighters and rescue personnel. Response organizations will have to find ways to attract additional new volunteers.

It is expected that the trend towards more scattered development will continue. This will have both positive and negative impacts. The positive is that with more scattered housing and business development, the odds of single-structure fires spreading will be minimal. The negative is that with more secluded houses, fire departments and rescue squads will be faced with longer trips and more difficult access.

Goals/Objectives:

- Provide fire, police and rescue/recovery services appropriate to the town's needs.

Practical Solutions/Tasks:

- Support strategies to expand the existing volunteer Fire Department and First Response membership and to provide paid daytime coverage as needed.
- Consider future options for providing additional fire protection, including investigating the feasibility of a fire department substation in North Chittenden.
- Examine, update, and re-adopt the LEMP regularly, as required.

HEALTH AND HUMAN SERVICES

The Town of Chittenden does not have any health service facilities. 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.

Likewise, the town 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, legal, social or emotional problems. Such agencies include community action organizations, youth service bureaus, parent child centers, State government regional offices including for the Department of Children and Families, Department of Health Access, Office of Child Support, Department of Labor, and the court system, except for Justices of the Peace.

Education Services and Facilities

See Appendix - Map 2 - Education, Facilities, Utilities. [chit11x17_Education-Facilities-Utilities.pdf](#)

School Districts in Vermont are legal municipalities and, as such, operate independently from the towns in which they are located.

Frederic Duclos Barstow Memorial School

Barstow Memorial School is a major asset to the community and serves as a magnet for those seeking a quality public education for their children.

As part of the Rutland Northeast Supervisory Union, the Barstow Unified Union School District is

operated by an elected five-member board of School Directors and is responsible for providing a high quality pre-K to grade 12 education for children in Chittenden and Mendon. The school hosts a private Forest Preschool and also houses a public 10-hour/week pre-kindergarten program administered by the supervisory union. Special Education and Transportation services are also administered by RNESU. In addition to the students of Chittenden and Mendon, Barstow serves a limited number of tuition students from surrounding communities.

Renovations and maintenance of the facility have been ongoing. Additional classrooms and facilities were added in 1937, a major addition was completed in 1939, and a new wing, the Middle School, was built in 1965. In 2002, a renovation project included the addition of a middle-school sized gymnasium, an updated cafeteria kitchen, an elevator, new classrooms, and additional offices, all while maintaining the classic look of the beautiful brick building. The school grounds include play equipment plus an upper and lower athletic field as well as a trail system around the property.

More information can be found on the school's website: <https://barstow.rnesu.org> and the Vermont Dept. of Education website: [Vermont Agency of Education](https://www.vermont.gov/business/industries/education)

Student Transportation

The Barstow School District operates a bus service for K-8 students. Additionally, the school has participated in the Safe Routes to School program that encourages children to walk or bike to and from school routinely and safely. A 2006 Safe Routes to School grant provided money and technical support from the State and the Rutland Regional Planning Commission.

High School

The Town of Chittenden does not operate a high school. All high school aged students may attend a public high school of their choice or enroll at a private high school to which the town will pay the State Average Announced Tuition. The majority of public high school students in Chittenden attend Rutland High School in the City of Rutland. Others attend Proctor High School, Mill River Union High School, and Otter Valley Union High School, among others. Students also have the option of attending Stafford Technical Center in Rutland, for specialized technical training in a wide variety of fields. The Chittenden

School District operates a bus for high school students on a limited-run basis.

Higher Education Opportunities

There are no post-secondary education institutions in Chittenden, but there are two colleges in the Rutland Region: Vermont State University and the Community College of Vermont in Rutland.

Informal learning opportunities are available through the Chittenden Public Library, Rutland Free Library and other area libraries. Cultural events are offered year-round in the town and region.

Goals/Objectives:

- The community will, in partnership with the schools, promote in all students the knowledge and skills necessary to become independent thinkers, lifelong learners, and responsible and productive citizens.
- Provide access to educational and vocational training opportunities sufficient to ensure the full realization of the abilities of all Chittenden residents.

Practical Solutions/Tasks:

- Continue cooperation between the school board and town to promote education and support educational facilities and infrastructure.
- Improve roads and trails infrastructure to promote safe pathways for students.
- Work with school directors to provide safe and sufficient facilities.

CHILD CARE

Children are fundamentally important to a town's future and will be a factor in the growth of the community. Because many families require some form of child care services, the availability, accessibility and quality of affordable day care could affect the town's ability to attract and retain families with young children. Currently children under the age of 19 comprise 24% of Chittenden's population.

Future Needs

Chittenden's socio-economic profile suggests that the number of children needing child care facilities will continue to remain stable, necessitating the continued demand for quality child care and to support private child care establishments. There are critical issues regarding child care that should be considered in Chittenden. First, low income families

have difficulty accessing child care and afterschool programs, due to financial constraints, lack of transportation, and the demands placed on working parents. Middle income families also struggle to pay for child care. Another deficiency is specialized child care services for infants as well as children with special needs. Lastly, child care providers struggle financially due to insufficient state and federal funding, and workers are paid relatively low wages.

Goals/Objectives:

- Meet residents’ demand for child care services.
- Support in town child care, as appropriate.

Practical Solutions/Tasks:

- Support public/private partnerships to provide high quality child care and afterschool care services in town.
- Work to ensure all state standards are met or exceeded to provide the best possible child care.

Federal Services

Postal Service

There is one US Post Office in Chittenden (ZIP code 05737) that is located at 198 Chittenden Road and has limited hours. Two neighboring Post Offices deliver within the Town of Chittenden: the Rutland Post Office (ZIP code 05701) and the Pittsford Post Office (ZIP code 05763).

Dwight D Eisenhower National Fish Hatchery

The Dwight D. Eisenhower National Fish Hatchery was established in 1906 and began production in 1909. For most of its 100+ years of operation, its official name was the Pittsford National Fish Hatchery, although it is located completely within the Town of Chittenden. In 2009 it was renamed in honor of President Eisenhower who visited the hatchery in 1955 and subsequently ensured funding was provided to improve the facility.

The fish hatchery is an important cultural, historic, and recreational facility for the town in addition to its important function in the state’s and region’s fish management efforts. See the History, Recreation and Cultural Resources sections for more information about the fish hatchery and its importance to Chittenden and the region.

Green Mountain National Forest

The United States Forest Service manages the 31,411 acres of Green Mountain National Forest (GMNF) in Chittenden. See the Recreation section and Maps for more information on the GMNF.

Federal Aviation Administration (FAA)

An FAA aircraft beacon is located off Beebe Hill Road.

Goals and Tasks:

- Support functions of the Fish Hatchery, including its role as a tourist attraction.
- Continue to work with the GMNF for sustainable use of the forest by the town and the general public.
- Continue to monitor the USFS’s Telephone Gap project and minimize potential negative impacts on town.

Private Facilities and Services

WATER SUPPLY AND DISPOSAL

Currently, on-site wells and springs provide the water for homes, businesses and public buildings in Chittenden. On-site septic systems provide for sewage disposal for individual homes, businesses and all public buildings in town. All septic systems are regulated by the State of Vermont and the Town Health Officer.

Future Needs

The town may have a need for public sewer facilities in the future, specifically for the Barstow School (public building) and built up areas of South and North Chittenden.

Goals/Objectives:

- Meet state safety regulations pertaining to safe water standards – drinking water, waste water, septic.
- Ensure the health and well-being of the community.
- Support proper planning to accommodate population growth and new facilities.
- Promote land conservation and environmental protection in conjunction with development.
- All developed properties should maintain compliance with state and local regulations for drinking water and sewage disposal.

Practical Solutions/Tasks:

- Establish and maintain a record of identified contaminated water supplies in Chittenden, as well as a listing of those areas known not to possess an adequate potable water supply source.
- Assist in monitoring public water drinking sources and achieving minimum safety and sanitary standards for existing facilities.
- Restrict development in areas of severe limitations for septic systems, as per state regulation.
- Study the feasibility of establishing a public wastewater facility to serve public and private buildings, especially Barstow School, in the population centers of Chittenden.

ELECTRIC SERVICE

See the Energy Section in this plan.

TELECOMMUNICATIONS

New developments in the field of telecommunications continue to have major implications for the town. Of particular note for this plan are the impacts on land use, emergency preparedness, transportation and economic development. Telecommunications encompasses a broad range of technologies, including telephone lines, digital cable, towers, repeaters, antenna, and satellite receivers. The industry is in a constant state of flux, with new technologies emerging on an ongoing basis, providing new services that will require new and improved infrastructure.

Cable and Fiber Services

Cable services are available in some parts of town. Comcast is currently the provider of cable services in Chittenden. Fidium Fiber provides high speed internet access only.

Cell Service

Cellular service is not available throughout the Town, and is of inconsistent quality. The Local Hazard Mitigation Plan identifies a plan for cell service.

Future Needs

- A key trend occurring in the telecommunications industry is an increased use and convergence of technologies – packaging phone, internet access and television services together. This will result in new opportunities and challenges. Over time, most current facilities (especially towers) will

become obsolete and will need to be retrofitted or replaced by new structures.

Goals/Objectives:

- Support Otter Creek Communications Union District's plans for making broadband/high-speed internet service and cell phone service uniformly available in all parts of town.
- Provide the technology for Chittenden businesses, municipal entities, and residents to be competitive in an economy increasingly dominated by technology.
- Ensure that school children have access to internet as needed to effectively meet their education responsibilities.
- Increase available technologies, making homes in Chittenden more desirable to prospective home buyers and home-based businesses.

Practical Solutions/Tasks:

- Work to expand existing cell phone service coverage.
- Advocate for infrastructure sharing by telecommunications facilities in lieu of new towers and other structures, where possible.
- Work with surrounding communities to encourage providers to increase telecommunications infrastructure, thereby bringing their services to Chittenden.
- Work cooperatively with surrounding towns and the Legislature to bring enhanced technology services to town.
- Develop a plan for the disposition of unused or abandoned telecommunications facilities and infrastructure.

Service Organizations and Cultural Resources

SERVICE ORGANIZATIONS

A number of community organizations exist to serve a variety of purposes in town:

Chittenden Cares, Inc.

Chittenden Cares is a 501c3 nonprofit organization whose mission is to support and encourage a thriving community and to help residents in critical need by providing financial and/or material support.

Chittenden Bone Builders

Bone Builders is a strength-building program focused on using free weights to build bone density and reduce and/or reverse the effects of osteoporosis. The Bone Builders program in Rutland County is sponsored by the Retired and Senior Volunteer Program (RSVP), which provides weights for the several class sites around the county and training for volunteer instructors who teach at each location. In Chittenden, trained instructors lead the classes which take place in the Grange Hall and online.

Chittenden's Senior Citizens

The Chittenden's Senior Citizens is an active group of residents all sixty years or more of age. Members join together for weekly meals and also to enjoy other activities such as the speakers, Bingo, restaurant outings, and other special events throughout Vermont. (Source: *Chittenden 2022 Town Report*)

Chittenden Dammers

The Chittenden Dammers Snowmobile Club, founded in 1965 with just 14 members, is dedicated to promoting snowmobiling courtesy and environmental awareness. With a membership that has grown to over 800 individuals, including members from neighboring towns and states, the club manages a trail system spanning over 45 miles. These trails are utilized year-round for various activities such as snowmobiling, hiking, mountain biking, and more, making Chittenden a sought-after destination. The club owns modern snow grooming equipment to maintain optimal trail conditions. The Chittenden Dammers not only maintain these trails but also actively engage with the community through charity work, fundraising events, and community involvement. The club and its members have received multiple awards, including State Club of the Year, Best Signed Trails, Snowmobiler of the Year, Groomer of the Year, and Snowmobile Family of the Year from the Vermont Association of Snow Travelers. More information can be found at www.chittendendammers.org

Churches

Mt. Carmel Community Church
North Chittenden Community Church
Church of the Wildwood, Methodist

CULTURAL RESOURCES

Thriving cultural environments are important components for the overall health of a town. They promote the area's unique characteristics, broaden understanding of issues and cultures around the world, and contribute to the economic vitality and overall quality of life. Planning for cultural resources involves promoting their viability and use and allows for the values of these resources to be taken into account in light of current economic, social and cultural conditions. The town has two state-designated village centers, which gives the town priority consideration for various state grants and programs, including Historic Preservation Grants. Such funding opportunities would directly support the viability and preservation of Chittenden's historical and cultural resources.

Chittenden has many active organizations working to enhance the community with cultural events in town. These organizations promote fundraising, ancestral heritage, economic development, youth, social service and education. Specifically:

Frederic Duclos Barstow Memorial School: This pre-Kindergarten through 8th grade school serves the towns of Chittenden and Mendon and is the heart of many recreational and cultural activities throughout the year.

Frederic Duclos Barstow Memorial School Library: The school library at Barstow is designed to support the course of instruction in a formal education program as required by the Vermont Agency of Education.

Chittenden Public Library (CPL): Local public libraries are in many ways focal points of the communities they serve. The CPL, a facility with over 2,500 books for adults and 450 books for children, is housed within the Barstow School Library. In addition to books and periodicals, the public library provides several personal computers for public use. The library is equipped with wireless Internet access for use with the library's computers or patrons' laptops. Photocopies can be made for a small fee. The annual budget for the library service is \$20,000, provided by the Town of Chittenden. The library is open to the public 16 hours per week.

Ways to enhance and deliver library service in Chittenden should be carefully considered so as to best serve the community. The Chittenden Public Library has limited ability to expand due to space constraints

and a relatively small budget. At present, there is a joint effort by the town and the school to obtain additional resources for residents and to provide a well-rounded library program for all. Other libraries are available in the region for use by Chittenden residents. The Rutland Free Library, in the City of Rutland, is a full-service library facility. Currently, Chittenden residents wishing to check out materials from the Rutland Free Library may purchase a library card there.

Green Mountain National Forest: This land is used for legally approved activities, educational purposes and forest management.

Honto's Cave: This area has local historical value as a site of 19th Century séances.

Boiling Spring: Several very large springs form the origin of a sizable brook and the water source for the Village of Proctor.

Dwight D. Eisenhower National Fish Hatchery: The hatchery is open to the public year round. The staff provide educational outreach programs for area schools.

Churches: (see Private Facilities and Services section)

Chittenden Historical Society: Located temporarily at the former town office at 337 Holden Road. Hosts cultural and educational events. Promotes preservation of the towns' historical articles, buildings, and cemeteries.

Grange Hall: This building is now nearly fully renovated, designed to serve as a public multi-purpose event space to be used for meetings, celebrations, community forums, and community events.

Cemeteries: Cemeteries provide an important record of town history (see Private Facilities and Services section).

Civil War Monument: Dedicated September 12, 1912 to honor the Civil War soldiers of Chittenden, Vermont.

Goals/Objectives:

- Contribute to the quality of life in Chittenden by providing and protecting a variety of cultural resources and opportunities.
- Maintain the quality and frequency of cultural

events and activities available in town.

- Encourage community projects, art and cultural events, festivals and cultural tourism.
- Encourage cultural resource groups to collaborate with the town and other interested parties.

Practical Solutions/Tasks:

- Promote cultural activities through posting flyers and calendars of events in town-owned buildings and on the website, as well as assisting in other promotional activities.
- Utilize public facilities and space as venues for artists, historical exhibitions, and cultural events.
- Support the Chittenden Public Library and other organizations that provide cultural opportunities in Chittenden.
- Complete the Grange Hall improvements so that it can be fully utilized.
- Work towards the refurbishment and upgrading of other public buildings and properties.
- Plan for outlining necessary facility upgrades into a future capital improvement plan.

Historic Resources

Vermont Statutes Annotated Title 24, Chapter 117, Section 4382 contains twelve specific content goals that enumerate and generally describe the objectives that must be accommodated in a municipal plan. Number five requires that "A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources" be provided in the municipal plan.

Historic resources include important historic structures, sites or districts, and any areas of archeological significance. This designation may also include significant views and/or vistas, scenic routes, and recreation areas. All of these features contribute to the definition, cultural development and character of a community. Identifying, locating, and preserving historic resources is highly desirable. All of the features mentioned above should be identified, mapped and evaluated for preservation or enhancement as best suits the needs of the community.

Chittenden has a rich prehistoric and historic legacy, as is evident in the settlement and land use patterns, residential structures, remains of old commercial and

industrial businesses, cemeteries, archaeological sites and community gathering places throughout the town.

Chittenden possesses a variety of historic resources that enhance the character of the community, provide opportunities for residents, and contribute to the vitality of the town. The town has two historic districts, according to the State of Vermont: Holden Historic District and Chittenden Village Historic District. Other settlements, such as New Boston and Philadelphia, have played a role in Chittenden's development and remain important historical resources for the community. Chittenden's architectural legacy, cultural history, and unique visual identity contribute to the creation of community, historic pride, and economic advantage. These assets must be carefully managed.

In the late 1980s, the State Division of Historic Preservation published an inventory of the historic structures in Rutland County entitled, *The Historic Architecture of Rutland County: including a listing of the Vermont State Register of Historic Places*. The publication details the historic districts and buildings in Chittenden. There are 63 buildings in Chittenden on the state register of historic places. The earliest recorded structures date from the last quarter of the 18th century and are generally 1.5 story Cape Cod types. Second generation houses from the mid-19th century generally were classic cottage type homes with Federal and Greek Revival Styles. Also, during the mid-19th century larger 2.5 story vernacular farm houses with Georgian Plans in the Federal and Greek Revival style began to appear. Toward the end of the 19th century houses with Victorian details such as Italianate and Queen Anne began to appear. Early 20th century buildings include the Hydro-Station and Barstow School in the Colonial Revival Style. (Source: Vermont Division of Historic Preservation. Curtis B. Johnson, editor; Elsa Gilbertson, assistant editor. *The Historic Architecture of Rutland County: including a listing of the Vermont State Register of Historic Places*. Montpelier, Vermont: Agency of Development and Community Affairs, 1988).

Several organizations in Chittenden are dedicated to the preservation of the town's historic resources as well as to public education. They include the Chittenden Historical Society and Historic Buildings Preservation Committee, which are supported through fundraising efforts and membership dues. Their most significant recent project was the renovation of the Grange Hall. Visit the Historical Society's website at www.chittendenhistor.org.

The population in Chittenden includes second homeowners and others not historically tied to the area. This increases the important role of historic resources in providing a continuous story of how the town developed. Historic buildings will require rehabilitation, and the town will continue to face the challenge of integrating historical features with current needs and goals.

Goals/Objectives:

- Protect, preserve and maintain historic sites and structures in town.
- Encourage, where practical, the preservation, restoration and adaptive reuse of historic public buildings and privately owned structures.
- Support the protection and preservation of prehistoric and significant archaeological sites.
- New development, construction and rehabilitation activities should be compatible with existing Chittenden infrastructure.
- Encourage new construction that is compatible with the historic character of the community.

Practical Solutions/Tasks:

- Develop and maintain a complete inventory of historic sites and structures in town.
- Continue planning and design efforts in the two Village Centers.
- Support public and private efforts to preserve and restore historic resources with the help of organizations such as the Chittenden Historical Society and the Historic Buildings Preservation Committee.
- Pursue grant opportunities, in collaboration with community organizations, to continue to protect and preserve Chittenden's historic resources.
- Maintain a listing of resources in the Town Office for historic preservation and restoration.

Economic Development

SOCIOECONOMIC INFORMATION

An analysis of a community's population, housing and economic activity is an important feature of a municipal plan. This socioeconomic information allows the town to estimate future population growth or decline, anticipate impacts on community services and land use, and respond to the changing needs and demands of its citizens.

The following information is a highlight of recent trends in the Town of Chittenden. Much of the data in this plan is from early synthesis of the 2020 US Census and should be updated as new data becomes available.

POPULATION

The population of Chittenden has fluctuated significantly over the past 200 years, but has grown overall. Chittenden saw a precipitous drop in population between 1880 and 1930 when the population decreased from 1,092 to 341 people. The population in 2020 was 1,237. The chart below illustrates the population history of Chittenden.

Reflecting state and national trends, the median age in the Town of Chittenden is increasing. The 2020 median age of 46.4 is close to that of Rutland County (47.2) and significantly higher than that of the State of Vermont (42.8 years) (Source: US Census 2020). This fact has significant planning implications. For example, it suggests that the state and town should anticipate increased and changing demands for community and health-oriented services. It also suggests the need to attract workers to replace people who retire from the workforce. According to the Joint Fiscal Office's issue brief dated Jan 12, 2023, "Unless Vermonters ages 65 and older decide to leave Vermont in droves or younger working-age people flock to the state in great numbers, Vermont's ratio of old to working-age people will continue to rise, placing a greater burden on workers to support both young and old."

HOUSEHOLDS AND HOME VALUES

As can be expected with an aging population, household size is generally small. In 2000, the average-sized household was 2.62 persons. In 2010, the number dropped to 2.52 but in 2021, the average household size in Chittenden climbed to an estimated 2.83, which is well above the Rutland County (2.34) and State of Vermont (2.35) averages. (Source: 2020 US Census)

With regard to housing, the Chittenden community is becoming more stable. According to the 2021 American Community Survey 5-Year Estimates, roughly 95% of the population reported having lived in the same house one year ago.

The median home sale prices in Chittenden continue to exceed those for Rutland County and approximate those for the state as a whole. In Chittenden in 2022, the median primary home value in Chittenden is

\$268,000. Between 2009 and 2013, the median home value was estimated to be \$225,000.

RECENT TRENDS IN HOUSING

Similar to many other locations in the state and county, home sale prices in Chittenden skyrocketed through 2007 and into 2008. This dramatic increase was fueled by historically low interest rates and special mortgage packages that permitted small down payments and floating interest rates. That housing bubble burst with the collapse of many banks that had been holding mortgage-backed securities, and real estate values in Rutland County stagnated for a decade. However, since 2020 and the impacts of Covid-19 on communities everywhere, many have migrated to Vermont, though there is a "constrained supply of available homes for sale."

INCOME

The estimated median household income in Chittenden in 2021 was \$90,313, a significant increase over the past decade, as reflected in the 2021 US Census Bureau: American Community Survey 5-Year Estimates. This figure is significantly higher than the state and county levels. In 2021, an estimated 5.8% of residents had an income below the poverty level compared to 10.3% statewide (Source: <https://www.city-data.com/poverty/poverty-Chittenden-Vermont.html>).

ECONOMIC DEVELOPMENT PLANNING

Economic development planning helps to establish and maintain a community's diversity and unique character. It encourages a healthy mix of enterprises to support jobs and tax revenues in the town. The Town can be active in maintaining and enhancing the physical character of Chittenden by encouraging development to take appropriate forms and to occur in appropriate locations.

Like many other municipalities in Rutland County, Chittenden derives most of its revenue from the taxation of local property in order to support municipal services. Chittenden will need to be active in managing economic growth to ensure the future of its tax base and quality of life.

EMPLOYMENT

According to 2021 data, approximately 17.4% of Chittenden workers (135 individuals) are employed

in town, engaging in a variety of occupations. 82.6% of employed residents (639 individuals) work outside of town, and an additional 635 people work in Chittenden but live elsewhere (Source: Vermont Housing Finance Agency, HousingData.org, 2021). In 2023, Rutland County had an unemployment rate of 2.6%, higher than the 1.8% rate for the state as a whole (Source: VT Department of Labor).

For those working outside of town, the average commute time is approximately 29 minutes (Source: 2021 US Census Bureau: American Community Survey 5-Year estimates). This suggests that many residents work close to the city of Rutland or at the nearby ski resorts of Killington and Pico.

ECONOMIC CHARACTERISTICS

Public Sector

Town revenues are generated primarily from the taxation of real property. Figure 9 shows the distribution of revenue-generating property by classification in Chittenden.

Revenue for the town comes primarily from property taxes, Payment in Lieu of Taxes (PILT) from the National Forest, town fees, transfer station stickers, grants and state aid, and other sources as shown in the annual Town Reports. The Town also receives partial reimbursement from the State for property tax reductions accorded land that is in the current use program.

See the Public Facilities and Services section of this plan for more information.

Private Sector

Chittenden has retained its natural resource-based industries (timber and wood harvesting) and a commercial sector that includes farming, a store, inns, auto garage, construction businesses, maple sugaring, several recreation outfitters, and other home-based enterprises.

The Mountain Top Inn has established itself as a preeminent seasonal resort bringing guests from all over the country, as well as international visitors, to the town of Chittenden. In addition to the original structure, the Inn is now comprised of several pre-existing and new vacation homes and rebuilt cabins, an event barn, beach pavilion and Equestrian and Nordic centers. The Inn provides cross country skiing and other outdoor recreation for locals as well as



Figure 2. Population History of Chittenden, VT (<https://www.housingdata.org/profile/population-household/population>)

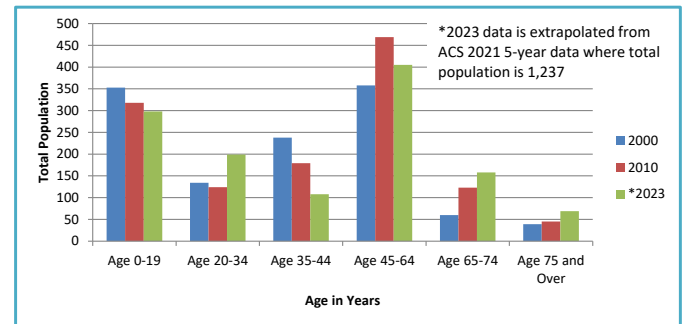


Figure 3. Population by Age in Chittenden, Vermont
Source: ACS 2021

visitors such as tour groups, corporate meetings, and weddings.

The Fox Creek Inn was built as a country house in 1830 and was once owned by the Barstow family. It opened as an inn in 1975 and has had several names over the years. The Inn’s current owners are the Woods who host visitors from all over the world in the six guestrooms, with homemade meals served in the dining room. They also host the Historical Society for their annual meeting in November and the Seniors for a luncheon in May.

Another key business in town is the Wooden Barrel Country Store. It is the only store in town, providing food, supplies, hunting licenses, etc. Its central location in town – in proximity to the school, post office, town offices, etc.– offers a convenient range of services for residents.

Despite the decline in local employment of residents, businesses continue to operate throughout town, tourism has grown, and Barstow School remains an asset for the town and real estate market. Some residents who provided input and ideas on the

future of Chittenden at the Chittenden Planning Commission’s tables on Chittenden Day and Harvest Fest 2022 expressed a desire to see more small businesses in town (e.g. a coffee shop, antiques shop or artists’ gallery), small-scale clean industry, and tourism. (See Appendix A - 2022 Community Survey responses)

VILLAGE CENTER DESIGNATION

Authorized by 24 V.S.A. §2793a, a Village Center designation recognizes and encourages local efforts to revitalize Vermont’s traditional village centers. In accord with the land use goals of the State of Vermont, the designation encourages compact village centers surrounded by working rural lands. The Town of Chittenden includes two designated Village Centers:

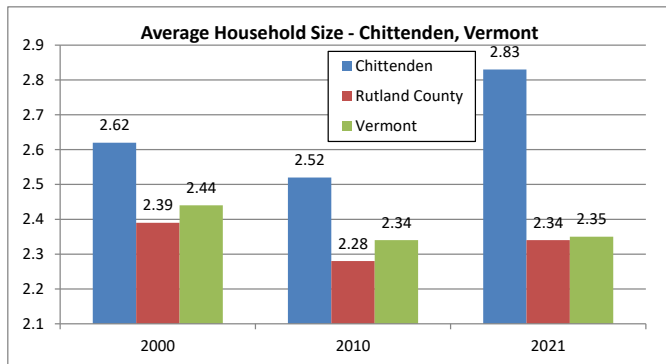


Figure 4. Average Household Size in Chittenden, VT
Source: <https://www.housingdata.org/profile/population-household/average-household-size>

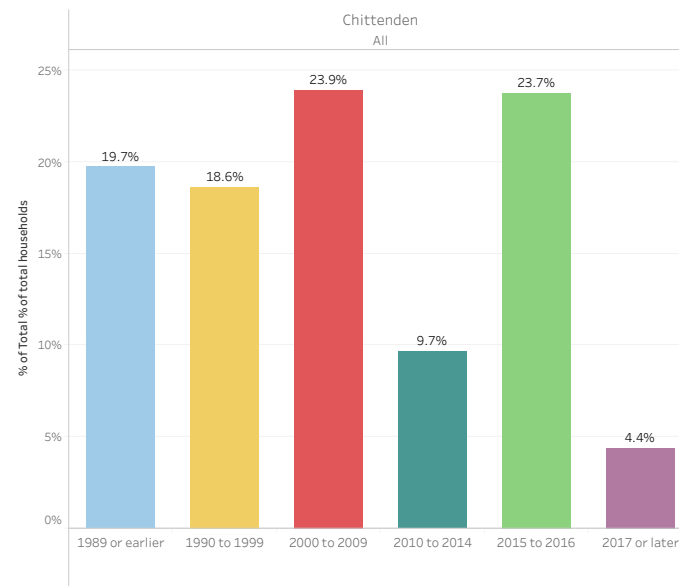


Figure 5. Year Householder Moved into Unit
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2021

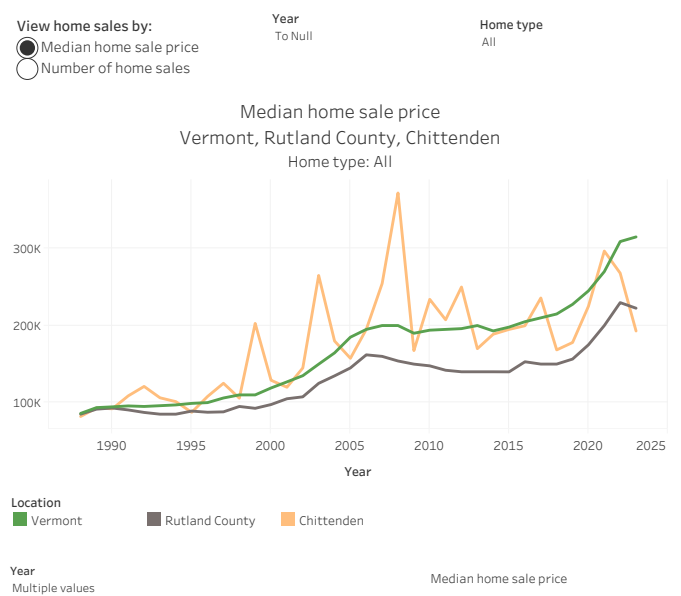


Figure 6. Median Home Sale Price
Source: Vermont Department of Taxes, Property Transfer Tax (PTT) records

Chittenden Village Center and North Chittenden Village Center, approved in 2019 (See Appendix - Map 9 - Village Centers [chit11x17_VillageCenters v5.pdf](#)). Village Center Designation is an important tool used to protect and enhance the characteristics of the areas that are valued by the community. The benefits of Village Center Designation include tax-incentives to maintain and enhance buildings as well as priority consideration for various state grants and programs such as Municipal Planning Grants and the Community Development Block Grant Program (CDBG). The designation must be renewed every eight years.

In 2022-23, Chittenden was awarded a Municipal Planning Grant for the development of a streetscape/greenspace design for the Chittenden Village Center. The consulting firm Dubois & King of Brandon was contracted to gather community input, identify challenges, prioritize needs, and create design alternatives for the future of this area. (See Appendix B) [Appendix B Village Center design ideas - posters and maps by Dubois & King 2023.pdf](#)

ECONOMIC DEVELOPMENT CHALLENGES

Gaps in telecommunication service, roadway limitations (e.g. there is no thruway), and its rural location nestled amongst thousands of acres of National Forest land are all challenges to Chittenden’s economic growth. The town’s topography and extensive stream network place physical limitations

Estimated median household income by tenure

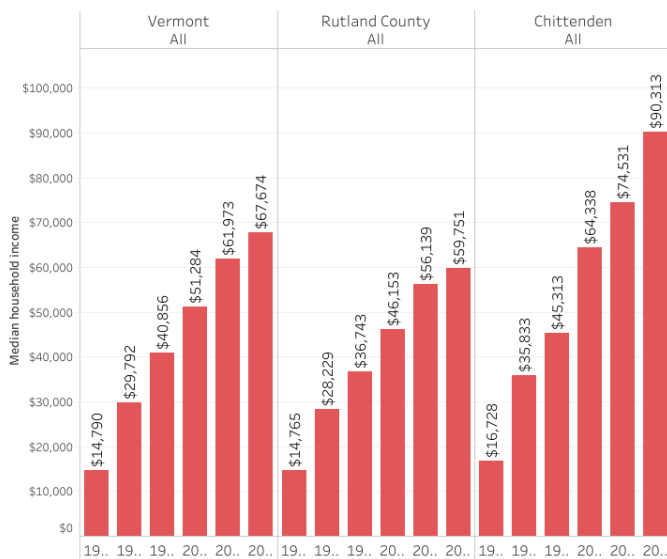


Figure 7. Median Household Income
 Source: US Census Bureau, American Community Survey 5-year estimates B25119

on growth. These physical characteristics are an asset in preserving the rural character of the community, a limitation on development, and a potential source of tension for community members trying to balance the desire to preserve the historically rural character of the town with the desire to promote new business in the town. As the primary method of transport for goods and people, as well as emergency response, the road system is constrained by the lack of alternative routes and throughways.

Goals/Objectives:

- Support existing businesses.
- Encourage the development and expansion of appropriate and compatible businesses and jobs that are compatible with a small, rural community.
- Encourage a diversified local economy with a balance of small, locally-owned business and light industry to augment the local tax base and improve local employment opportunities.
- Support businesses which maintain the working landscape, such as agriculture, forestry, and value added products.

Practical Solutions/Tasks:

- Continue the Village Center design process and research implementation strategies and funding alternatives.
- Promote the grouping of related and compatible

businesses and industries, and discourage strip development.

- Attract business which will help reduce the tax burden on property owners without requiring significant public expenditure.
- Encourage commercial architecture design that is consistent with the town’s rural character.
- Facilitate public improvement projects that will promote economic development.

Estimated travel time to work by work location

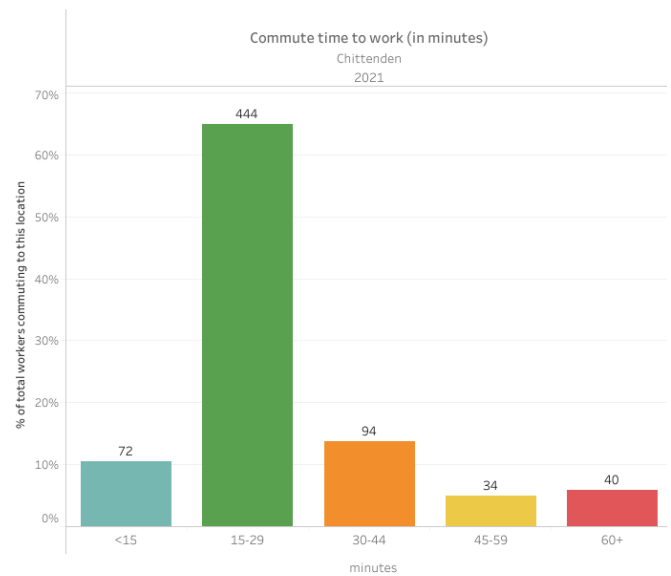


Figure 8. Commute Time to Work
 Source: US Census Bureau: American Community Survey 5-Year estimates B08303

Recreation

Chittenden prides itself on the extensive outdoor recreational opportunities available within its borders, and recreation is an important component of the lifestyle and livelihood of many Chittenden residents. Popular activities include hunting, fishing, trapping, hiking, snowshoeing, cross-country skiing, bicycling, snowmobiling, boating, horseback riding, and all-terrain vehicle (ATV) use. The town’s expansive forestland, open areas, and surface water resources make it ideal for outdoor adventure. Recreationists should check with the established restrictions before pursuing activities on both private and public land.

While many recreational pursuits in Chittenden occur on public waterways and on private, state, and federal lands, several town-owned facilities are also available for general recreation use by the public. Barstow

CLASSIFICATION OF PARCELS	2005	2010	2014	2023
Residential-1 (under 6 acres)	321	339	354	366
Residential-2 (over 6 acres)	166	173	170	185
Mobile Home(no land)	15	12	11	4
Mobile Home (with land)	21	21	22	15
Seasonal-1 (under 6 acres)	42	40	37	31
Seasonal-2 (over 6 acres)	24	24	25	21
Commercial	2	3	4	9
Industrial	0	0	0	0
Utilities Elec	2	2	3	1
Utilities -Other	3	4	0	0
Farm	6	6	6	2
Woodland	61	52	49	49
Miscellaneous	52	56	56	54
Other	0	0	0	3
Total	715	732	737	740

2005, 10 and 14 taken from prior town plan, derived from VT dept. of Taxes and Grand List (Form 411). 2023 derived from <https://geodata.vermont.gov/pages/parcels>. Based on the field CAT#39;

Figure 9. Classification of Parcels in Chittenden, Vermont
Source: Vermont Dept. of Taxes and Chittenden Grand List (Form 411)

School maintains ball fields, an outdoor tennis/pickle ball/basketball court, and a playground. In 2009, a 29-acre parcel abutting the Barstow School property was given by private donation to the Chittenden Town School District. A VT Recreational Trails grant provided funding to develop a public trail system and outdoor pavilion/classroom area on the site with the help of dozens of community volunteers, a VYCC crew, and Barstow students. In 2016, the District donated the land to the Town to manage. A second Recreational Trails grant in 2019 funded the expansion of the trails including a log bridge across East Creek and a stair access from the Town Offices, both of which connect the Chittenden Village Center to Barstow School.

In addition to general outdoor recreational opportunities, the town offers several organized recreational programs for residents. For instance, the Chittenden Recreation Committee provides public access to programs at Barstow School. Scheduled activities have included adult and teen basketball, adult and teen volleyball, aerobics, Zumba fitness classes, chess club, soccer, and community-wide softball. Other local events include such things as community-wide sledding parties, nighttime glow-stick soccer, Chittenden Day and others.

The following is an inventory of recreation areas located in Chittenden:

Chittenden Reservoir

Type: Man-made reservoir; hydroelectric power project

Location: South central Chittenden – approximate surface area 721 acres

Ownership: Green Mountain Power

Present use: Day use. Limited public access to fishing, swimming, hunting and boating; power production. The Vermont Department of Fish & Wildlife maintains the fishing access area.

Note: In 2002, the Vermont Water Resources Board ruled that vessels powered by motor shall not exceed 5 mph on the reservoir; waterskiing and the use of personal watercraft are prohibited.

Lefferts Pond

Type: Man-made impoundment and adjoining wetlands

Location: Southern end of Chittenden Reservoir – approximately 49 acres

Ownership: U.S. Forest Service (Green Mountain National Forest)

Present use: Day use. Fishing, boating (non-motorized craft only), hunting

Long Trail

Type: Hiking trail

Location: Ridgeline of Green Mountains

Ownership: Various; maintained by Green Mountain Club

Present use: Hiking and camping

The Long Trail is sometimes referred to as Vermont's footpath in the wilderness. Built by the Green Mountain Club between 1910 and 1930, the Long Trail is the oldest long-distance hiking trail in the United States. The Long Trail follows the ridge of the Green Mountains from the Massachusetts-Vermont line to the Canadian border, making its way north through the center of Chittenden. It was the inspiration for the Appalachian Trail, which coincides with it for one hundred miles in the southern third of the state, breaking off just south of Chittenden in Killington.

Dwight D. Eisenhower National Fish Hatchery

Type: Fish Hatchery

Location: West central Chittenden – site area 35 acres

Ownership: Federal (U.S. Fish and Wildlife Service)

Present use: Fish production, tourist attraction

Lead Mine Town Forest (a.k.a. Farr Lot)

Type: Forest

Location: Northwest corner of town – approximately 202 acres

Ownership: Town of Chittenden

Present use: Forest, watershed, timber, hunting and recreation

Michigan Brook Town Forest (in 2022 Michigan Brook and Rutland Grammar School lots were combined)

Type: Forest

Location: Central Chittenden – approximately 253 acres

Ownership: Town of Chittenden

Present use: Forest, watershed, timber, hunting and recreation

Mount Carmel Town Forest (a.k.a. GMP Lot)

Type: Forest

Location: Central Chittenden – approximately 110 acres

Ownership: Town of Chittenden

Present use: Forest, watershed, timber, hunting and recreation

Frederic Duclos Barstow Memorial School

Type: pre-K to grade 8 school, public recreation area, fields, gym, meeting room, library, nature trails

Location: Southwestern Chittenden – 32 acres plus adjacent 29-acre outdoor classroom and trail system

Ownership: Barstow Unified Union School District

Present use: Public recreation areas including cross-country ski trails, ball fields, tennis courts, basketball courts, and trail system

Chittenden Brook Camping Area

Type: Public camping area

Location: Northeastern Chittenden, site area – 20 acres, within Green Mountain National Forest

Ownership: U.S. Forest Service

Present use: Camping, hiking, fishing

In 2019, the Vermont Huts Association completed construction of the Chittenden Brook Hut. The nonprofit organization owns and operates the hut with special permission of the GMNF.

Mount Carmel State Forest

Type: Forest

Location: Central Chittenden – approximately 263 acres

Ownership: State of Vermont

Present use: Forest, watershed, wildlife conservation, hunting and recreation



Proctor Village Forest

Type: Forest
Location: Headwaters of Kiln Brook – 1,639 acres calculated
Ownership: Town of Proctor
Present use: Watershed, forest, and recreation by permission from Proctor

Pittsford Town Forest

Type: Forest
Location: Northwest Chittenden, near Nickwacket Mountain – approximately 265 acres
Ownership: Town of Pittsford
Present use: Watershed, forest, and timber

Green Mountain National Forest

Type: Forest
Location: Eastern border of town – approximately 31,411
Ownership: Federal
Present use: Timber, conservation, watershed, and recreation

The Green Mountain National Forest (GMNF) covers much of the eastern half of Chittenden, totaling 31,411 acres within the town’s border. The GMNF is managed for a variety of uses, including recreation. It provides dispersed recreation (recreation not

occurring on a developed recreation site) due to its large, contiguous land base. The United States Department of Agriculture, through the Forest Service, manages the GMNF. Total acreage of the GMNF, statewide, is approximately 400,000 acres.

The GMNF has been updating its management plan for the Telephone Gap section of the forest, with Notice of Initiation published in January 2023 but no final management plan is yet available.

Vermont Association of Snow Travelers (VAST)

Type: Trails
Location: Throughout Chittenden
Ownership: Private, Town of Chittenden, State and U. S. Forest Service
Present use: Snowmobiling and other recreational uses where permitted

The Vermont Association of Snow Travelers (VAST) is responsible for the maintenance and grooming of an extensive snowmobile network across the state. One of the oldest snowmobiling organizations in the United States, VAST is a non-profit group that includes over 140 clubs statewide, with over 45,000 members combined. Eighty percent of VAST’s trail system is on private land and permitted by agreement with each landowner. Nearly every town in Rutland County has VAST-maintained snowmobile trails.

Mountain Top Inn and Resort

Type: Resort
Location: Near Chittenden Reservoir
Ownership: Private; available to public
Present use: Lodging, events, restaurant, cross-country skiing, horseback riding and other outdoor activities

Catamount Cross Country Ski Association

Type: Trails
Location: Throughout Chittenden
Ownership: Private, Town of Chittenden, State and U. S. Forest Service
Present use: Cross country skiing and other recreational uses where permitted

POTENTIAL RECREATION IMPACTS

Erosion can be caused by misuse or overuse of trails. Repeated wear on the same trails, especially during the spring, can create ruts and develop erosion patterns on steeper slopes. In general, Chittenden trails appear to be in good condition. If use of these trails increases in the future, steps may need to be

taken to limit soil erosion and trail degradation.

Trails can alter wildlife habitat and travel corridors.

Aquatic nuisance species can be carried between bodies of water by boats and fishing gear and become invasive.

Recreational tourism has a positive impact on the local economy.

Goals/Objectives

- Maintain and enhance recreational resources and opportunities in Chittenden; Promote public safety at all public recreation facilities.
- Ensure town-owned land and public land is accessible for year-round recreational activities and opportunities for residents.
- Encourage commercial enterprises that provide or support recreational opportunities for Chittenden residents and visitors.
- Conserve prime recreational resources and protect their scenic qualities from unnecessary despoliation by the preservation of major features of the environment such as mountains, waterways and bodies of water, wildlife habitat, and other natural resources.

Practical Solutions/Tasks:

- Continue to support the Chittenden Recreation Committee and encourage its development of a Town Recreation Plan.
- Continue to monitor the Green Mountain National Forest's Telephone Gap planning and implementation process as it impacts the town.
- Encourage residents to access information about trail designs and maintenance techniques that prevent erosion.
- Encourage boaters and anglers to clean their gear thoroughly between outings to prevent the spread of aquatic nuisance species, as per state law.
- Consider Chittenden Village Center design implementation of safer streetscapes and greenspaces for walking, bike riding, outdoor gathering.

Transportation Plan and Map

See Appendix - Map 3 - Transportation ([chit11x17_Trans_2023v5.pdf](#))

A transportation network includes all modes of transportation that provide access to land and mobility to residents of an area. A good transportation system, by facilitating accessibility and the movement of people and goods, contributes to the scenic landscape, settlement patterns and economic well-being of a town. The rural character of Chittenden is supported in large part by its network of rural roads comprising the town highway system. The transportation plan must be considered in terms of its environmental and social impacts and in conjunction with other elements of the Town Plan.

Access to Chittenden is limited to two major roads. Because of this limited access, the traffic in the town is largely individuals visiting or living in Chittenden. This lack of through traffic helps to protect the small town character and atmosphere of the town.

HIGHWAYS AND ROADS

Roads constitute the most significant component of Chittenden's existing transportation system, providing corridors for public transportation, bicycles, pedestrians, as well as automobiles and trucks. The town is unusual in that there are no state highways located within its borders except for 0.142 miles of Route 73 in the far northeastern section of the town.

The most heavily traveled road in Chittenden is Chittenden Road (Major Collector). Power House Road, Holden Road and Furnace Brook Road are also classified as Major Collectors. Dam Road and Mountain Top Road are both classified as a Minor Collectors. There are approximately 33 miles of roads in the Town of Chittenden. The town highway department has two full time employees in addition to an appointed Road Commissioner.

Town highways are, by state legislation, also categorized by their administrative class 1, 2, 3, and 4. Local towns have legal authority to define access on all Class 2, 3, and 4 roads, and share jurisdiction on Class 1 roads. Chittenden, Holden, Dam and

Furnace Brook Roads are all Class 2. The functional and administrative classification of roads should be a consideration when planning for growth.

Chittenden has 0 miles of Class 1 highway; 10.78 miles of Class 2 highway; 18.96 miles of Class 3 highway; 5.83 miles of Class 4 highway; 41.82 miles of legal trails; and 0.142 miles of state highway. Other road inventory includes 16.65 miles of National Forest highway and 14.63 of private roads (as determined by ARC-GIS miles).

VERMONT ROAD CLASSIFICATIONS

Class 2 Town Highways - those town highways selected as the most important highways (after state roads) in each town. As far as practicable, they are selected with the purpose of securing trunk lines from town to town and to places that by their nature have more than the normal traffic count.

Class 3 Town Highways - these make up the majority of local roads. The minimum standard for Class 3 highways are a highway negotiable, under normal considerations, all seasons of the year by a standard manufactured pleasure car. This would include, but not be limited to, sufficient surface and base, adequate drainage, sufficient width, and suitable for maintenance.

Class 4 Town Highways Legal Trails - includes all other town highways. The members of the Select Board determine which roads will be Class 4 town highways. Town maintenance is not required of Class 4 roads except for culverts.

Legal Trails - Town maintenance is not required on Legal Trails.

State Highways - designates a state system road.

PARK AND RIDE LOT

Provides free parking spaces so commuters can park and meet their carpool or vanpool, bicycle or walking group. It is a gravel lot with 25 parking spaces, located at the North Chittenden Grange Hall on Lower Middle Road.

INFRASTRUCTURE CONDITIONS

In general, paved town highways in Chittenden are maintained by the town. The town maintains gravel roads to a satisfactory standard as well. According to earlier assessments, portions of Chittenden

Road, Power House Road and Holden Road have poor sufficiency ratings. (Source: VT Department of Transportation, 2008)

The sufficiency rating method evaluates the adequacy of each section of highway by measurable standards and provides a numerical index. This also allows for a method to compare one section of highway with another. A section of highway that meets all minimum standards and is completely adequate in all aspects rates as 100. Any deficiency in the highway that affects the structural condition, efficient movement of traffic/service, or safety, reduces the rating according to the degree of inadequacy when compared to a uniform set of standards.

The Town annually adopts the VT Agency of Transportation Codes and Standards for Road Maintenance that ensure sustainable practices. Having these programs in place and keeping them updated, reduces the Town's match against state dollars for certain public works maintenance projects.

BRIDGES

The ownership of bridges determines responsibility for their maintenance. Bridges with spans of 20 feet or more are generally eligible for federal funding, while bridges (or culverts) with spans greater than six feet but less than 20 feet are generally eligible for state funding. Chittenden has a total of 21 bridges, including culverts. Ten have a span of 20 feet or more; 11 are less than 20 feet. The town has a complete inventory of culverts (size, material, condition and location of each culvert).

The condition of local and state bridges is evaluated every two years by the Vermont Agency of Transportation. Using a system developed by the federal government, bridges are given a rating of between 0 and 100. The State, with input from the Region's Transportation Council, annually prioritizes projects.

DEVELOPMENT OF NEW ROADS

New roads serving residential and commercial development must be planned and constructed in compliance with state regulations and town land use ordinances as well as the town's road standards. New roads may be incorporated into the town's highway system at the request of a developer or property owners and the town may choose to accept it if it meets required standards. Access, circulation

and design review must be carried out according to town standards in order to protect the interests of the public and the town. The town should look into conducting a Road Surface Management Survey. The results of the survey can be used to create a capital improvement plan.

AIR

Rutland-Southern Vermont Regional Airport is located in North Clarendon. It is one of the largest state-owned airports in Vermont and the only state-owned airport with scheduled passenger service, currently provided by Cape Air three times a day to Boston's Logan International Airport. There are also major commercial passenger and cargo services available at Burlington (VT) International Airport, Albany (NY) International Airport, and Manchester (NH) Airport.

A Federal Aviation Administration (FAA) aircraft beacon for the Rutland-Southern Vermont Regional Airport is located in the Town of Chittenden adjacent to Beebe Hill Road.

BICYCLE AND PEDESTRIAN

Bicycle and pedestrian travel are critical elements in creating a balanced and sustainable transportation system. Health, safety and energy conservation are just a few of the benefits of these active means of transportation. Currently there are no designated bike paths or bike lanes in Chittenden. However, many people walk and bike on Chittenden's roads. Ideally, all significant future development would incorporate bike lanes connecting to existing transportation infrastructure. Pedestrian options in Chittenden are limited and there are currently no sidewalks in the town (except on the bridge over East Creek). Although town highways dominate the local transportation network, other modes of transportation are increasingly important in providing access to the people of Chittenden. The East Creek trails do connect Holden Road near Church of the Wildwood with the Town Offices and Barstow School.

The Velomont Trail project plans to build a network of mountain biking trails across Vermont on National Forest, State, and private lands. A section of this trail network is in Chittenden.

PUBLIC TRANSPORTATION

Public and private transit services are an important component of a transportation system. Not only does public transportation decrease the number of vehicles on highways, it provides an essential service to the elderly, and persons with disabilities.

Public transportation in Chittenden is limited, consisting of a non-routine para-transit public bus service provided by the Marble Valley Regional Transit District (MVRTD) also known as The Bus. This service is primarily for medical purposes and must be scheduled in advance. The Bus serves Rutland and provides service to several surrounding towns.

FUTURE TRANSPORTATION NEEDS

There is an increasing awareness of the benefits of healthy lifestyle choices. As a result, more communities are recognizing that people want facilities for walking and bicycling. This was seen as a high priority in the community input received in 2022-23 for the update of this Town Plan.

Fuel costs will likely continue to rise which may result in an increased demand for non-single occupancy vehicle travel. A ride share network would be helpful for this.

Likewise, electric vehicles are becoming more affordable and more popular, and so the town should consider how to accommodate that infrastructure.

As the population of Rutland County continues to age, residents may choose to rely more heavily on transit providers for their needs. The town may want to add some form of on-demand bus service into Rutland in addition to what is currently offered by Marble Valley Regional Transit Authority.

Regular commercial bus service to Rutland from Chittenden.

IMPACT OF REGIONAL TRANSPORTATION

In order to increase local participation in transportation planning in Vermont, the Agency of Transportation (VTrans) supports the regional Transportation Advisory Committees (TAC). The towns appoint the members of TACs, and they work together to prioritize projects and issues for attention by VTrans. In Rutland County, the TAC is the Rutland Region Transportation Advisory Committee.

Chittenden supports the efforts of this committee and will participate through a designated representative.

Goals/Objectives:

- Consider and plan for, on an ongoing basis, the need for a safe, convenient, cost-effective, energy efficient, and well-balanced transportation system that includes regional/town-wide public transportation alternatives.
- Promote a variety of modes of transportation by maintaining existing infrastructure and supporting infrastructure improvements to support pedestrians and bicyclists.
- Encourage design and planning that allows emergency vehicle access to all structures/homes in town.
- Roads should not be constructed or extended into important natural areas when they would lead to the degradation of those resources.

Practical Solutions/Tasks:

- Support the maintenance and upgrade of roads for safe automobile and shared use (pedestrian and bicycle).
- Incorporate bike/pedestrian paths into the design of town's roadways, especially on heavily traveled areas within the Chittenden Village Center and to Barstow School.
- Support cost-effective and efficient uses of transportation and transportation infrastructure.
- Ensure the provision of adequate funding and a satisfactory maintenance schedule for Chittenden's road and bridges through effective management of state and local resources.
- Curb cuts should be kept to a minimum when planning for new growth.
- All public roads should be evaluated on a continuing basis so as to comply with current Vermont State standards. A detailed listing of all work needed to bring these roads up to those codes should be generated and a comprehensive, multi-year capital plan for scheduling that work should be implemented.
- Establish provisions for every private road, access road, and driveway to be of sufficient dimensions and have surfaces capable of accommodating any emergency service vehicle likely to be called to that location. Ensuring the safety of emergency service personnel is a prime consideration.
- Continue the building permits application system to notify home owners of the requirements needed by emergency vehicles to reach their homes (e.g. width of driveways

needed) so that risk is clearly understood and accepted by home owners building in remote or difficult to reach locations.

- Work with MVRTD to research options for public transportation for Chittenden residents.
- Identify areas subject to water erosion and flooding adjacent to or near public rights-of-way, which should be inspected and maintained and/or improved regularly.
- In the interest of public safety, recommend standard protocols for the removal of snow and ice from the town's roadways.
- If private roads are to be taken over by the town, ensure they are built according to specified standards, the cost of which shall not be borne by taxpayers.
- Identify and maintain current road and safety signs.
- Investigate the continuation, maintenance, and expansion of Wildcat Road.
- Pursue grant monies to achieve stated objectives and tasks.
- Support improvements to the highway department's facilities to protect town investments and meet VOSHA standards.
- Encourage the protection and restoration of the historic stone culverts and bridges in town.

Housing

A sufficient supply of quality housing is necessary for any community that expects to have a strong economy and a stable workforce. Vermont is considered one of the least affordable states in the nation; two and three bedroom apartments are not affordable to many Vermont renters. Homeownership in Vermont is also difficult for many credit-worthy households due to the high up-front costs of purchasing a home and the increase in median home sales prices in recent years.

EXISTING CONDITIONS

Chittenden has an existing settlement pattern typical of New England towns. Homes, and the utilities built to support them, are the basis for the majority of all development in town. Most of the higher density residential development and public buildings initially started in and near the historic cores of North and South Chittenden. New development, however, has been taking place away from the town centers,

in widely dispersed, single-family dwellings along the major roads in town. There have been several subdivisions built in North Chittenden within the last 25 years, including Lazy Acres, Smith Farm, Upland Drive, Pasquale Street and German Hill Farm.

At the time of the 2020 US Census, there were 646 total housing units in town. In 2023, according to the Vermont Parcel Program map, there are 551 residential parcels, 52 seasonal, and 19 mobile homes. One hundred twenty of these housing units (21%) were built prior to 1939. The number of housing units in Chittenden has increased steadily each decade since 1940. Two hundred forty seven units (43%) were built between 1970 and 1990 and eighty-nine units (15%) were built between 1990 and March of 2000. In 2010, 87% of occupied housing units were owner occupied. In 2021 according to the US Census Bureau's American Community Survey 5-year Estimate, 76% of the housing units were owner occupied.

Seasonal or vacation housing units make up 14% of the total housing units. This is roughly in line with the State of Vermont averages (17%) (Source: US Census Bureau: ACS 5-year estimates). This figure has been relatively constant for the last four decades and is correlated to the high median income of town residents. It also suggests that Chittenden, with its quiet small town charm and proximity to significant summer and winter recreation areas, is appealing to those who can afford second homes.

The Chittenden population is composed predominantly of family households. According to the 2010 Census, families made up 74% of the total households. This is higher than the County (62%) and State averages (63%). As can be expected with an aging population, the average household size dropped from 2.62 in 2000 to 2.52 in 2010. The figures are still well above the Rutland County (2.28) and State of Vermont average (2.34).

HOUSING MARKET

The issuance of building permits for new construction is one indicator of trends in an area's housing market. Between 2021 and 2023, only one building permit application was approved for a new home. The majority of building permit applications submitted were for additions to existing homes, garages, sheds, decks. Another indicator is the number of home sales in a year. Between 2004 and 2007, an average of 17 homes sold per year, reaching a high of 21 in 2006.

The number of sales declined sharply, however, to only 8 units sold in 2008. From 2010 through 2014 an average of 11 homes sold annually. In the first 9 months of 2023, 19 homes were sold.

HOUSING AFFORDABILITY

The generally accepted standard for housing affordability defines housing as "affordable" if the household is paying no more than 30% percent of its income for rent and utilities or for mortgage, taxes and insurance. This standard may be too high when considering the rising costs of other necessities, such as health care, fuel, and child care, but it remains the basis for defining "affordable housing."

Affordability is determined by two factors. The first is the cost of housing, and the second is the ability of people to pay that cost. As home prices and rents rise at a faster rate than wages, housing becomes less affordable for an increasing number of people. The average fair market rent for a modest two-bedroom apartment in Rutland County in 2015 was \$904 (VT Housing Data/Department of Housing and Urban Development). In order to afford this, the household would have to earn \$17.38 per hour (roughly \$36,000 per year) or 190% of the state minimum wage of \$9.15 (VT Housing Data).

According to the 2021 American Community Survey 5-Year Estimates, the percentage of renters paying more than 30% on rent in Chittenden is 42%. This is well below the State of Vermont average of 51%. The percent of homeowners (with and without a mortgage) paying more than 30% on housing is 14%; lower than the State of Vermont's average of 25%. While the percentage of households paying more than 30% of their income on housing is much lower than the County and State averages, according to the Rutland County Housing Needs Assessment (2005), the town of Chittenden is becoming increasingly unaffordable. In 1990, the affordability index, which measures the affordability of the town compared to the state average, was 65.3%. In 2000, the index climbed to 96.6%, indicating housing was less affordable than in 1990.

The special needs population for the purposes of a housing analysis includes single parent households, elderly and the homeless, and the physically and mentally impaired. In addition to requiring certain services that differ from typical single-family households (i.e. physical accessibility, assisted living)

these groups also tend to be in the lower income category. In Chittenden, persons over 65 made up 23% of residents in renter occupied units and 22% of those in owner-occupied units, however, they only comprise 13% of the population. This suggests that there are many homes being led by persons on moderate or fixed incomes. Single householders with children made up 5% of the population (Source: US Census 2010). There is no reliable data on the number of homeless persons in Chittenden.

FUTURE HOUSING TRENDS

According to the Rutland Regional Plan (2018), “Changes in the Region’s population structure and an ongoing need for additional housing units will continue to shape housing needs into the future.” Following are among the key trends outlined in the Rutland Regional Plan:

- Senior populations are expected to increase, and with it demand for senior housing. Vermont’s median age will climb to 44 by 2030. There will be an increased need for assisted living facilities, accessible apartments and housing that can be served by non-automobile modes of transportation.
- Household sizes have declined steadily over the past 30 years and are expected to do so into the future. The number of 1 and 2 person households will rise, making for a glut of larger homes and a need for smaller units.
- Seasonal populations are likely to continue to grow, especially in areas near Killington and Okemo resorts. These influxes will add additional competition for homes and house sites and may inflate purchase and rental costs in certain communities.
- New construction in all towns will place additional burdens upon municipal services and continue to challenge town officials with how and where to accommodate housing.
- The availability of empty lots, both within existing urban and village centers and on their outskirts, is limited throughout Rutland County.

HOUSING CHALLENGES

Any future housing development in Chittenden is restricted by topography and the lack of public water and sewer systems. In general, it is hard to serve multiple units with on-site water and wastewater systems due to topography and separation issues associated with larger systems. Also, it is difficult

Estimated housing units by housing type

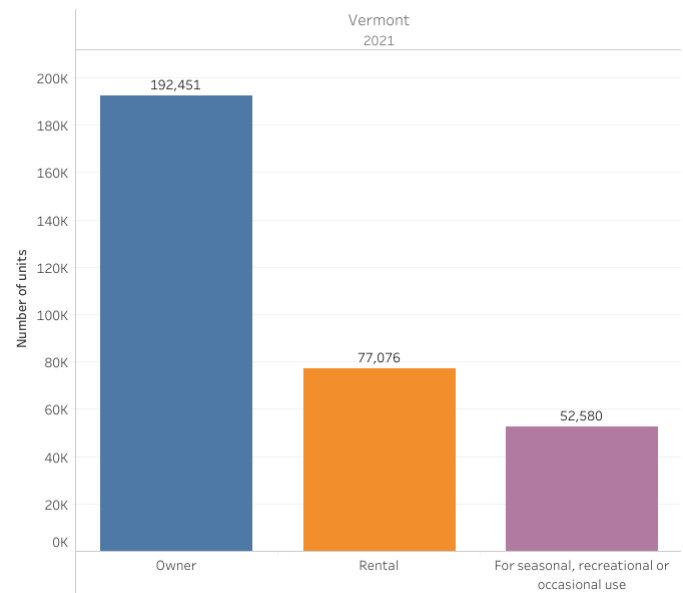


Figure 10. Estimated Housing Units by Type

Source: US Census Bureau American Community Survey B25003, B25004

for nonprofit developers to acquire funding for developments not connected to municipal water and sewer systems. The Town of Chittenden can encourage the provision of affordable long-term rental units by facilitating the use of accessory apartments, which are encouraged by the State of Vermont (VSA Title 24, Chapter 117, Section 4412)

Many houses in Chittenden are becoming secondary residences. This is adding to the housing shortage in Chittenden. Additionally, these secondary residences are being added to the short-term rental databases. The Town of Chittenden should work with other rural Vermont communities to understand and regulate the impact of the short term rental market and develop regulations if necessary.

Goals/Objectives:

- Support housing options that are safe and affordable in order to meet the diverse current and future needs of the citizens of Chittenden while also maintaining the town’s small-town character.
- Minimize the negative impact and maximize the positive impact of new housing development on the town’s natural resources, municipal services, and local tax burden.
- Promote energy efficiency in new construction and weatherization in older buildings.
- Preserve historic structures in ways that

- appropriately serve the need for housing that is balanced with energy efficiency improvements.
- Promote a diversity of housing types and choice between rental and ownership in a variety of locations suitable for residential development and convenient to amenities.
- Encourage appropriate pedestrian friendly development (sidewalks and bike paths) with any new significant residential development.
- Ensure that new and rehabilitated housing is constructed to meet safety and sanitary minimum standards, as per state regulation and health code.

Practical Solutions/Tasks:

- Invite public input regarding type and level of development through meetings and surveys.
- Encourage private homeowners to research the Vermont Housing Improvement Program and consider adding an accessory dwelling to their primary residence as long term rental.
- Provide information to residents about improving energy efficiency in their homes, on the savings to be found through energy efficiency, and on ways to help finance the improvements.
- Support options for safer multi-modal roads (pedestrians and bicycles as well as vehicles) in the Village Centers and other residential areas of town.

Energy Planning

Energy use in the town of Chittenden parallels patterns throughout other rural communities. Transportation and home heating are the two primary draws on fuel and energy. While energy use in Chittenden is low due to the sparse population and lack of industry, and Vermont has the sixth lowest per-capita energy use in the country, rising energy costs and the environmental impacts of energy production have made energy an important issue and a planning priority. (Source: U.S. Energy Information Administration)

ENERGY USE: TRANSPORTATION

Transportation is a significant consumer of energy in the Rutland Region and Vermont as a whole. According to the U.S. Energy Information Administration, the transportation sector in Vermont accounted for 37.9% of all energy consumed in 2012.

It is no surprise that energy use for transportation is high in Chittenden. Due to the town’s rural nature and lack of industry and jobs, the vast majority of employed Chittenden residents work outside of the town and commute an average of approximately 29 minutes; 84% of these drive alone. 9.7% of the workforce works from home. (US Census Bureau 2021 ACS 5-year). (See Figure 8 - Commute time to work.)

At this point there are few viable alternatives to driving to work. Though some people carpool, no formal town program is in place. Chittenden has one Park and Ride lot, which is located at the North Chittenden Grange Hall and can be utilized for free to support carpooling. There are no public transportation systems operating in Chittenden, however Marble Valley Regional Transit District does operate The Bus in other parts of Rutland County. Cutting costs for transportation will require the use of more efficient vehicles, reducing trips out of town, encouraging pedestrian friendly development, and developing public transportation options.

ENERGY USE: RESIDENTIAL HEATING

Heating and other related household activities accounted for 29.2% of all energy use in the state in 2012 (U.S. Energy Information Administration). Home energy use in Chittenden is a combination of heating oil (46%), propane (16%), wood (31%), electricity (1%) and most recently wood pellets. Renewable energy sources are being used by a number of residential houses in town. No town-wide energy efficiency programs have been established in Chittenden, though a Municipal Energy Resilience Project grant in 2023 is funding some education outreach.

ENERGY USE: ELECTRICITY

According to the U.S. Energy Information Administration, approximately 41% of the energy consumed in Vermont comes from electricity. In 2011, Chittenden households consumed an average of 7,509 kilowatt hours (kWh) of electricity. This is higher than the 6,848 kWh average for household consumption across all Vermont municipalities (Source: Efficiency Vermont).

In Chittenden, Green Mountain Power (GMP) – formerly Central Vermont Public Service – services electric customers through its Rutland office. GMP maintains an up-to-date website with relevant data.

The Town of Chittenden has within its borders a 3.6 mw hydroelectric project and the Chittenden Reservoir owned and operated by GMP. The East Pittsford Power Station on Power House Road generates approximately 8,000,000 kwhs of electrical energy annually. This compares to the annual electric consumption of the town's residents and businesses of approximately 6,000,000 kwhs. The power generation and distribution systems in Chittenden also provide a major tax base for the town.

Running in the north/south direction in the southern part of town is the GMP 46kv transmission line that connects the East Pittsford Power Station, on Power House Road to the electric grid that runs from Rutland to the Middlebury Area. Distribution substations located in Mendon and Pittsford are connected to the same Rutland to Middlebury power grid supplying the distribution power to the 12.5kv lines in the town of Chittenden. During power disturbances or emergencies the Town of Chittenden can receive its power supply from Rutland or the Middlebury area.

The Town of Chittenden has average reliability indices compared to other rural towns. The majority of the power outages are tree related outages during wind, snow and ice storms. Power quality in the town is excellent.

ENERGY ANALYSIS: COSTS, RESOURCES, SCARCITY

The 2023 Efficiency Vermont Energy Burden Report uses a combination of residential electric usage data, U.S. Census data, and modeling from the LEAD Tool to estimate total energy spending and burden in Vermont communities with more than 50 households. Energy burden is defined by Efficiency Vermont as annual energy spending expressed as a percentage of household income. Chittenden's residents are considered to have a low energy burden with 8.3% of household income going towards energy spending, with transportation slightly representing the largest share of a household's energy burden.

A map of Chittenden's alternative energy resources can be found in the Appendix, Map 8 - Alternative Energy (*chit11x17_Alternative_Energy_Potential_2023v5.pdf*). Wind Potential is highest where the elevation is highest, mostly along the spine of the Green Mountains in the eastern and northeastern parts of town. In this area, the recreation potential is high,

the land is managed as part of the Green Mountain National Forest, access is limited, and the tree canopy is dense. Ground Mount Solar Potential is highest in the western most part of town, where the building and transportation footprint is highest.

Chittenden's energy production is also constrained by access to three-phase power, required to support larger-scale industrial and commercial scale energy production. The eastern parts of town only have access to single-phase power.

REGIONAL ENERGY TRENDS

The *Rutland Regional Plan* (2018) identifies several trends in energy use over the coming years:

- Energy use is likely to increase throughout the region at a slow pace, with high demand during the summer months.
- Electrical energy consumption is likely to continue to increase in the commercial and industrial sectors. Peaks in demand will likely become a significant concern for providers and consumers, as large-scale storage of electricity is not an option (now in 2023, distributed battery storage is gaining in popularity and affordability).
- Worldwide energy supplies are likely to continue to be unstable. Increasing global demand and limited supplies will continue to cause prices for oil products to fluctuate.
- In 2011, Vermont had the lowest carbon dioxide emissions from electricity generation among the 50 states: 0.1%. However transportation and heating fuel use accounted for 71% of emissions, a rate far higher than the national average for these sectors.

This will impact the size and type of renewable energy facilities developed in the region.

ALTERNATIVE ENERGY SOURCES AND CONSERVATION MEASURES

As noted in the *Rutland Regional Plan*, nearly one-quarter of all energy consumed in Vermont and in the Rutland Region comes from renewable sources, including but not limited to wind, solar, hydroelectric, and bioenergy. Vermont is promoting the development of renewable energy sources to address climate change and reduce reliance on fossil fuels, and increase energy options available locally. However, new energy generation also must avoid

undue adverse impacts on local communities and the environment.

The state has established a set of ambitious goals to increase the use of renewable energy for both heating and electricity. Vermont's 2022 Comprehensive Energy Plan has established goals of meeting 25% of the state's energy needs with renewable energy sources by 2025, and 90% of energy needs across all sectors from renewable resources by 2050. By 2032, the state goal is to have 100% of energy needs from carbon-free resources, with at least 75% from renewable energy. (*Source: VT Public Service Department, CEP 2022*).

Although municipalities have little control over the fluctuations in the global energy market, nor can they control the use of energy by individuals and organizations, they can serve as a resource and encourage individuals and organizations to conserve and use energy efficiently.

Efficient building design – Encourage the use of energy efficient appliances and lighting; low-flow toilets and shower heads; local materials during construction; passive heating and cooling through building orientation; proper fenestration (the arrangement of windows in a building) and landscaping; solar hot water; super insulation and renewable heating sources such as geothermal heat pumps.

Development Patterns – Land use patterns are a significant factor in determining energy demand, and transportation is a leading source of energy use in the region and state. Compact development and mixed use village/town center development help 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.

Utilities and Facilities Plan

See Appendix - Map 2 - Education, Facilities, Utilities. [chit11x17_Education-Facilities-Utilities.pdf](#)

PERMITTING/SITING CONSIDERATIONS

Energy generation in Vermont is subject to a number of different permitting requirements, most of which are limited to state level permitting. State statute protects residential renewable energy generation systems from regulations that will completely prohibit their development.

Section 248

Distributed power generation facilities, such as hydropower dams, fossil fuel plants, and wind power or solar systems owned by utilities, are subject to review and approval by the Vermont Public Service Board (30 VSA §248). Under this law, prior to the construction of a generation facility, the Board must issue a Certificate of Public Good. A Section 248 review addresses environmental, economic, and social impacts associated with a particular project, similar to Act 250. In making its determination, the Board must give due consideration to the recommendations of municipal and regional planning commissions and their respective plans. Accordingly, it is appropriate that this Town Plan address these land uses and provide guidance to town officials, regulators, and utilities. For all commercial energy generation facilities, the following policies shall be considered:

1. Preferred Locations: New generation and transmission facilities shall be sited in locations that reinforce Chittenden's traditional patterns of growth, of compact village center surrounded by a rural countryside, including farm and forest land.
2. Prohibited Locations: Because of their distinctive natural, historic or scenic value, energy facility development shall be excluded from the following areas: Floodways shown on FEMA Flood Insurance Rate Maps; Fluvial erosion hazard areas shown on Fluvial Erosion Hazard Area maps; Wetlands as indicated on Vermont State Wetlands Inventory maps or identified through site analysis; Rare, threatened or endangered species habitat or communities; and the Town Forests.

3. Significant Areas: All new generation, transmission, and distribution facilities shall be sited and designed to avoid or, if no other reasonable alternative exists, to otherwise minimize and mitigate adverse impacts to the following:

- Historic districts, landmarks, sites and structures listed, or eligible for listing, on state or national registers.
- Primary agricultural soils mapped by the U.S. Natural Resources Conservation Service.
- Public parks and recreation areas, including state and municipal parks, forests and trail networks.
- Municipally designated scenic roads and viewsheds.
- Special flood hazard areas identified by National Flood Insurance Program maps.
- Public and private drinking water supplies, including mapped source protection areas.
- Necessary wildlife habitat identified by the state or through analysis, including core habitat areas, migration and travel corridors.

4. Natural Resource Protection: New generation and transmission facilities must be sited to avoid the fragmentation of, and undue adverse impacts to, the town's working landscape, including large tracts of undeveloped forestland and core forest habitat areas, open farm land, and primary agricultural soils mapped by the U.S. Natural Resource Conservation Service.

5. Protection of Wildlife: Designers must gather information about natural and wildlife habitats that exist in the project area and take measures to avoid any undue adverse impact on the resource. Consideration shall be given to the effects of the project on: natural communities, wildlife residing in the area and their migratory routes; the impacts of human activities at or near habitat areas; and any loss of vegetative cover or food sources for critical habitats.

6. Site Selection: Site selection should not be limited to generation facilities alone; other elements of the facility need to be considered as well. These include access roads, site clearing, onsite power lines, substations, lighting, and off-site power lines. Development of these elements shall be done in such a way as to minimize any negative impacts. Site clearing and roadways can have greater visual impacts than the energy generation facility itself. In planning for facilities, designers should take steps to mitigate the project's impact on natural, scenic and

historic resources and improve its harmony with the surroundings.

Goals/Objectives:

- Promote efficient use of energy in a manner consistent with this town plan.
- Improve energy efficiency of town operations as well as public, commercial and residential buildings.
- Promote energy efficient methods of land use and transportation.
- Maintain and/or expand energy infrastructure that satisfies the current demand, accommodates additional growth, and is consistent with this town plan.

Practical Solutions/Tasks:

- Encourage energy audits, and perform these on public buildings, where appropriate, as the foundation for planning and implementing improvements to energy efficiency.
- Work with energy efficiency consultants/ organizations to provide citizens with information and encourage the use of energy efficient appliances and construction methods, provide citizens with information on how the placement of buildings can reduce energy costs (solar orientation, wind breaks, location near Village Centers), and to promote weatherization programs.
- Encourage via Front Porch Forum or other public media a regular carpool network/opportunity for Chittenden residents.
- Encourage small-scale, residential renewable energy generation.

Natural Resources: Habitats and Water

See Appendix - Map 5 – Natural Resources: Habitats ([chit11x17_Natural_Resources_2023v5.pdf](#)) and Map 6 – Natural Resources: Water Features ([chit11x17_wshed2023v5.pdf](#))

Vermont Statutes Annotated Title 24, Chapter 117, Section 4382 contains twelve specific content goals that enumerate and generally describe the objectives that must be accommodated in a municipal plan. Number five requires that “A statement of policies on the preservation of rare and irreplaceable natural

areas, scenic and historic features and resources” be provided in the municipal plan. Of primary importance in this regard are the identification, protection and preservation of important natural and historic features. This includes: significant natural and/or ecologically fragile areas; outstanding water resources, including lakes, rivers, aquifers, shore lands and wetlands; scenic roads, waterways and views; important historic structures, sites or districts; and any areas of archeological significance.

PHYSIOGRAPHY: TOPOGRAPHY, GEOLOGY, AND SOILS

Chittenden is located in the northeastern part of Rutland County. Its physical borders encompass 74.0 square miles, or 47,386 acres, making it the largest town in the State of Vermont. Approximately 66% of the land area in Chittenden is part of the Green Mountain National Forest (approximately 31,410 acres). Another approximately 3,000 acres in town are state and municipal forests and Vermont Land Trust property.

The Town of Chittenden is a rugged, mountainous area, with elevations ranging from 900 feet in the western parts of the town to well over 3,000 feet throughout the rest of the municipality. Six mountains within Chittenden’s borders reach elevations of 3,000 feet or more. Farr Peak is the tallest peak at 3,522 feet. The Long Trail, a 100-year old hiking trail, runs directly through the center of town along the spine of the Green Mountains and is considered by many to be a valuable resource for the state and community.

The town falls primarily in the Southern Green Mountains physiographic region, but a small section of the town, along the western border, is located in the Vermont Valley region. Precambrian rocks predominate the Southern Green Mountains physiographic region and the Town of Chittenden. A narrow band of Cheshire Quartzite occurs along the western boundary of the range. Deep glacial till blankets most of the region, except for the highest elevations and steepest topography where there is exposed bedrock. Outwash deposits and glaciofluvial kame deposits are common in the river valleys. Kame terraces are benches of sand and gravel that were deposited by braided rivers flowing between the side of the valley and the glacier’s ice margin.

In the western-most parts of the town, located in the Vermont Valley physiographic region, the bedrock is mostly from the Ordovician period. The valley floor

is comprised of calcareous rocks (limestone and marble), deposited as marine shells and fragments in a shallow sea that once covered the area.

Soils are a basic component of natural life cycles and processes. They retain and distribute water, provide nutrients and minerals, and sustain plant and animal habitats. Deep and well drained soils are common throughout much of the valley.

In addition to the scenic and recreational value of the Green Mountains, these areas provide a constant supply of fresh surface and groundwater. Because soils are usually shallow at the higher elevations, the amount of surface runoff is high and restoration of vegetative cover is slow. The environment in areas above 1,500 feet is very sensitive. Above 2,500 feet, it is considered extremely fragile. Slopes greater than 15% are found throughout the town. Development in these areas usually results in erosion and stream siltation and can contribute to groundwater degradation because the potential for septic system failure and subsequent pollution is much greater. Development that can disturb fragile natural resources through removal of soil and vegetative cover on these slopes is incompatible with sensitive water-bearing qualities of the area.

Soil potentials and limitations can be interpreted by soils specialists in determining suitability for subdivisions, farming, growing trees, domestic septic systems, and building sites.

WATER RESOURCES: SURFACE WATERS

Surface water resources, which include lakes, ponds, rivers, streams and wetlands provide many important benefits. For example, surface waters support economic activities such as agriculture, residential activities such as drinking and cleaning, and recreational activities such as swimming and boating. They also serve as habitat for wildlife and as an important component of the hydrologic cycle.

Topography, geologic, and climatological factors greatly influence the hydrologic events of watersheds and drainage basins. A watershed is a specific area of land that drains water, sediment and dissolved materials into a river system or other body of water. A drainage basin is a watershed that collects and discharges surface stream flow through one outlet. All land uses that occur in the watershed can affect water quality.

Surface water drains in two key directions in Chittenden; westward, into the Otter Creek Watershed and eastward, into the White/Connecticut River Watershed. The Otter Creek drains into Lake Champlain and eventually the St. Lawrence River. The White/Connecticut River Watershed drains into Long Island Sound. Furnace Brook and East Creek are the main tributaries that drain the western portion of the town, and the Townsend Brook and the West Branch/Tweed River drain the eastern part. Map 6 - Natural Resources: Water Features in the Appendix of this document depicts the major drainage basins of Chittenden.

Significant bodies of water in Chittenden include the Chittenden Reservoir, Lefferts Pond, and the flowing water bodies of the East Creek, Furnace Brook, Kiln Brook, Chittenden Brook, West Branch, Tweed River and Townsend Brook.

Discharges to the surface waters in the Rutland Region occur from a variety of sources and involve a wide range of pollutants. Sources are described as either point (direct e.g. industry, wastewater treatment plants) or non-point (indirect or diffuse agricultural, roadway runoff) discharges. There is a large surface water protection area on the western slopes of the green mountain spine in the north part of Chittenden.

WATER RESOURCES: GROUNDWATER

Groundwater is water that has infiltrated into the soil through sand, gravel or rock. The areas where groundwater is stored are called aquifers. An aquifer is a geologic formation containing enough water to yield significant quantities to wells and springs. Places where groundwater is replenished by surface waters are known as recharge areas. Groundwater is drawn from aquifers through wells, and areas surrounding wells are called areas of influence. In the same way that pollutants introduced from watersheds can affect the water quality of surface waters, contaminants can be introduced into ground water supplies through areas of influence and through direct discharge to the subsurface.

Chittenden generally has high groundwater quality. Protected forests combined with a sparse development pattern account for this. The potential for poorer quality groundwater does exist, however, in the town's more populated areas and where structures are located downstream from higher density areas and farms.

POTENTIAL SOURCES OF SURFACE AND GROUNDWATER POLLUTION

- 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 and herbicides
- Development along bodies of water
- Erosion and sedimentation from construction sites and other land disturbances

MITIGATION MEASURES

- Surface and groundwater protection measures
- Regulating on-site sewerage systems
- Surface water setback requirements
- Floodplain regulations
- Vegetated buffer strips
- Erosion control measures on slopes
- Protection of wetlands
- Best management practices for back-road maintenance that avoids use of herbicides

WATER RESOURCES: DAMS AND IMPOUNDMENTS

The Chittenden Dam and Reservoir is located at the headwaters of the East Creek, two miles northeast of South Chittenden. The dam is owned, operated, and maintained by Green Mountain Power (GMP). It is a multi-purpose facility, providing a recreational benefit to central Vermont communities, but its primary function is hydroelectric power generation.

The Chittenden Dam is 51 feet high and 937 feet long. It consists of an earth and rock fill embankments, a concrete spillway and two outlet conduits. One conduit supplies a long penstock for a hydropower unit and the other outlet conduit can discharge flow to East Creek. An Emergency Action Plan, updated annually, is located at the Town Office and further describes the facility and course of action in case of dam failure.

Lefferts Pond, at the southern end of the Chittenden Reservoir, is a 49-acre impoundment. It is a shallow pond (10-12 feet deep) with a large wetland area associated with it.

Both Chittenden Reservoir and Lefferts Pond are

important resources to Chittenden, and the Town will ensure protection of these water bodies.

WATER RESOURCES: FLOODPLAINS, FLOOD HAZARD AREAS AND FLUVIAL EROSION

A floodplain is the flat land adjacent to rivers and streams that is periodically inundated to varying depths during periods of high water. Small floods tend to be more frequent than large ones. The 100-year flood frequency is used as the standard for delineating flood hazard areas by the National Flood Insurance Program (NFIP). Flood hazard areas are identified on the Chittenden Natural Resources: Water Features map in this document.

The 100-year flood will have a one percent chance of being equaled or exceeded in any given year. The 1927 flood is estimated to be a 100-year frequency flood and was used as a standard for mapping Rutland region floodplains. The town of Chittenden has a minimally sized floodplain along the East Creek, south of the South Chittenden town center.

Fluvial Erosion is the most predominant form of flood damage in Vermont and has significant impacts in Chittenden, as noted in the Local Hazard Mitigation Plan. This process refers to streambed and stream bank erosion, often associated with catastrophic physical changes in river channel location and dimension during flood events. The high cost and frequency of damages associated with fluvial erosion is Chittenden's geography. It is a mountainous town of narrow valleys and powerful, flashy rivers and streams. The climate is extreme, with intense rainstorms, deep snows and destructive ice jams.

The most cost-effective way for the Town of Chittenden to mitigate flood hazards is to limit building in river corridors. In addition to preventing future flood losses to structures built in hazardous areas, this approach avoids constraining a river, allowing it to become more stable over time.

Vermont Statutes Annotated, Title 24, Chapter 117, section 4424 specifically authorizes towns to adopt zoning for shorelines, floodplains and other hazardous areas, including fluvial erosion zones. The adoption of floodplain management policies, including fluvial erosion hazard area restrictions, is strongly encouraged by the State and Federal Emergency Management Agency.

See the Flood Resilience section of this plan for more information.

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. They provide important wildlife habitat, but also play a critical role in local water management. They serve as an additional filter for stormwater runoff and limit erosion by slowing the progress of water into a lake or river system. They are also storage basins for chemicals such as phosphorous and help minimize algae blooms and nuisance aquatic growth during the summer.

Wetlands are located in three general areas in Chittenden: along East Creek and Furnace Brook; adjacent to Chittenden Reservoir and Lefferts Pond; and along small streams at high elevations between mountain peaks. The wetlands in Chittenden are shown on *Map 5 - Natural Resources: Habitats in the Appendix* of this plan.

Wetland losses may be incurred both directly and indirectly. In addition to direct loss of acreage, the quality of habitat may deteriorate due to several factors including invasion of exotic weeds; vulnerability to a variety of pollutants; litter from recreational users; and atmospheric pollutants. Wetlands should be included in a conservation or resource protection district and no development should be allowed in, or adjacent to these areas.

CLASSES OF WETLANDS

Wetlands are identified by three parameters: hydrology, soils, and vegetation. Class I and II wetlands are considered significant and are protected by the Vermont Wetland Rules.

Class 1: Class One wetlands are those which the Vermont Water Resources Board determines are exceptional or irreplaceable. Only two have been identified in the State.

Class 2: The rules designate most wetlands shown on the National Wetland Inventory (NWI) maps and those wetlands contiguous to mapped wetlands as Class Two wetlands. A 50-foot protected buffer zone is designated adjacent to all Class Two wetlands.

Class 3: Class Three wetlands are those which are either considered not significant for producing any

wetland functions when last evaluated or that have not been mapped on the NWI maps. Class Three wetlands are not protected under the Vermont Wetland Rules. They may play important local functions and can only be regulated at the local level.

WILDLIFE AND VEGETATION

The benefits provided by wildlife habitats and other natural and fragile areas are numerous. They contribute to the economy by attracting travelers, recreation seekers and wildlife admirers, and they add to the community's character and sense of place.

Wildlife habitats and other natural and fragile areas are mapped generally by the state and include deer wintering areas (deer yards), bear habitat, migratory staging areas for waterfowl, fisheries and sites for rare plants and animals. A number of these features are depicted on Map 5 - Natural Resources: Habitats in the Appendix.

Other types of wildlife habitat include large forested tracts capable of supporting larger mammals and wildlife corridors that connect habitat areas together. A wildlife corridor is an area of land used by wildlife to travel from one large block of habitat to another. The Rutland region is in the midst of two large blocks, the Green/Taconic Mountains and the Adirondacks, with a number of smaller "stepping stones" in between. While most animals do not cover the entire distance between the mountain ranges, maintaining a contiguous network of habitat from one to the other allows for genetic flow between animal populations and lets individuals range as far as they need.

Most of the vegetation in Chittenden is a mix of Northern Hardwood Forests, Montane Yellow Birch-Red Spruce, Montane Spruce Fir Forest, and Subalpine Krummholz forests, depending upon elevation. The Cape Old Growth Hardwood Forest is located in the northern part of the town. (Source: Vermont Department of Forests, Parks and Recreation; <https://fpr.vermont.gov>)

The western-most part of the town, in the Vermont Valley biophysical region, is a mix of agricultural land and deciduous and coniferous forest land.

Invasive species threaten the health and future of Vermont's native species by reducing biodiversity. Residents should strive to limit the spread of invasive species and prevent the introduction of new ones.

SIGNIFICANT SCENIC RESOURCES AND VIEWSHEDS

The following areas have been identified as significant scenic resources and viewsheds in town: the western slopes of Mount Nickwackett, Chaffee Mountain, and Lead Mine Mountain; the Furnace Brook river corridor; Chittenden Reservoir and surrounding hills and mountains (Blue Ridge, Dave's Peak, Mount Carmel, Bloodroot Mountain).

Goals/ Objectives:

- Support and ensure the long-term protection of natural resources, recognizing that clean water, clean air and healthy soil are critical to our future.
- Protect important soils, such as agriculture and forestry soils, when considering future development in the town.
- Protect and retain the quality of surface water, groundwater and wetland resources and enhance opportunities for access, recreation, education and natural beauty in these areas.
- Protect fragile, unique habitats, open space, and scenic resources from the adverse effects and encroachments of development .
- Protect water and public safety by regulating development within areas subject to periodic flooding.
- Prohibit development that fractures contiguous tracts of habitat area.

Practical Solutions/Tasks:

- Identify and protect a functional, interconnected system of habitats and maintain large contiguous forested blocks of land within Chittenden and between Chittenden and neighboring communities.
- Continue implementation of forest management plans and coordination between Chittenden, neighboring communities, and the National Forest.
- Monitor local status of invasive species and follow best management practices to address negative impacts of invasive species, such as poison parsnip and emerald ash borer (<https://vtrans.vermont.gov/sites/aot/files/highway/documents/environmental/EAB%20Management%20Plan%20Oct2021.pdf>)
- Support development that is sited in a manner not disruptive to visual quality of scenic resources or view-sheds.
- Require all projects that require state level

review to provide a detailed view-shed and sound analysis prior to construction (significant developments, telecommunications and radio towers, wind turbines, large scale solar, or ridgeline development, for example)

- Encourage and support innovative design plans to reduce the impacts of any development on agricultural and forest lands.
- Strongly encourage that utility lines be buried in all new construction.
- Require use of energy efficient, shielded non-glare lights for any new street lighting, parking areas and signage in order to protect dark sky spaces.
- Identify significant scenic resources and open spaces.
- Enact appropriate regulations that protect mountaintops and ridgelines from development that would destroy scenic value.
- Follow best practices and state regulations for testing and maintaining water quality, minimizing erosion and protecting wildlife habitat.
- Preserve and protect the recreational value of unique geologic resources.
- Existing sand and gravel operations should be permitted to continue operation subject to appropriate conditions relative to surrounding residential uses, and to mitigation of impacts on wetlands, aquifers, streams, and ponds. When extraction operations cease, the land should be properly reclaimed so that, at a minimum, it may serve as passive open space.
- Protect and retain wetland and river areas in their natural state for the provision of wildlife habitats, retention areas for surface runoff, prevention of erosion, and recreation and scenic value.
- Reduce erosion and siltation of shorelines and stream banks by requiring proper stabilization measures and vegetated buffers as required by state regulations.
- Incorporate floodplain management policies and fluvial erosion hazard identification into land use planning.
- Preserve public access to surface waters for recreational uses such as canoeing, kayaking and fishing.
- Discourage all development within the 100- year floodplain/flood hazard areas, river corridors and areas with high water tables.

Flood Resilience Plan

Flood events are Vermont's most frequent and costly type of natural disaster. There are two types of flooding that impact communities in Vermont: inundation and flash flooding. Inundation is when water rises onto low lying land. Flash flooding is a sudden, violent flood which often entails fluvial erosion (stream bank erosion). The combination of flash flooding and fluvial erosion cause the most flood-related damage in the state. According to the Vermont Division of Emergency Management and Homeland Security, the state incurred costs of more than \$850 million from Tropical Storm Irene in August of 2011. Prior to and since Irene, Vermont has experienced more frequent and severe flooding and will likely continue to in the future.

MAPPING FLOOD HAZARD AREAS

To meet the new state requirement of identifying flood hazard and fluvial erosion areas and designating areas to be protected, maps are an essential aid. Because the methods of mapping inundation and fluvial erosion corridors differ significantly, river corridor maps are a critical addition to existing flood hazard maps. The National Flood Insurance Program (NFIP) was created by the Federal Emergency Management Agency to address inundation hazards. Flood insurance rates are based on Flood Insurance Rate Maps (FIRMs) or Digital Flood Insurance Rate Maps (DFIRMs) which delineate areas of the floodplain likely to be inundated during a flood. These are identified as a Special Flood Hazard Area (SFHA) or with a 1% annual chance of flooding. Town participation in NFIP is voluntary. In Vermont, two thirds of flood damages occur outside of federally mapped flood areas.

Chittenden has 21 structures in the Special Flood Hazard Area (SFHA). Just 3 of those structures located in the SFHA are insured for flooding.

Vermont's River Corridor and Floodplain Management Program, developed by the Vermont Agency of Natural Resources (ANR), delineates areas subject to fluvial erosion. River corridor maps are designed with the recognition that rivers are not static. Development in the river corridor and stream channel engineering over time have increased channel instability. While these management practices may create the illusion of stability, these

engineered channels when tested by a high flow cannot be maintained. Special mapping and geomorphic assessments can identify fluvial erosion hazard areas along rivers.

Stream Geomorphic Assessment (SGA) has been done on various water bodies that run through Chittenden. Phase 1 and 2 SGA was completed on the Upper Otter Creek in 2005 and 2009, respectively. Phase 1 SGA has also been done on the Otter Creek Watershed Tributaries, completed in 2009. Additionally, a River Corridor Plan was created for the Upper White River in 2007.

These studies and plans are vital in determining river and stream alterations, which affect water flows and could potentially lead to future flood damage. The SGAs and River Corridor Plans suggest potential remediation actions that can be taken to reduce the risk of future flood damage including, planting stream buffers, stabilizing stream banks, removing berms, removing structures and restoring incision areas. Unmapped River Corridors/Fluvial Erosion Hazard (FEH) Areas of Chittenden should be included in this Municipal Plan as they become available.

HISTORY OF FLOODING

A number of significant flooding events have occurred in Chittenden in the last fifteen years alone, as indicated in the flood history table below. County-wide FEMA Disaster Declarations (DR-#) are included where applicable.

- *April 2019*, heavy rains caused over \$1 million in damage to Mountain Top Rd. and others.”
- *August 9, 2013*: Flooding of Otter Creek, which reached 4.33 feet, caused damage to Mountain Top, River, and Wildcat Roads.
- *August 31, 2011*: Tropical Storm Irene caused intense flooding and \$189,778 in damages to Wildcat, River, and Dugway Roads (DR 4022).
- *April 14-15, 2002*: Flooding caused \$69,596 in damages to Mountain Spring, Casey, Wildcat, and Dam Roads.
- *December 17, 2000*: Up to 3 inches of rain falling on a frozen ground caused flash flooding and \$29,187 in damages (DR 1358).
- *July 31, 2000*: Heavy rain caused flash flooding and \$6,052 in damages to roads (DR 1336).
- *September 16-21, 1999*: Tropical Storm Floyd brought heavy rain and wind. The town received \$3,933 from FEMA for damages (DR 1307).

FLOOD HAZARD AREA REGULATIONS

Chittenden adopted its most recent Bylaw Flood Hazard Area Regulations on August 22, 2011. These regulations comply with state law and allow the town to meet the requirements of the NFIP. River Corridors have not been incorporated into the town’s flood hazard regulations. Chittenden’s flood hazard regulations could exacerbate flooding and fluvial erosion by allowing new development and fill in Special Flood Hazard Areas.

The current flood hazard regulations, since they do not include river corridor protection, do not qualify the Town for favorable (17.5%) state reimbursement rates after disasters as established in the Emergency Relief and Assistance Fund (ERAF) rule.

LOCAL HAZARD MITIGATION PLAN AND LOCAL EMERGENCY MANAGEMENT PLAN

The Chittenden Local Hazard Mitigation Plan (LHMP) was approved by FEMA and adopted in January 2021. This plan is updated every five years and the mitigation strategies guide the work of the Emergency Management Team.

The Chittenden Local Emergency Management Plan (LEMP) addresses emergency planning for all hazards, including flood preparedness, and must be updated annually by May 1. The Chittenden LEMP was last adopted in April 2023.

NFIP PARTICIPATION

The town’s Flood Insurance Rate Map and Flood Insurance Study were first published in September of 1985. The Rutland County DFIRM became effective in August 2008; hydrology and hydraulics were updated in the DFIRM. Chittenden joined the National Flood Insurance Program in 1985.

LANDS THAT MINIMIZE FLOODING

There are natural features which protect against flood damage. These should be protected at all costs. Riparian buffers, for example, reduce flood hazards and stabilize stream banks, attenuate floods, provide aquatic and terrestrial habitat and wildlife corridors, filter runoff, absorb nutrients and pollutants, and shade streams to keep them cool. Wetlands, by acting as a natural “sponge,” also prevent flood damage and are a vital component for maintaining the ecological integrity of land and water. In addition, upland forests

also moderate flood impacts and attenuate flood impacts by mitigating the effect of steep slopes and gravity, which amplifies water velocity in rivers and streams. Watershed and River Corridor assessments aid communities in making knowledgeable and strategic decisions about how to best protect, manage, and restore natural watershed resources.

Goals/Objectives:

- Establish sound planning practices to address flood risks to protect citizens, property, the economy, and natural resources.
- Ensure that the Town of Chittenden can recover from flooding quickly and in a manner that improves flood resilience for the future.
- Minimize construction in flood existing areas and promote development that does not worsen flooding or disturb natural river functions.

Practical Solutions/Tasks:

- Follow best practices and state regulation for the protection of river corridors, streams and wetlands
- Reduce flooding vulnerabilities by flood-proofing or removing structures in flood areas, discouraging construction in flood hazard areas, and reducing impervious surfaces.
- Continue to work with Green Mountain Power to reduce the risk of flooding from the dam and improve warning systems and response.
- Continue hazard mitigation planning, emergency operations planning, and public education.
- Continue updating the town’s flood hazard area regulations to protect river corridors and meet standards in the current Vermont flood hazard area regulation model #6, as mapping and stream geomorphic assessment becomes available
- Work with RRPC, ANR, and landowners to pursue lessening flood risk by reconnecting river channels to historic floodplains, such as through intentional lowering of stream banks and/or raising river channels.
- Work to develop more consistent, accurate and thorough identification of wetlands areas through the use of best available data, as funding is available.
- Support the Chittenden Emergency Management Committee to pursue flood hazard mitigation efforts and continue to improve emergency response capacity.
- Encourage homeowners to purchase flood insurance, especially for those not in the mapped Special Flood Hazard Areas.

- Work closely with GMP regarding controlling water release, emergency action planning, and warning sirens.

VERMONT STATE CLIMATE SUMMARY

Temperatures in Vermont have risen about 3°F since the beginning of the 20th century. The last 11-year period (2010-2020) was the warmest 11-year period on record. Under a higher emissions pathway, historically unprecedented warming is projected to continue through this century.

The intensity of extreme winter cold is projected to decrease. Annual average precipitation has increased nearly 6 inches since the 1960s (a decade marked by prolonged, multi-year droughts and cold temperatures), with the largest increases occurring in mountainous regions of the state. Winter and spring precipitation is projected to increase throughout this century, and warming will increase the proportion of that precipitation that will fall as rain.

Extreme weather events, particularly floods and severe storms, are having a stronger impact on Vermont. At the same time, multiyear meteorological and hydrological droughts continue to pose challenges for water-dependent sectors. Extreme rainfall events are projected to become more frequent and intense in the future.

Land Use and Development Plan

The natural environment has played an important role in shaping Chittenden’s image, appearance and attractiveness to town residents, seasonal homeowners and tourists. Our current land use has a major impact on the overall economy of Chittenden and affects agriculture, forestry, recreation, hunting, fishing and tourism. In a subjective sense the land is basic to the aesthetic value that makes this area unique. It fosters and nourishes the lifestyle of the residents. Preserving and protecting the tracts of open, undeveloped land should have high priority in our municipal planning goals. However, where it is appropriate, and the community has considered and reached a consensus, this Town Plan should contain provision for conversion of some land to resource production and development.

As new development opportunities present themselves, the Town of Chittenden must balance preservation of its community and character with support of opportunities for economic growth. This section, together with the other sections of this plan, provides guidance for future growth and development. Chittenden encourages planned growth and concentrated development in appropriate areas and is consistent with the direction provided in Vermont's planning laws (24 V.S.A. Chapter 117).

This town plan is not a zoning ordinance. It is intended to be the foundation for community programs and decision-making. The plan allows the town to express its voice in Act 250 land use permitting proceedings.

CHITTENDEN FUTURE LAND USE DISTRICTS

Conservation/Protected

The majority of land in town is designated as Conservation/Protected, and most of that is within the Green Mountain National Forest. 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 wetlands and stream banks, productive forests, high elevations, steep slopes (often with shallow soils), and areas of scenic, ecological, cultural or historical significance. Lands included in the district are generally unsuitable for development because of the poor soils, steep slopes, poor access, and the presence of many natural habitats of importance to the town.

Future Development

Development of any kind is not deemed an appropriate use for this district.

Rural Residential District

Nearly all of the remaining portion of the town falls in the Rural Residential District, which encompasses all existing residential properties, and all lands currently used for agricultural purposes. Historically, these uses have been compatible, and it is anticipated that continued residential, agricultural and commercial uses should take place in the Rural Residential District.

Future Development

This district is intended to provide land area for low-density residential development, farming, forestry, recreation and other rural land uses. Chittenden does not have municipal sewer or water service,

which necessitates low density development. Growth, therefore, is limited in many areas given water and septic requirements, and thus should be managed and consistent with the rural character of the area and site conditions. Conservation of open spaces and natural resources should be a high priority to maintain Chittenden's rural character, as this is central to Chittenden's tourism and economic development. For any development (excluding residential development and agricultural development) that may occur in this district, structures should be sized appropriately for a small rural community (i.e. under 7,500 ft²), not be sited in prominently visible locations on hillsides or ridgelines, and must minimize the clearing of natural vegetation.

Village Areas

There are two Village Areas identified in town. Chittenden Village (which includes the Chittenden Village Center and Chittenden Village Historic District) contains the community's public buildings, providing a center for community interaction, and a sense of place. Current uses in this area include: residential, agricultural, and commercial uses, in the form of a general store, a church, Municipal Offices, Volunteer Fire Department, Town Hall, and Barstow School. The North Chittenden Village (which includes the North Chittenden Village Center and Holden Historic District) includes a church, the Dwight D Eisenhower Fish Hatchery, the Grange Hall, and the Park and Ride. Both of these Village Areas encompass some of the town's more densely built up lands, suggesting where future development should be most compact and amenable to a mixture of uses.

Future Development

The pattern of settlement shall maintain and reinforce Chittenden Village as the focus of the town. The density and character of settlement shall be integrated with the existing development and, because of the location, proximity to services, and natural features, growth can be accommodated with relatively minor impact, though sufficient land for septic and water does limit growth. Wherever possible, the Town encourages developments to use the least amount of land possible for private residential uses in order to create a compact village area and help to retain land for agriculture uses, particularly in other districts.

Future uses for these areas should ensure that the historic character and the integrity of the historic structures are preserved. Uses envisioned include: community gathering spaces, residential, small-

scale commercial (flower shops, coffee shop or deli, gas station, antiques or art, retail), and small scale agriculture. Large scale commercial and industrial uses are not deemed appropriate uses for this district.

Gateway (Overlay)

The Gateway Buffer overlay provides a transition between the town borders and the Village Areas and Historic Village Districts, and is designed to protect the pattern of development in these areas. In order to create a pleasant and welcoming entrance into the town, the gateway areas will maintain a pattern of development that is consistent with the current structures and landscape and that is consistent with the future development goals of the village areas and historic village districts.

Future Development

Uses envisioned for this overlay district include residential, agricultural, and forest based. Large scale commercial and industrial uses are not deemed acceptable uses in this district.

View-shed (Overlay)

The View-shed Overlay district aims to protect the character of the current pattern of development in Chittenden. The view-shed areas to be protected are areas that are scenic and visible from one or more key vantage points within town.

Future Development

Uses envisioned for this district include residential, agricultural, and forest based. Large scale commercial and industrial uses are not deemed acceptable uses in this district.

Scenic Roads

West Road and Wildcat Road are both considered scenic roads, and will be protected with this overlay district due to the roads' intrinsic scenic qualities.

Future Development

Uses envisioned for this district include residential, agricultural, and forest based. Large scale commercial and industrial uses are not deemed acceptable uses in this district. Development along these roads should not be visible from the road during all seasons.

EXISTING DEVELOPMENT

Settlement patterns in Chittenden were initially determined by available waterpower, transportation routes and quality agricultural land. The combination

of these factors led logically to the development of Holden (North Chittenden) and then South Chittenden. These two areas continue to be the most densely settled areas of town. However, over time residential units have filled in along the roadways radiating out from these two centers.

Principal nonresidential land uses are timber and forestry management and production, farming, watershed, hydroelectric power generation, hunting and fishing and other recreational activities.

Much of the land in Chittenden is under public ownership. Most of these lands are owned by the U.S. Federal Forest Service through the Green Mountain National Forest. Below is a partial list of public and private holdings in the Town of Chittenden:

PUBLIC LANDS

U.S. Forest Service

Acreage: Approximately 31,411 acres (Green Mountain National Forest)

Location: Eastern half of the town

Use: Timber and forestry management, watershed and wildlife protection, recreation

U.S. Fish and Wildlife Service/Department of the Interior

Acreage: 35

Location: Dwight D. Eisenhower National Fish Hatchery

Use: Fish production; tourism

State of Vermont

Acreage: 263

Location: Mount Carmel State Forest

Use: Recreation

Proctor Village Forest

Acreage: 1,639 acres calculated

Location: Watershed of Kiln Brook and Boiling Spring

Use: Town water supply for Proctor

Pittsford Town Forest

Acreage: 288 acres

Location: Northwest

Use: Watershed protection and town water supply for Pittsford

Chittenden Town Forests

Acreage: 202-acre Lead Mine woodlot; 253-acre Michigan Brook woodlot; 110-acre Mount Carmel woodlot

Location: Central and northwest Chittenden
Use: Logging and town business

Other public lands are discussed in the Public Facilities and Services and Recreation sections of this town plan.

PRIVATE LANDS

Green Mountain Power (GMP)

Acreage: Reservoir: surface area 721 acres.
Other land: 106.28 acres (Source: GMP)
Location: Chittenden Dam/Reservoir; Dam Road;
Powerhouse Road
Use: Hydroelectric generation, day recreational use,
flood control

Baird Farm - Vermont Land Trust

Acreage: Approximately 220 acres
Location: West central Chittenden
Use: Farm and forestry preservation

A. Johnson Lumber

Acreage: 70 acres
Location: East central Chittenden
Use: Logging.
Parcel boundaries for Chittenden are viewable on the Vermont Center for Geographic Information Parcel Maps (<https://maps.vcgi.vermont.gov/parcelviewer/>)

BUILDING ACTIVITY

Recent building activity in Chittenden has been primarily residential in nature, though Mountain Top Inn has also expanded its business operations. All construction in town over 100 square feet requires a town-approved Building Permits application in addition to all necessary state permits. Figure 9 is a chart of the number of taxable parcels by category over the past two decades.

FUTURE LAND USE

See Appendix - Map 7 - Future Land Use ([Future Land Use v5.pdf](#))

To be consistent with the goals outlined in this plan and state law, future growth should be guided into already developed areas as much as possible. While there is no desire to stop development, all are encouraged to develop in a way that will protect open land, forestland and agricultural land. Any and all rules, policies and limited land use are not intended

to restrict anyone's rights, but rather to ensure that, through good management, the land will provide great use and pleasure to everyone in the future.

WHERE AND HOW DEVELOPMENT IS ENCOURAGED

Intermediate Slopes and Terraces

The area of intermediate slopes and terraces is a transitional zone between the valley floor and steep slopes. Its landscape is characterized by undulating topography interspersed with small terraces, plateaus and knolls. 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.

South-Facing Slopes

In winter, cold prevailing winds are from the northwest. The sun's orientation and altitude decrease in winter, reducing the duration and angle of exposure on northern slopes. Snow accumulations and frost tend to be greater and remain longer on northern slopes. In the same regard, growing seasons for vegetative cover are shortened. Consequently, buildings on north-facing slopes usually require greater amounts of insulation and/or energy to provide comfortable interior climates. By contrast, buildings oriented towards a southern exposure benefit from longer periods of sun during the winter, protection from wind and longer growing seasons. Where practical, settlement should occur on south-facing slopes.

Forest/Open Field Edge

Maintaining Chittenden's open fields, wildlife corridors and unbroken productive forests are all top priorities of this plan. It is also important for residents and landowners to have room for future development. Building along the border between these open and forested areas will have the least impact on the community's economic potential and natural habitat and will give all residents and visitors the opportunity to share the scenic beauty of the town. Development is strongly encouraged to take place on the border between open fields and forested land to avoid the loss of either important resource.

Areas Sensitive to Development

Land that contains natural constraints on development (steep slopes, floodplain, aquifers, etc.) should be developed only when adverse impacts can

be adequately prevented or mitigated. In developed areas, the appropriate reuse of existing buildings is the preferred method of accommodating new uses. Redevelopment may be appropriate where existing structures are unsound or unsuitable. If new construction is proposed, it should be compatible with existing uses and development. The Land Use Map should be a guide for future growth areas in Chittenden.

Agricultural and Forest Land

Agriculture and forestry are important economic activities in Vermont. They are also the foundation of a highly valued rural lifestyle and have been a significant factor in shaping the landscape. Land capable of supporting agricultural uses requires prime soils as well as moderate slopes, adequate parcel size, and access. Lands capable of supporting forests are critical to silviculture as well as to wildlife habitat and recreation.

Public forestland makes up approximately two thirds of the total land area in Chittenden and serves to protect the natural resources of the town. The Green Mountain National Forest, Mount Carmel State Forest, Proctor Village Forest, Pittsford Town Forest, and four Chittenden Town Forests are all located within Chittenden and are shown on the maps accompanying this plan.

As of 2015, 15.5 percent of the taxable land area in Chittenden was enrolled in the Use Value Assessment Program (also known as Current Use Program). According to the Vermont Division of Forestry website, the Current Use Program “enables landowners who practice long-term forest management to have their enrolled land appraised for property taxes based on its value for forestry, rather than its fair market value. When land is enrolled, the State attaches a permanent lien to the deed. Productive forestland appraised under this program receives this assessment as long as it is actively managed, unless the landowner decides to withdraw the land from the program, the legislature ends the program, or the parcel is discontinued by the Division of Property Valuation & Review. If enrolled forestland is developed or harvested improperly, a land use change tax is levied on the developed portion and all or a portion will be discontinued from Current Use.” (Source: <https://fpr.vermont.gov/forest/UseValueAppraisal>)

According to VSA Title 32 Taxation and Finance, Chapter 124 Agricultural and Forest Lands, Section 3751, Current Use has an important role in the conservation of land in Vermont:

The purpose of this subchapter is to encourage and assist the maintenance of Vermont’s productive agricultural and forest land; to encourage and assist in their conservation and preservation for future productive use and for the protection of natural ecological systems; to prevent the accelerated conversion of these lands to more intensive use by the pressure of property taxation at values incompatible with the productive capacity of the land; to achieve more equitable taxation for undeveloped lands; to encourage and assist in the preservation and enhancement of Vermont’s scenic natural resources; and to enable the citizens of Vermont to plan its orderly growth in the face of increasing development pressures in the interests of the public health, safety and welfare. (Added 1977, No. 236 (Adj. Sess.), § 1.)

OPEN SPACE AND SCENIC RESOURCES

In the course of planning for Chittenden’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. Scenic resources have aesthetic, historical and economic value. Siting of future construction, as well as community facilities and infrastructure, should always consider the potential impact on aesthetic qualities of the community and preserve the undisturbed integrity of Chittenden’s quality scenic and open resources.

CONSERVATION AREAS

Conservation areas within Chittenden are those lands that contain natural features or natural limitations that reduce the ability of the land to support extensive development. Because of the severity of their limitations or natural significance, some conservation areas are more sensitive to disturbance than others. The areas identified as being most severely limited are: floodways, habitat of flora or fauna which are designated as threatened or endangered, and all lands above 1500 feet in elevation. Other areas include steep slopes, shallow soils, wetlands, prime agricultural soils and floodplain outside the floodway. It is recommended that these areas remain as open land. Allowable uses should be: agriculture (with Acceptable Agricultural Practices at a minimum, and preferably with Best Management Practices), forestry

(with Acceptable Management Practices), recreation uses which do not require the use of pesticides or herbicides, and non-structural public uses. New residential and commercial/industrial uses should be prohibited in Conservation Areas.

Goals/Objectives:

- Encourage strategic growth and economic development while protecting existing cultural, historic and natural resources.
- Provide for public safety when advancing development patterns in town;
- Promote responsible management and appropriate use of Chittenden’s agricultural and forest lands and conservation areas.
- Protect the character of rural areas and resource areas by discouraging scattered development and incompatible uses.
- Support agriculture, forestry, and other practices that make responsible use of the town’s natural resources and that are compatible with neighboring land uses.
- Recognize the link between land use and public facilities/services and coordinate their planning and development.
- Encourage orderly and attractive development.
- Protect and promote conservation, agricultural and forested lands.

Practical Solutions/Tasks:

- Encourage development and economic growth in Chittenden in ways that reinforce the general character and planned growth patterns of the town.
- Critically review and evaluate development that generates undue stress on natural resources, public facilities and services.
- Ensure that future development provides for adequate streets, utilities and open space and the preservation of the character of surrounding properties, the expense of which is to be borne by the developer.
- Develop and implement an industrial/commercial construction permitting ordinance to protect natural resources and view-sheds.
- Promote design techniques to reduce the impacts of development on agricultural and forest lands.
- Develop a list of Town-owned parcels on which title searches should be conducted.



A - 2022 COMMUNITY INPUT RESPONSES

What do you love: *Community Input_What Love.pdf*

What do you love about living in Chittenden?

THE COMMUNITY

- SMALL AND CLOSE
- THE PEOPLE
- FRIENDLY & STRONG COMMUNITY
- NICE NEIGHBORS
- EVERYONE KNOWS EACH OTHER
- LEVEL OF ENGAGEMENT

NATURAL BEAUTY

- THE RESERVOIR
- ABUNDANCE OF UNDEVELOPED LAND
- THE RURAL FEEL
- PEACE AND QUIET
- OLD FOREST

DUMP ON SATURDAYS CHITTENDEN DAY NICE NEIGHBORS
MOUNTAIN TOP BARSTOW SCHOOL THE LIBRARY
EVERYTHING! OLD AND RUSTIC FEEL FEELS SAFE HISTORY

What new enterprises: *Community Input_What New Biz.pdf*

What types of new businesses or enterprises would you like to see in Chittenden in the next 10 years?

FOOD OPTIONS

- CAFÉ
- PUB / BREWERY
- COFFEE SHOP
- BREAKFAST NOOK
- SANDWICH SHOP
- SMALL MARKET
- BAKERY
- RESTAURANT
- FARM-TO-TABLE GENERAL STORE
- HEALTH FOOD STORE

GAS STATION + EV CHARGING

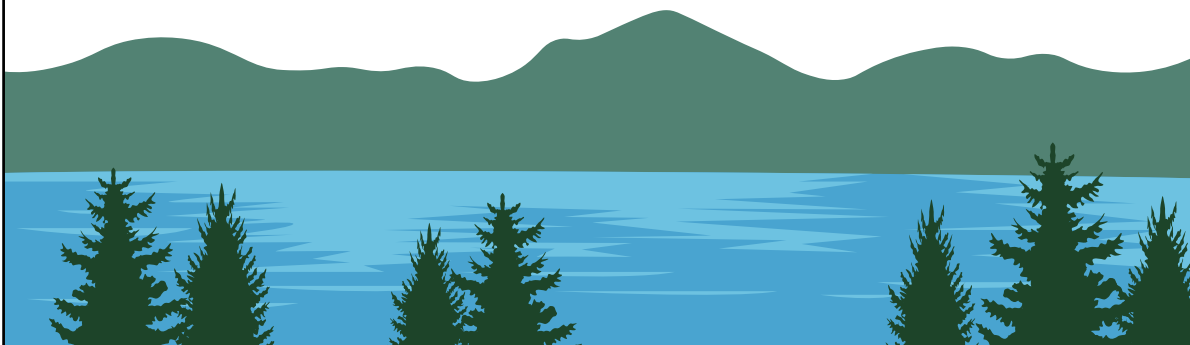
PRESCHOOL

- FOREST / NATURE

RECREATION

- BIKE TRAILS / BIKE TRAIL SYSTEM
- MORE MENDON/CHITTENDEN JOINT REC
- SAFE WALKING PATHS/NO VEHICULAR TRAFFIC
- A GYM / YOGA STUDIO

GARDEN CLUB EDIBLE PARK CRAFTS/BOOKS LOCAL ARTIST CO-OP
MUSIC ADULT LEARNING CENTER CHILDREN'S ACTIVITIES
BOTANICAL GARDEN ENVIRONMENTAL BUSINESSES
HOSPITALITY TOURISM MEN'S SHED



What recreation or amenities: *Community Input_Recreation.pdf*

What new public amenities or recreation opportunities would you like to see in town?

RECREATION

- MORE HIKING & BIKING TRAILS
- TENNIS, BASKETBALL, PICKLEBALL COURTS

ICE SKATING SKATING PATH ON DAM POOL/SAUNA BOCCE DISC GOLF
SMALL BIKE CLUB SUMMER ACTIVITIES FOR KIDS ADULT ACTIVITIES
LINE DANCING OUTSIDE WINTER SPACE – ICE SKATING RINK OUTSIDE
ORGANIZED PHYSICAL ACTIVITY CLASSES/CLUBS
MORE FOR KIDS IN NEW NORTH CHITTENDEN LAND; MORE FOR ADULTS
SKATE PARK SIDEWALK/BIKE LANE UP TO MOUNTAIN TOP FUN RUNS (MORE)
BETTER KEPT WALKING TRAILS TRAILS SOMETHING MODELED AFTER PITTSFORD
ADULT RECREATION FOR SENIORS AND ADULTS GOLF COURSE
TOWN DANCES AT THE GRANGE HALL COMMUNITY FITNESS CENTER
GOLF COURSE ADVENTURE PLAYGROUND ADULT SPORTS LEAGUES

PUBLIC AMENITIES

- MULTI-USE COMMUNITY CENTER WITH VARYING HOURS:
LIBRARY, LIVE MUSIC, AFTERSCHOOL PROGRAMMING, EVENTS

SIDEWALKS BETTER ACCESS TO THE RESERVOIR CRAFT FAIRS AT THE GRANGE
ART IN THE PARK BUTTERFLY & BEE GARDENS MORE GARDENS
TREES AROUND TOWN HALL PLACES TO SIT OUTSIDE AT TOWN HALL
BIERGARTEN/OCTOBERFEST FOREST PRESCHOOL CRAFT FAIRS AT THE GRANGE
ART IN THE PARK HISTORICAL SOCIETY IN “DOWNTOWN”
BOOK CLUBS FOOD DRIVES ART CLASSES
COMMUNITY WEATHERIZATION/SOLAR COMMUNITY GARDENS
PIZZA OVEN RESTAURANT – BREAKFAST/LUNCH COFFEE HOUSE
MORE SUBSTANTIAL BATHROOM AT THE DAM THE PUBLIC BUS



What could be improved in Chittenden?

SIDEWALKS + BIKE LANES

SPEEDING

- SLOW THE TRAFFIC DOWN
- MUCH MORE SPEED CONTROL ON CHITTENDEN RD. IN THE 25 MPH ZONE AT BARSTOW
- REDUCING SPEEDERS ON POWERHOUSE & BEEBE HILL RD.
- A CONSTABLE

COMMUNICATION

- INFORMATION SHARING
- OPPORTUNITIES TO VOLUNTEER
- BIGGER, BETTER MARKED, TRAILHEADS
- SIGNS ABOUT CHITTENDEN DAY, TAXES, DOG FEES, ETC. POSTED IN NORTH CHITTENDEN

SERVICES

- CELL SERVICE
- SERVICES FOR SENIORS
- MORE PARKING AT TRAILHEADS
- ROADS, LIGHTS ON ROADS
- THE BUS - LOW COST TRANSPORTATION

MORE COMMUNAL GREEN SPACE ANOTHER PLAYGROUND AVAILABLE DURING SCHOOL HOURS

SMALL STORES – LOCAL, ART, CAFÉ, PUB **LOCAL BUSINESS**

CHILD CARE **THE PRE-K PROGRAM BEING ALL DAY**

LESS OWNED PUBLIC BUILDINGS – WE HAVE MANY **MAINTAIN OUR PUBLIC BUILDINGS/PROPERTIES**

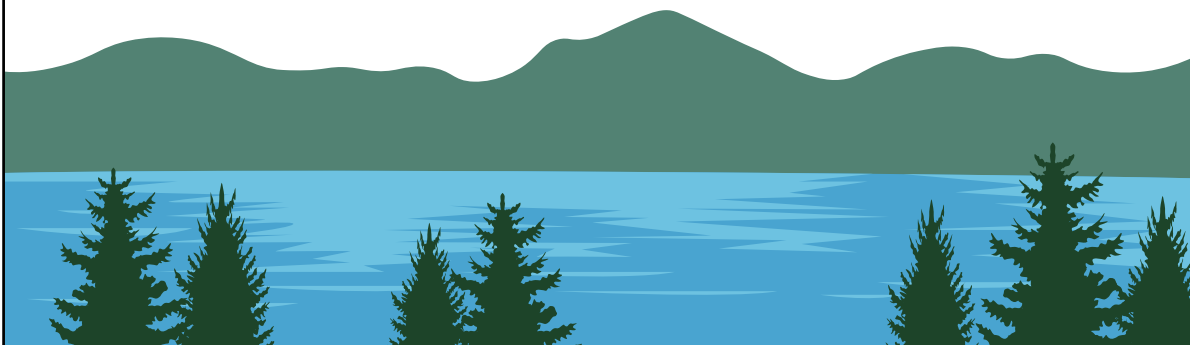
MORE PEOPLE INVOLVED IN TOWN ACTIVITIES

TAKE A STRONG STAND AGAINST TELEPHONE GAP PROJECT – CAN BE WRITTEN INTO TOWN PLAN

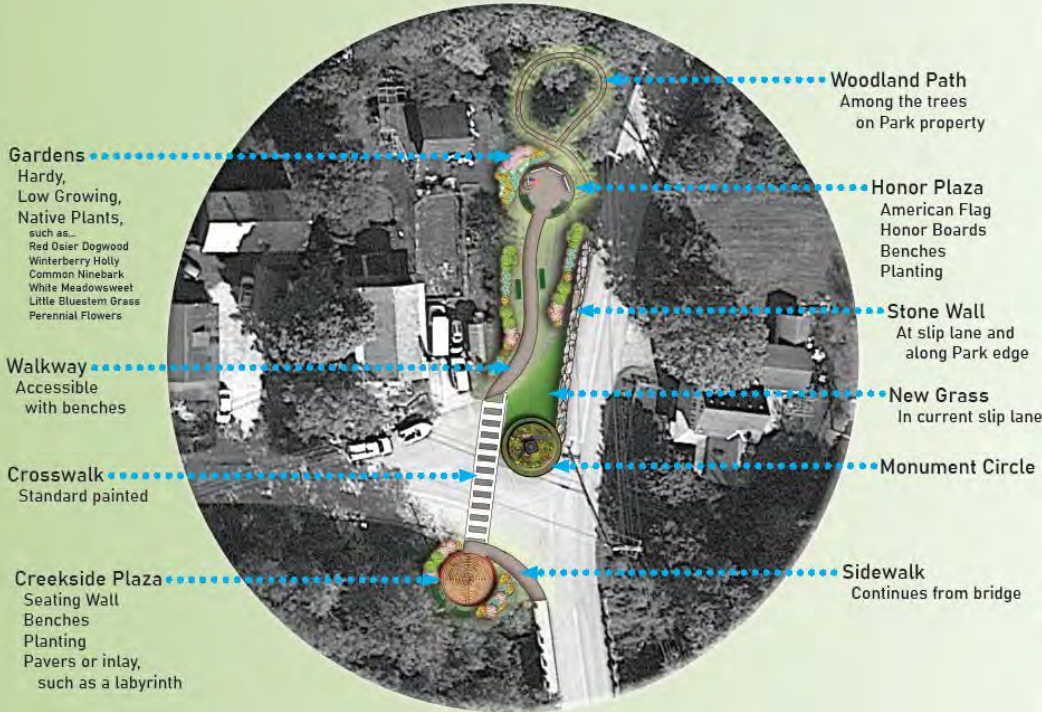
REDO THE OLD TOWN HALL TO MAYBE MAKE A LIBRARY AND LITTLE COFFEE SHOP

NOT MUCH, IT IS A GREAT COMMUNITY! WE LOVE IT HERE! LOVE IT HERE

CONTINUATION OF THESE LOVELY EVENTS STARTED BY THE SPARK GRANT



IDEAS FOR MONUMENT CIRCLE & VETERANS MEMORIAL PARK



Sources of Inspiration



VILLAGE GREEN SPACES

Chittenden is known for its abundance of forested land, yet not all of it is owned or managed by the Town, nor accessible to all of its residents.

Small spaces such as Veterans Memorial Park and the Old Town Hall property are underutilized for gathering and activities.

East Creek Trails are a beautiful and unique connector through the Village that could be improved to increase accessibility and thoughtful use.

What We Heard:



Community input on Trail and Green Spaces during the Block Party.

The May 2023 Block Party asked residents what they would like to see for Green Space improvements. The top desires were:

- Improvements to East Creek Trails; including ADA accessibility, mountain bike trails, gathering spaces, easier walking
- New activities; including disc golf, amphitheater, natural playground
- Improvements at Memorial Circle; removing slip lane, safe access to the Memorial



East Creek Trails trailhead on Holden Road at the Church parking lot.



What You Can Do RIGHT NOW:

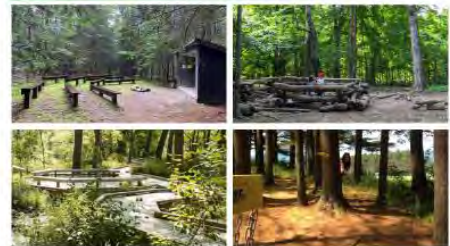
The following posters recommend various options for new and improved Green Spaces. Add your opinion on what elements and locations should be prioritized for improvements by adding a STICKER where prompted.

What We Can Do:

Proposed improvements and upgrades to the Green Spaces include:

- Trail improvements - clearing, widening, marking
- Trail upgrades - ADA compliance, boardwalk
- New Trails within Town property
- Year-round useage of VAST Trail on School property
- New Trails from Powerhouse Road to East Creek Trails on private property
- Amphitheater
- Disc Golf
- Natural Playground
- Interpretive Trail

Ideas for Gathering Spaces:



VILLAGE STREETS

Creating a safe streetscape for the Town of Chittenden is a high priority to residents of all ages.

This poster illustrates some of the options and challenges for adding traffic calming measure that prioritize cyclists and pedestrians over cars. It focuses on the triangular corridor of Chittenden Road -> Holden Road -> Beebe Hill Road -> Powerhouse Road, but could be expanded to additional priority roads.

What We Heard:



Community input on Safe Streets during the Block Party.

The May 2023 Block Party echoed many of the concerns heard by the Project Steering Committee and Planning Commission. The top concerns/desires were:

- Speeding - all roads
- Desire for walking/biking paths along the roads
- Desire for sidewalks, particularly around Barstow School



Kids and families using Holden Road during the Block Party.



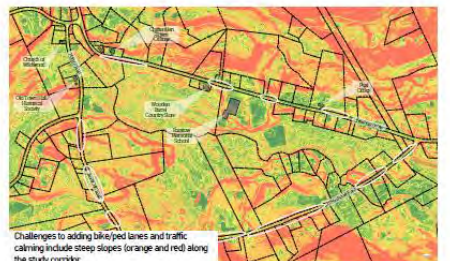
What You Can Do RIGHT NOW:

The following posters recommend various alternatives for creating safe and attractive streetscapes. Add your opinion on what elements and street sections should be prioritized for improvements by adding a STICKER where prompted.

What We Can Do:

Proposed elements that can achieve the desired goals include:

- Crosswalks at key locations
- Speed humps
- Chicanes/bulbouts
- Flashing speed limit signs
- Signage including "Village Loop" sign
- Bike/ped lanes and/or sharrow markings



Challenges to adding bike/ped lanes and traffic calming include steep slopes (orange and red) along the study corridor.

Restoring Town Hall Honoring the Past with a Vision for the Future.

Examples: Peacham Cafe



The Peacham Café was founded by community members who felt that Peacham needed a place to gather, share a meal, and buy staples and local vegetables. A local non-profit, Peacham Community Housing (PCH), owned a suitable building, and the group incorporated as a for-profit subsidiary of PCH, to enable it to manage a cafe facility.

The LLC worked for 2 years on a workable plan, overcoming obstacles such as wastewater disposal, historic preservation of the building, and permitting. Once a workable plan was in place, the group raised about \$16,000 to renovate.

source: peachamcafe.org



Rupert Community Center

Guess What's Coming To Rupert!
A New Community Center & Café at The Historic Sheldon Store

Slide Presentation and Informational Session
Learn about the project and offer your ideas

Thursday, September 6, 6:00 - 7:00 pm. www.rupertvt.org
 Monday, September 17, 6:00 - 7:00 pm. www.rupertvt.org
 Saturday, September 20, 10:00 - 11:00 am. www.rupertvt.org
 Sunday, September 21, 10:00 - 11:00 am. www.rupertvt.org
 About the location: www.rupertvt.org



The Rupert Village Trust (RVT) is a nonprofit organization whose mission is historic preservation and community development in the Designated Village Center of Rupert. Their first major project was a community center and café in the historic Sheldon General Store. With no other casual gathering place in town, RVT hopes to "pioneer a trend towards social and economic vitality and a greater sense of community in Rupert."

source: <https://www.rupertvillagetrust.org>



East Randolph Town Hall



NORTH WALL- POOR DRAINAGE AND ROTTING WOOD



NORTH LAWN FROM EAST

East Randolph Hall, with its prominent white clock tower, has been a gathering place and home of celebration for "East Valley" villagers since the mid-19th century. At over 150 years old, the hall needs repairs and modernization to be restored to community use. It needs foundation work, chimney strapping, water damage repair, exterior restoration and painting, roof repairs, ADA-accessibility and safety upgrades, and flooring, power, and plumbing repair. The estimated cost, with permitting, is (very) roughly \$500,000. The East Valley Community Group was established in 2019 to restore this community asset so all can "join in celebrating village life together."

source: eastvalleycommunitygroup.com



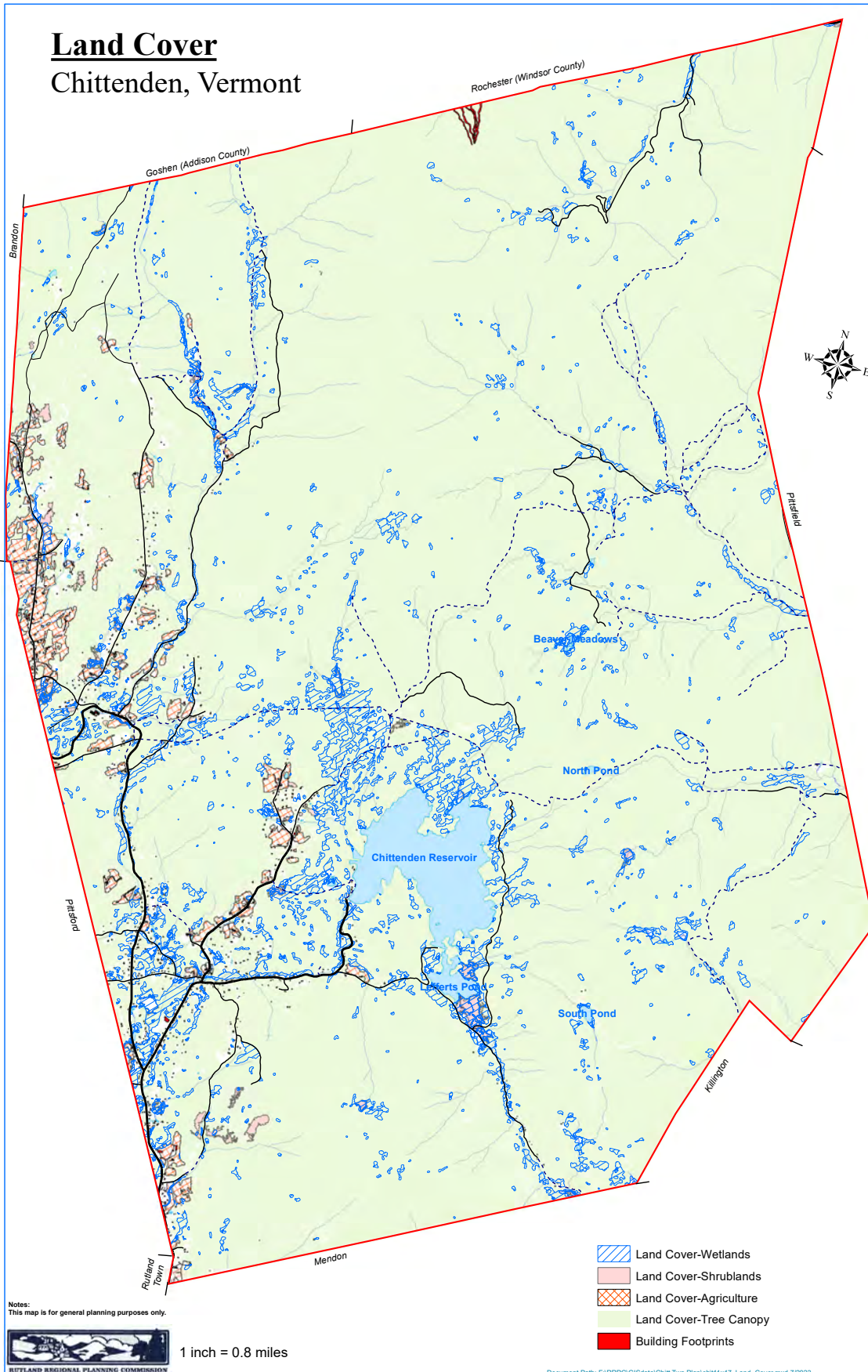
UPPER 1ST FLOOR TOWN HALL

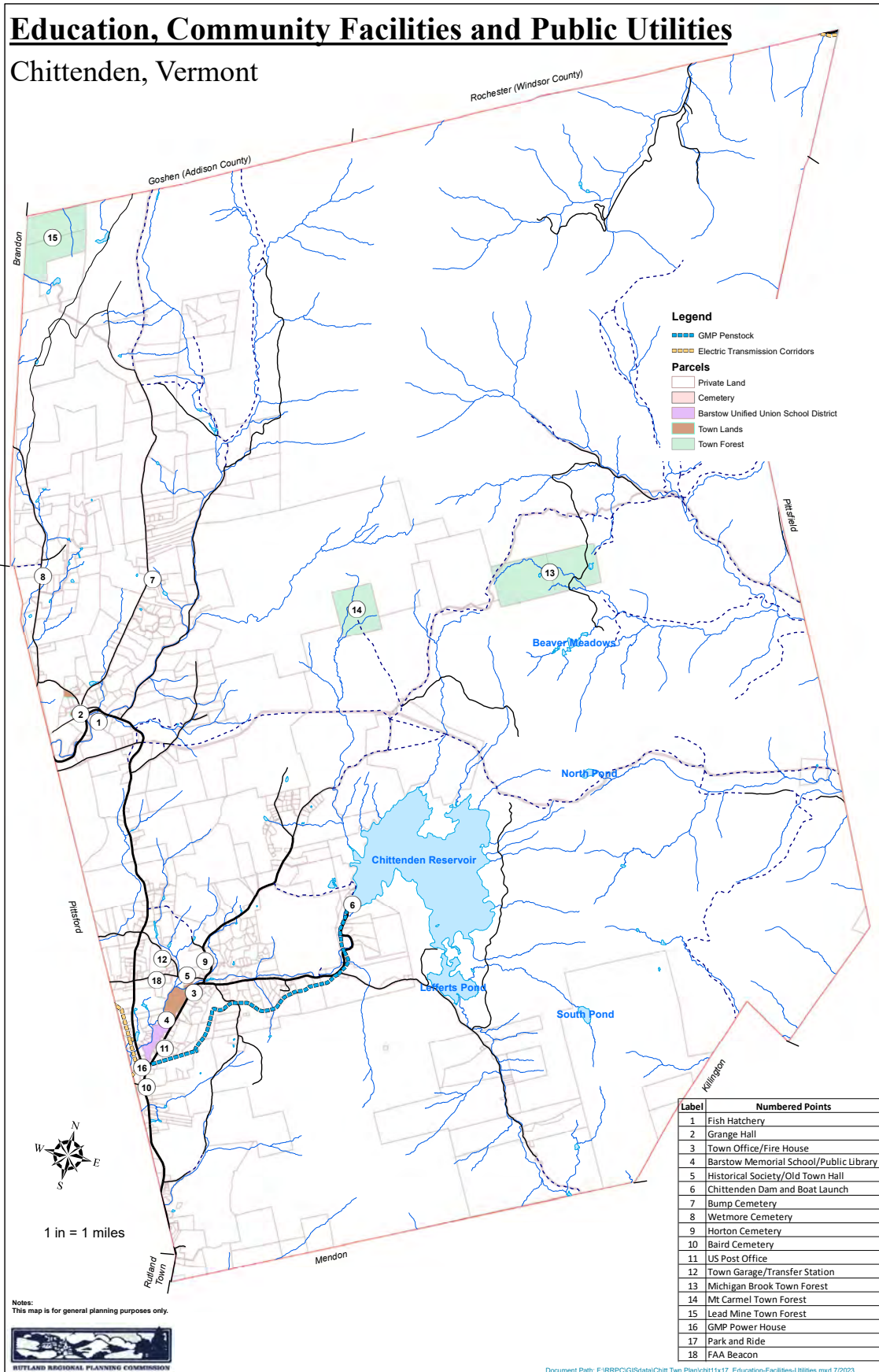


Key "Takeaways"

- Vision and programming should be important aspects of our planning
- Advertise success, as that will build interest
- If operating a cafe, learn and follow health department regulations
- Schedule weekly or monthly events such as music performances or game nights
- Include young people in the volunteer group.
- It is important to have volunteers with diverse skills, such as accounting, interpersonal, construction, arts.
- Create synergies with other organizations, such as the Church of the Wildwood, to offer a reception space.
- While fundraising is ongoing, hold events or build amenities on the Town Hall grounds.
- A commercial kitchen is a big attraction for local groups.
- Create a Business Plan that will offer benchmarks for success
- Plan for any additional septic/wastewater needs early on, because that can be a challenge and a limiting factor on capacity.

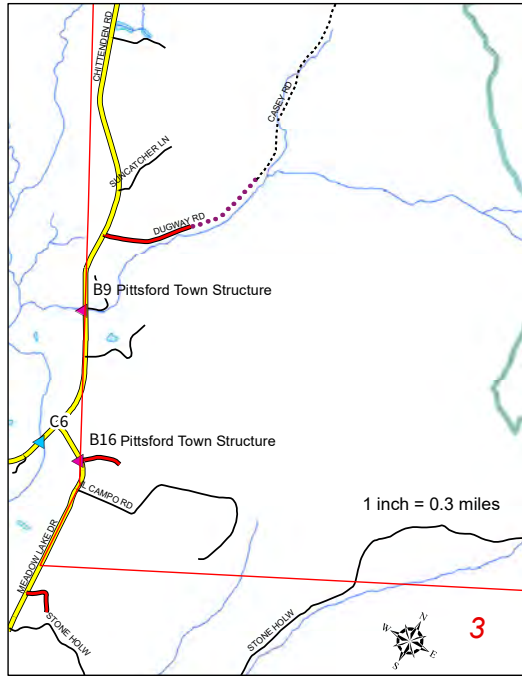
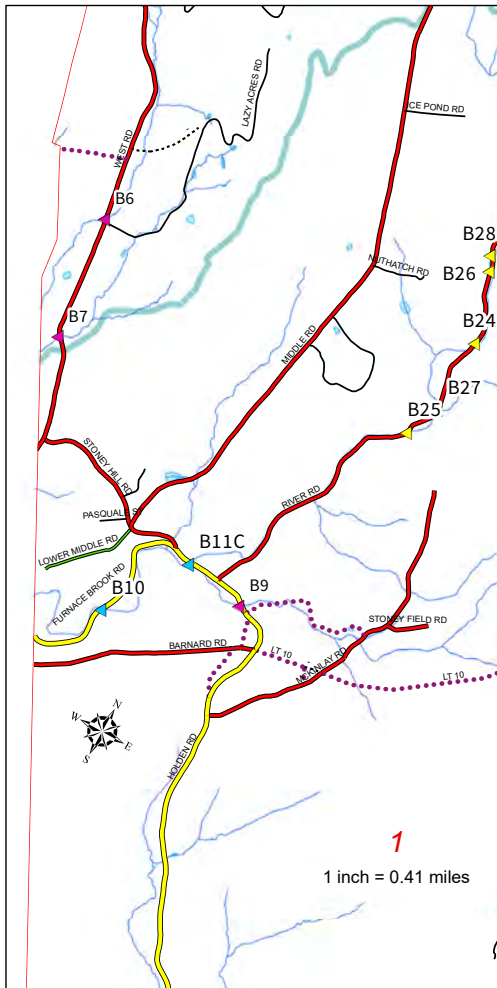






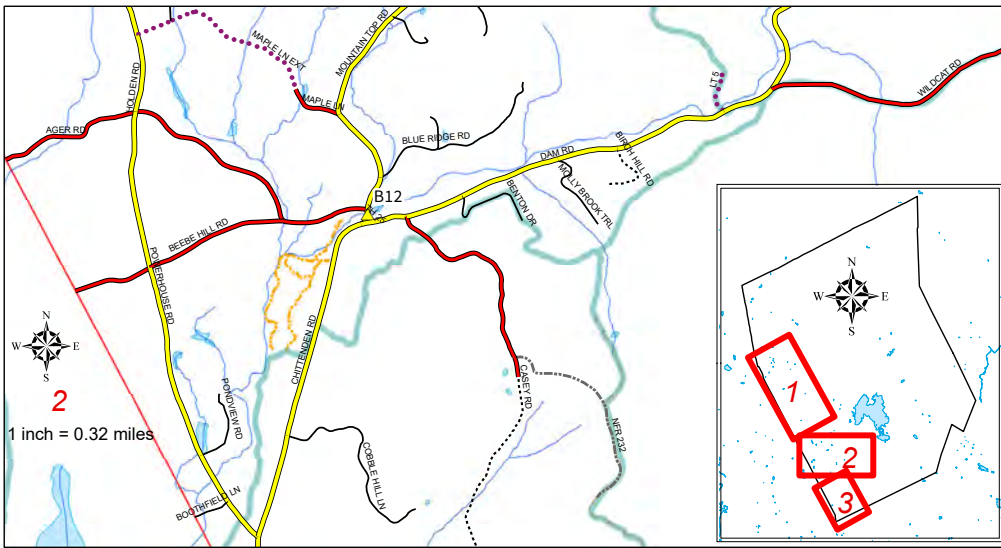
Transportation Inserts

Chittenden, Vermont



Legend

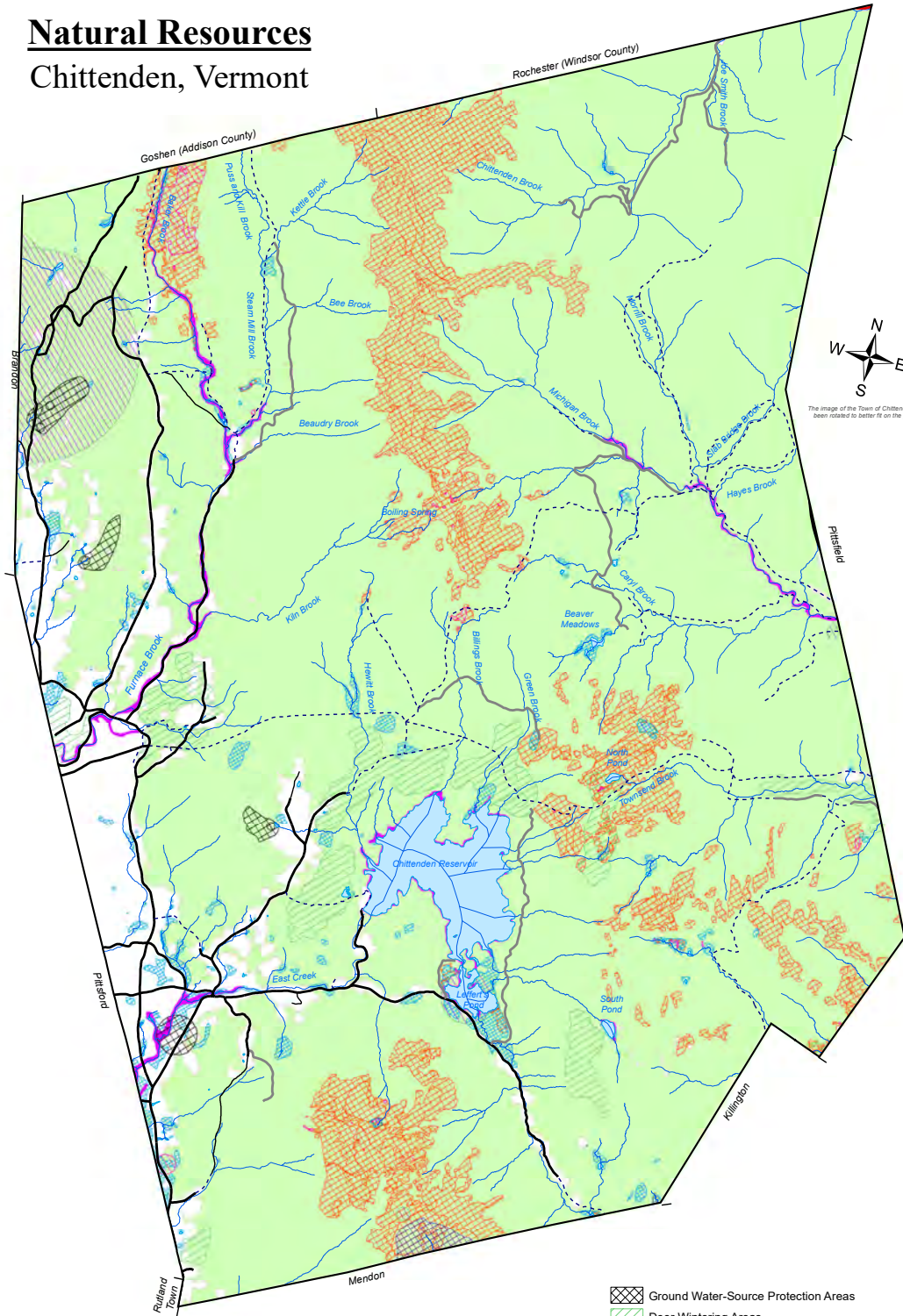
- ▲ Town Short Structures
 - ▲ Town Long
 - ▲ Town Long-Federal Aid
- AOT Roads 2023**
- Town Class 2
 - Town Class 3
 - Town Class 4
 - - - National Forest Highway
 - ⋯ Legal Trail
 - Private
 - Vermont State Highway
 - ⋯ Discontinued Road
 - Vast Trails
 - USFS_Trails
 - LongTrail
 - Town Trail



Notes:
These maps are for general planning purposes only.

Natural Resources

Chittenden, Vermont



The image of the Town of Chittenden has been rotated to better fit on the page.

Notes:
This map is for general planning purposes only.

0 0.5 1 1.5
Miles

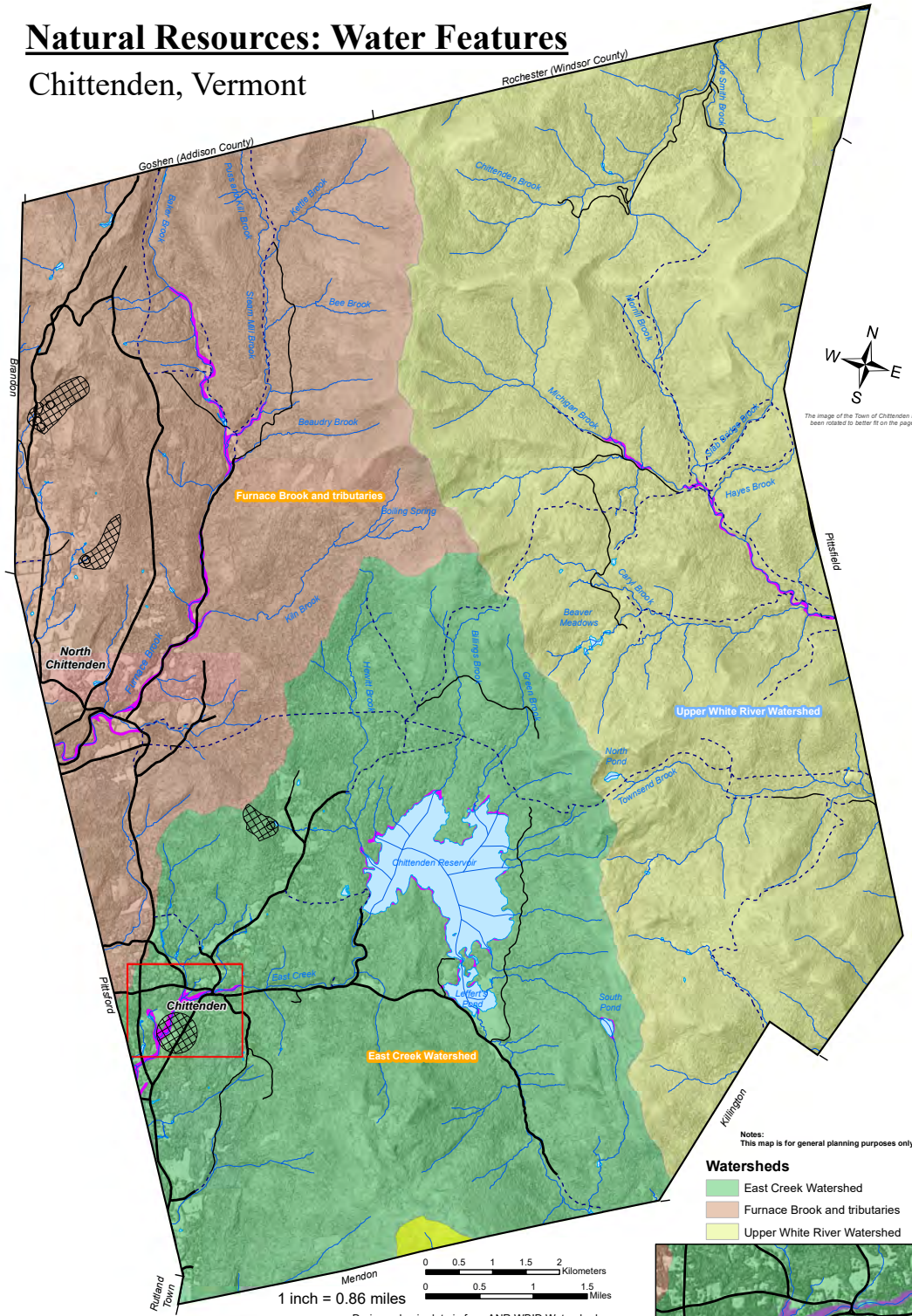
1 inch = 0.86 miles



- Ground Water-Source Protection Areas
- Deer Wintering Areas
- Rare/Threatened - Animal
- Rare/Threatened - Plant
- Flood Hazard Areas (FEMA)
- VT Significant Wetlands Inventory
- Surface Water-Source Protection Areas
- Significant Natural Communities
- Highest Priority Interior Forest Blocks

Natural Resources: Water Features

Chittenden, Vermont



- Water Features**
- Ground Water-Source Protection Areas
 - Flood Hazard Areas (FEMA)
 - VT Significant Wetlands Inventory
 - Surface Water-Source Protection Areas
 - River and Streams
 - Lakes, Ponds and Reservoirs

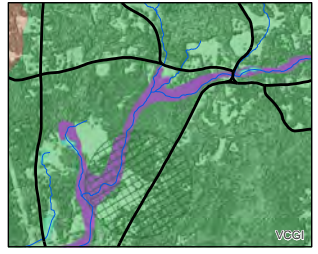
1 inch = 0.86 miles

0 0.5 1 1.5 2 Kilometers
0 0.5 1 1.5 Miles

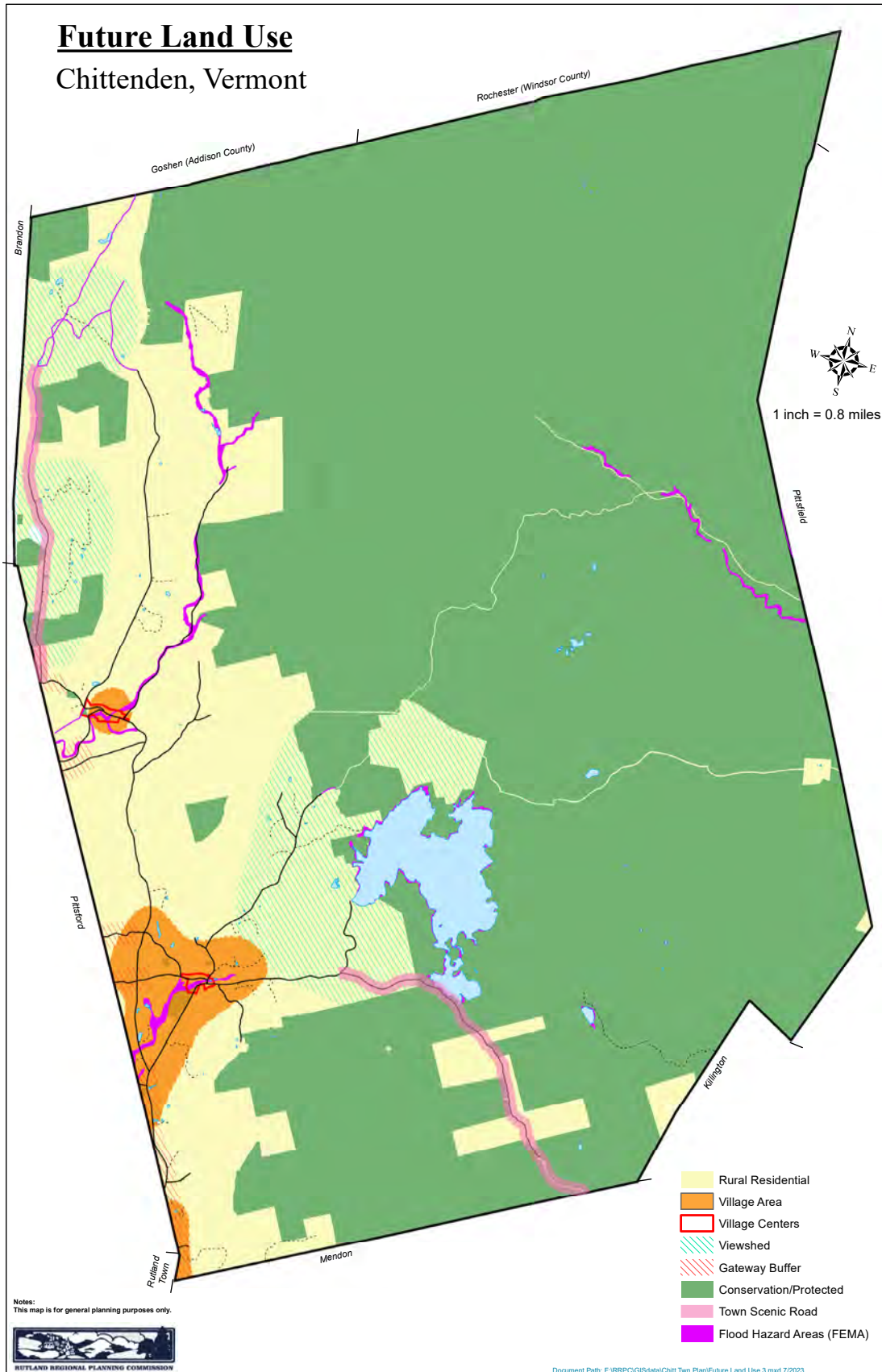
Drainage basin data is from ANR WBID Watersheds, updated 2022.
Flood data is from FEMA data, updated 2022.
Wetlands data are derived from VCGI VT Significant Wetlands Inventory, updated 2016.
Ground Water Source Protection data from ANR, updated 2016. Road data are from VT Road Centerline, updated 2023.

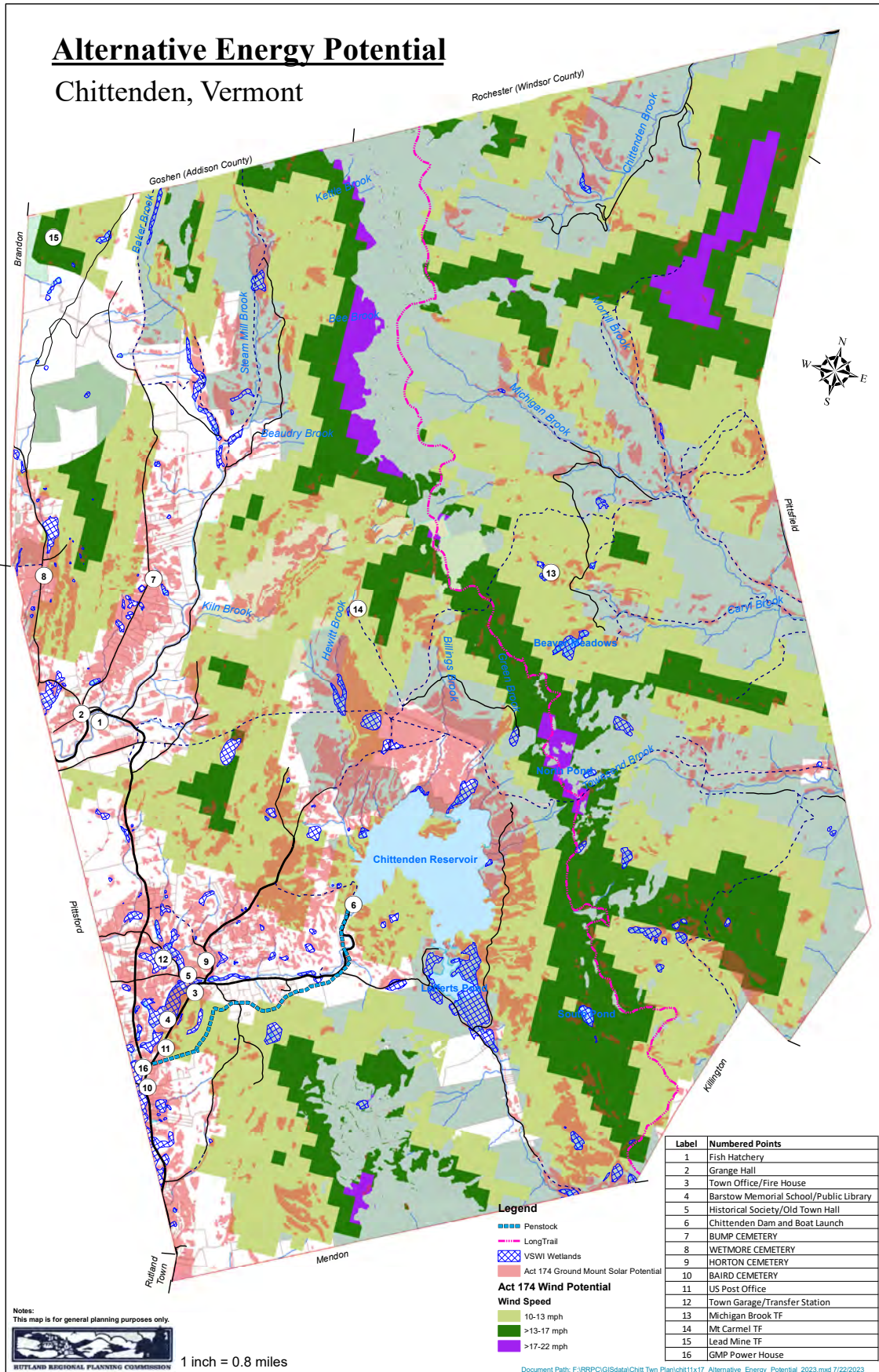


- Notes:**
This map is for general planning purposes only.
- Watersheds**
- East Creek Watershed
 - Furnace Brook and tributaries
 - Upper White River Watershed



MAP 7 – FUTURE LAND USE (*Future Land Use v5.pdf*)





MAP 9 - VILLAGE CENTERS (*chit11x17_VillageCenters v5.pdf*)

Chittenden, Vermont



North Chittenden Village Center 1 inch = 0.05 miles



Label	Numbered Points
1	Fish Hatchery
2	Grange Hall
3	Town Office
5	Historical Society
17	Fire House
18	Hotel Lot
19	Old Town Hall
20	Park and Ride

- Village Centers
- VSWI_Wetlands_Class_Layer
- Parcels-Conserved Lands**
- <all other values>
- Protected**
- ANR-FPR
- BRND-TWN
- CEMETERY
- GMNF
- PITT-WOOD
- PROC-TWN
- TRUST
- TWN
- TWN-WOOD
- VT TRUST



Notes:
These maps are for general planning purposes only.

1 inch = 0.03 miles

Chittenden Village Center



Document Path: F:\RRPC\GIS\data\ChitTwn\Plan\chit11x17_VillageCenters.mxd 7/2023