

Town of Addison  
Planning Commission  
65 VT RTE 17W  
Addison, VT 05491



July 23, 2016

To whom this may concern,

We have a revised rough draft of the new Addison Town Plan available for your reading. A "Proposed List" of the proposed changes/revisions has been included in the packet. All major changes have been highlighted for easier finding.

We have planned a public hearing date scheduled for **Monday, September 12, 2016 at 6:30 PM.** at the **Addison Central School** located on VT RTE 17W just off RT 22A.

If you have any questions, suggestions or ideas with any helpful information that we may have forgotten or overlooked that could be added later please feel free to call or e-mail me.

My e-mail address is: Starr and Terry Phillips [sandtphillips@gmavt.net](mailto:sandtphillips@gmavt.net) or you can call me at home at (802)759-2421 after 1:30 pm. as I work a part time during the forenoons.

Respectfully submitted,

Frank Galgano, Chair

Starr I. Phillips, Vice-Chair & Sect'y.

Charles Kelly

Clifford Douglas

Michael (Paul) Kennedy

Addison Planning Commission

Board Members



Town of Addison  
65 Vermont Route 17W  
Addison, Vermont (05491)

Monday, August 22, 2016

Please put the following Public Notice in the Thursday, August 25, 2016 edition of the Addison Independent.

## **PUBLIC NOTICE** **TOWN OF ADDISON**

The Addison Planning Commission will hold a **Public Hearing** on Monday, September 12, 2016 at 6:30 p.m. at the **Addison Central School**.

To consider the following:

### **Proposed List of Changes/Revisions to the Addison Town Plan since June 2014.**

1. Cover page-----updated for current issue with Thomas Johnson's art added with permission.
2. Page 5-7Table of Contents----updated for current issue. 10 maps have been updated.p.9-17.
3. Page 19 Chapter 1-- Introduction & History of our Town Plan.
4. Page 20 Statement of Goals---updated with goals 1-13.
5. **Page 23-34- Chapter 2. Land Use Plan---stating the culmination of goals, values & management of different areas within the town, based on their unique characteristics. (An added new detailed section).**
6. Page 35-40- Chapter 3. Community Facilities and Services---stating goals & recommended actions.
7. Page 41-46- Chapter 4.Transportation---stating goals & recommended actions.
8. Page 47-52- Chapter 5. Education & Child Care-----stating recommended actions.
9. Page 53-56- Chapter 6. Population &Housing---stating goals & recommended actions.
9. **Page 57-65- Chapter 7. Economy and Economic Development---stating goals & recommended actions with encouraging farming, businesses, village center,& maintaining what we have. (added more details in this section).**
10. **Page 67-74- Chapter 8. Energy----stating goals & recommended actions pertaining to solar energy, solar wind projects, Biomass & solar array size or locations. (New Section)**
11. **Page 75-84- Chapter 9. Natural & Agricultural Resources and Resiliency-----stating goals, policies & recommended actions within the different districts in town (enlarged this section & more detailed).**
12. Page 85-86- Chapter 10. Compatability----stating the surrounding towns.
13. Page 87-88- Chapter 11. Implementation---stating the help of the municipal grant & town funds along with assistance from ACRPC and the 5 year plan has been completed.
14. Page 89-94 Appendix---brief town history, implementation process for density based subdivision for different "Mother Parcels" if so desired.
15. Page 1/29-29/29 Town Survey information taken October 2015 "Open House"



16. Newest sections added are highlighted for recognition.

Frank Galgano, Chair  
Starr Phillips, Secretary

Addison Planning Commission

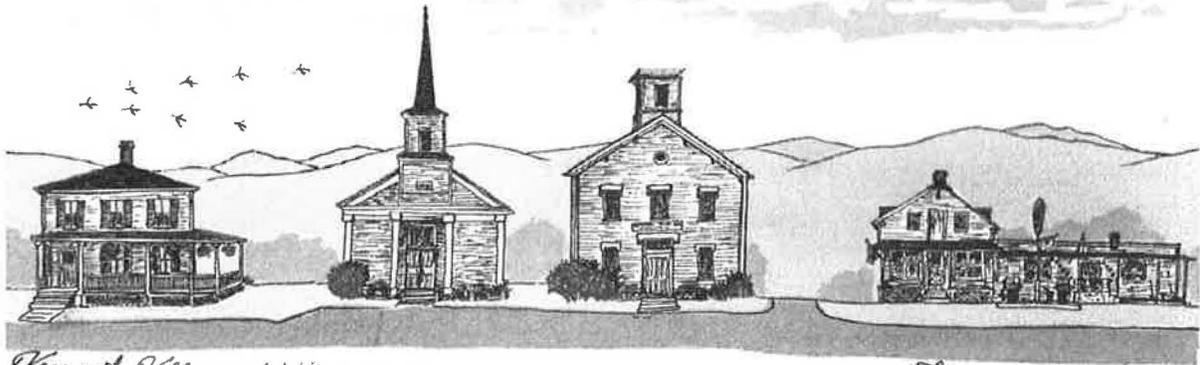
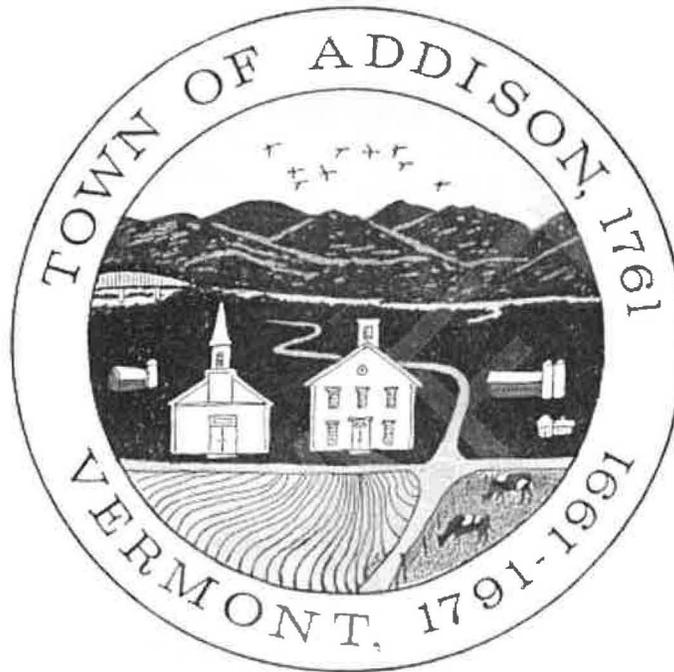
E-mailed to (Anna Osborne) on 08-22-16 to the Addison Independent. Publication date is 08-25-16.



# ADDISON TOWN PLAN

Addison, Vermont

2016-2021



*Vermont Village, Addison 4-Corner*

*Thomas H. Colman*

Adopted by Planning Commission \_\_\_\_\_

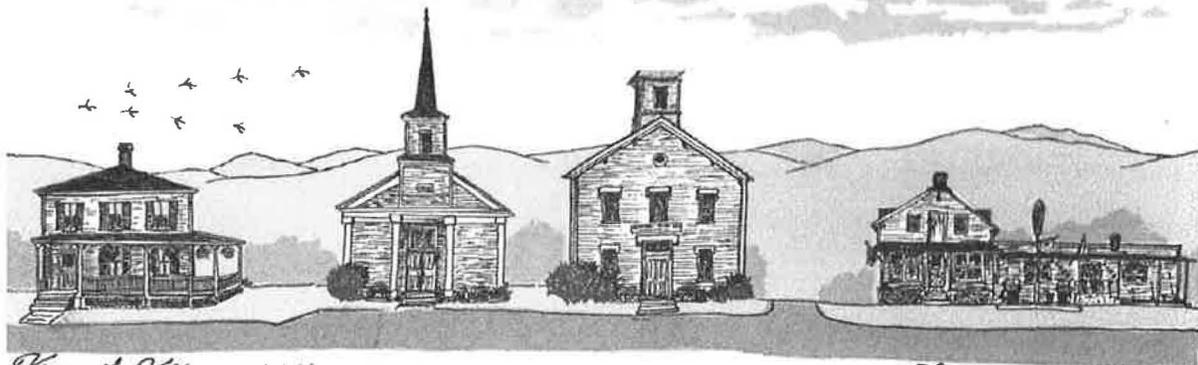
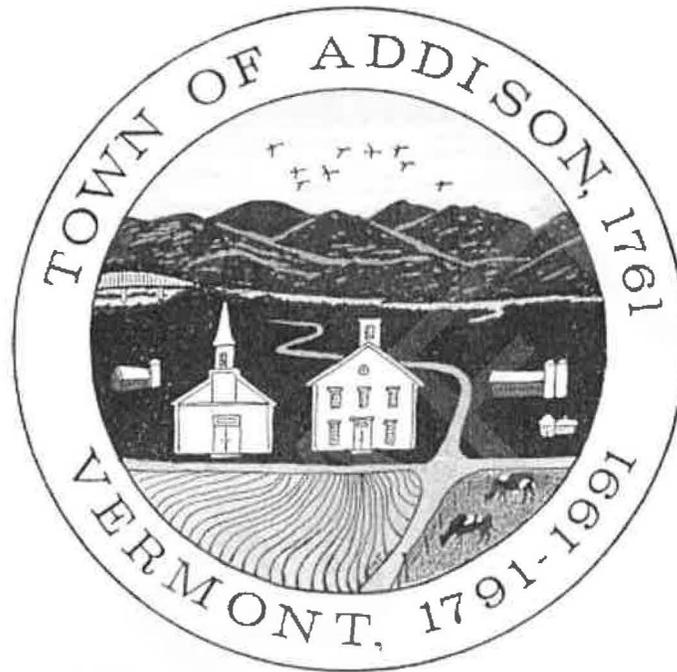
Adopted by Selectboard \_\_\_\_\_



# ADDISON TOWN PLAN

Addison, Vermont

2016-2021



*Vermont Village, Addison's 4-Corner*

*Thomas C. Johnson*

Adopted by Planning Commission \_\_\_\_\_

Adopted by Selectboard \_\_\_\_\_

DRAFT

The Addison Planning Commission thanks Addison resident Tom Johnson for the use of his artwork on the front cover of this plan. Thanks also to all Addison Town residents who participated in the 2015 community survey and those who dedicate their time in service to our Town.

Planning Commission Members 2015-2016

Frank Galgano, Chair

Starr Phillips, Vice Chair

Charles Kelly

Clifford Douglas

Paul Kennedy

The 2015-2016 Town Plan update and 2015 community survey was funded in part by an Vermont Agency of Commerce and Community Development Municipal Planning Grant. Technical support was provided by Addison County Regional Planning Commission.

DRAFT

# TABLE OF CONTENTS

<b>MAPS</b>	<b>7</b>
<b>CHAPTER 1. INTRODUCTION</b>	<b>19</b>
<b>CHAPTER 2. LAND USE PLAN</b>	<b>23</b>
<b>CHAPTER 3. COMMUNITY FACILITIES AND SERVICES</b>	<b>35</b>
<b>CHAPTER 4. TRANSPORTATION</b>	<b>41</b>
<b>CHAPTER 5. EDUCATION</b>	<b>47</b>
<b>CHAPTER 6. POPULATION AND HOUSING</b>	<b>53</b>
<b>CHAPTER 7. ECONOMY AND ECONOMIC DEVELOPMENT</b>	<b>57</b>
<b>CHAPTER 8. ENERGY</b>	<b>67</b>
<b>CHAPTER 9. NATURAL AND AGRICULTURAL RESOURCES AND RESILIENCY</b>	<b>75</b>
<b>CHAPTER 10. COMPATABILITY</b>	<b>85</b>
<b>CHAPTER 11. IMPLEMENTATION</b>	<b>87</b>

## **APPENDIX**

### **A Brief History of the Town**

### **Density Based Zoning Administrative Process**

### **Density Based Calculation Examples**

### **2015 Community Survey Response Summary**

#### **Table List**

Table 1 Town Structure Purchasing Cost **36**

Table 2. Fire Equipment Costs **37**

Table 3. Equipment Depreciation Schedule **43**

Table 4. Projected School Enrollment **51**

Table 5. Acceptable Solar Project Scale by Planning District **69**

Table 6. Vermont Energy Atlas Potential Wind Energy **71**

#### **Figure List**

Figure 1. Land Use Planning Areas **27**

Figure 1 Density Based Zoning Diagram **30**

Figure 3. Jobs In and Out of Addison **59**

Figure 4. Place of Work **60**

Figure 6. Residential Stormwater **81**

Figure 7. Watersheds and Zoning **83**

# MAPS

These maps are referenced throughout the Addison Town Plan and correspond to numerous topics covered throughout the Plan.

Map 1: Aerial View

Map 2: Topographical

Map 3: Earth Resources, Ag and Forestry, Sand and Gravel

Map 4: Resource Areas and Wildlife Habitat

Map 5: Soil Septic Suitability

Map 6: Population Density

Map 7: Utilities, Facilities and Education

Map 8: Road Names and Transportation Volume

Map 9: Planned Land use Areas

Map 10: River Corridors and Flood Plain with Municipal Facilities

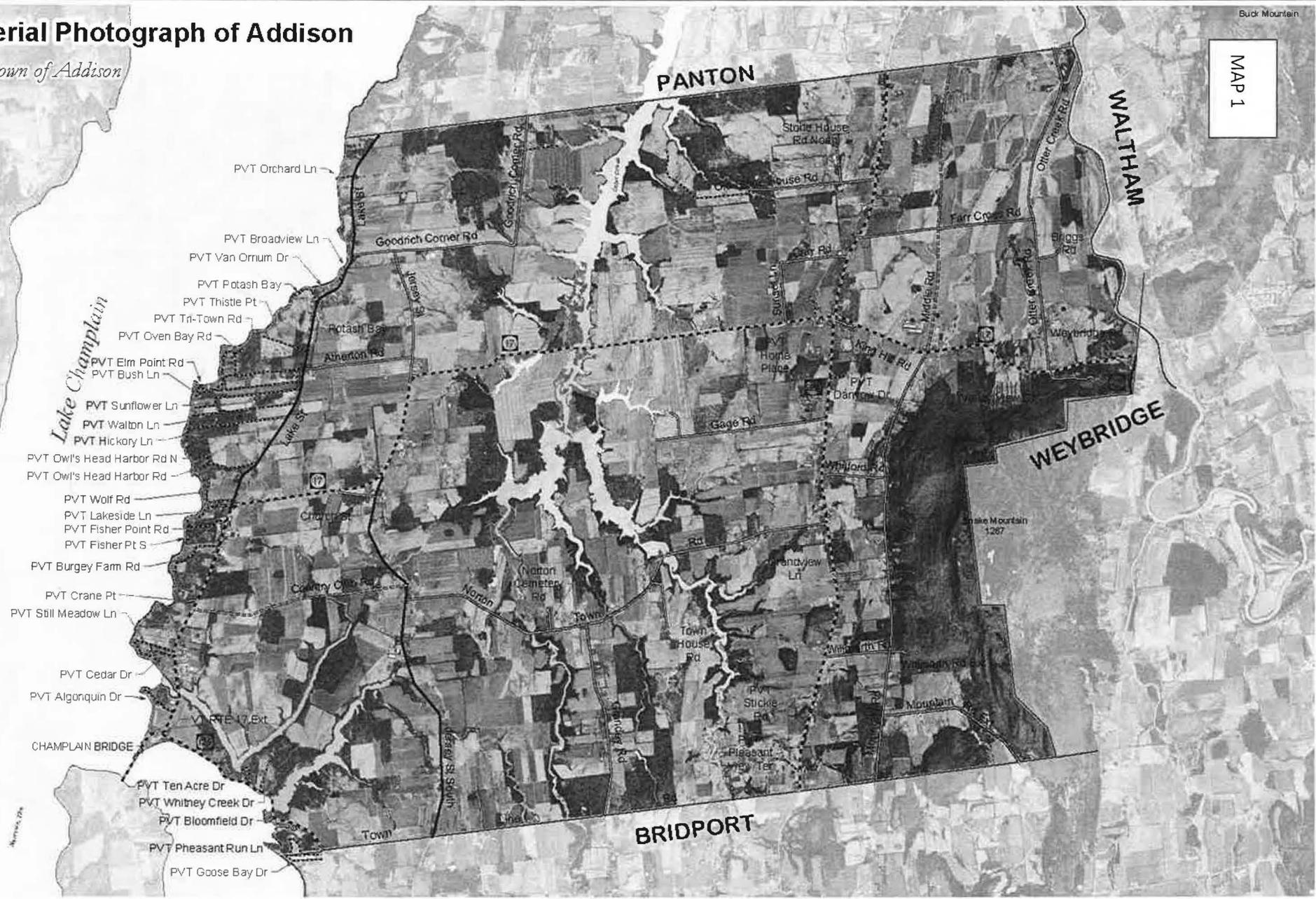
DRAFT

# Aerial Photograph of Addison

*Town of Addison*

Buck Mountain

MAP 1



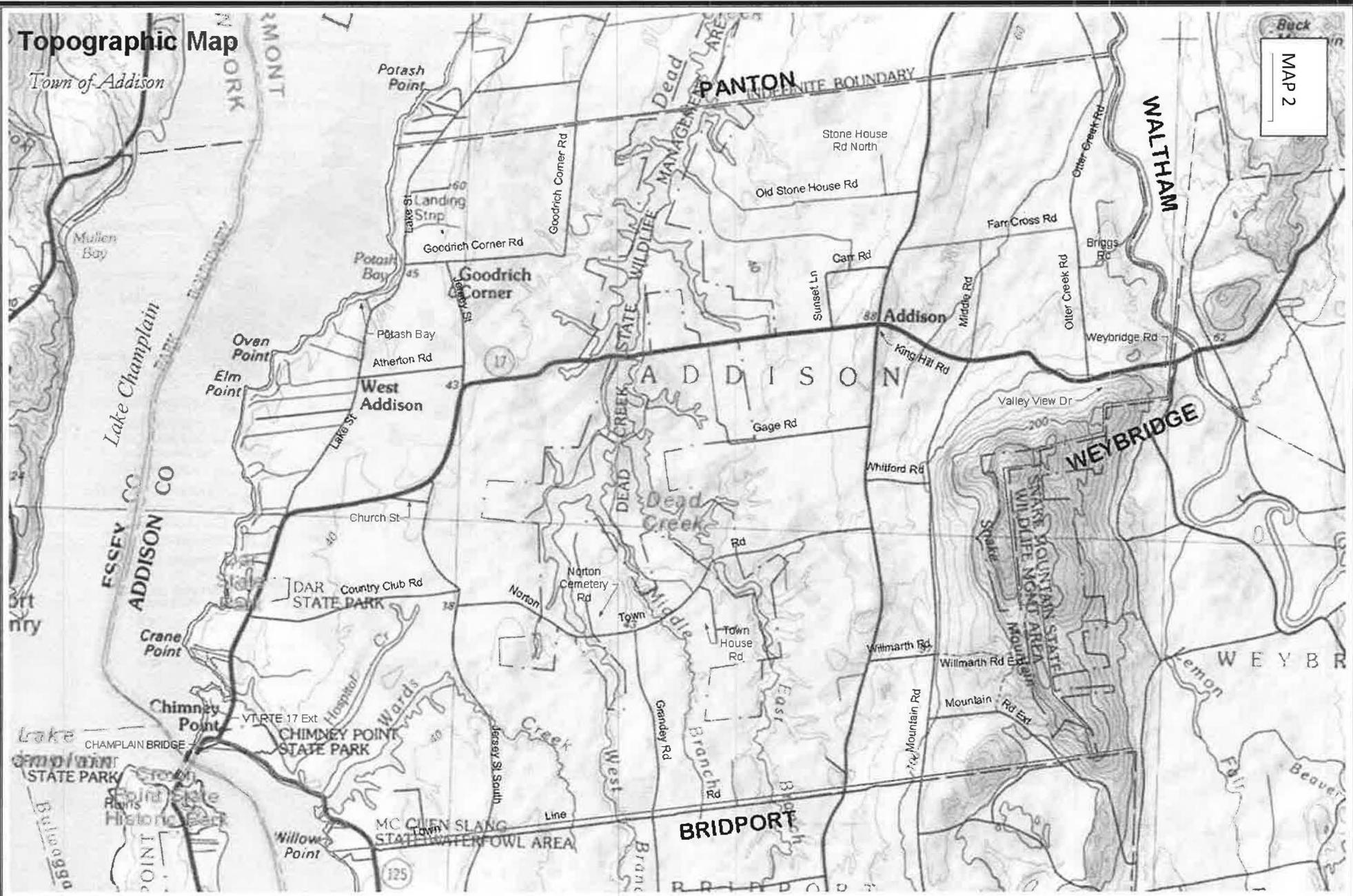
Source:  
Vermont Center for Geographic Information, 2012



# Topographic Map

Town of Addison

MAP 2



Sources:  
USGS Topographic Map, 1:24,000 Series.

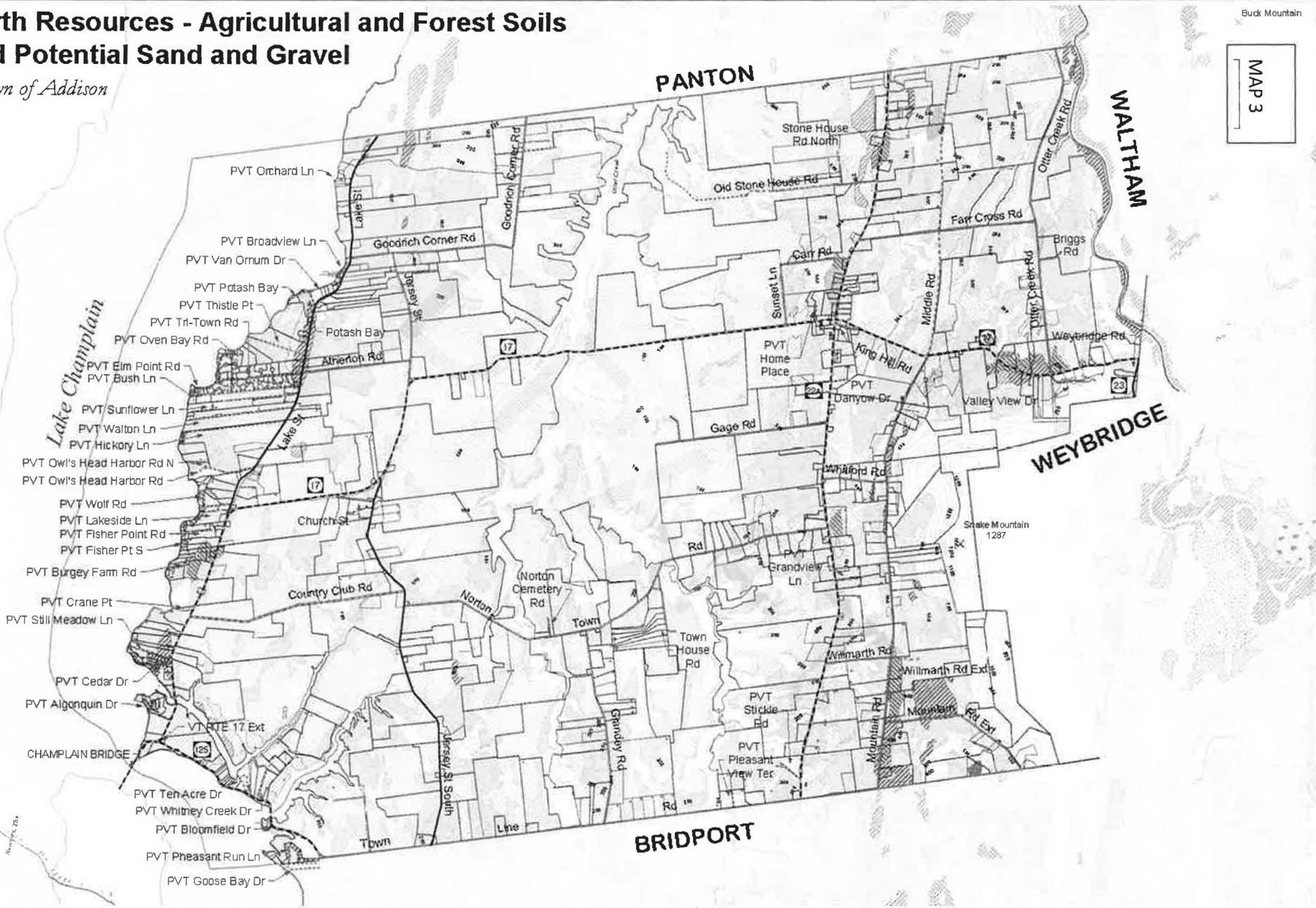


# Earth Resources - Agricultural and Forest Soils and Potential Sand and Gravel

Town of Addison

Buck Mountain

MAP 3



Sources:  
 Agricultural Soils, NRCS, USDA prime and statewide farmland ratings, 2006.  
 Forest Soils, NRCS, USDA forest groups 1-3 ratings, 2008.  
 Elevation: 100 foot contours.  
 Aggregate Resource Potential: VT Geological Survey.

### Agricultural Soils

- PRIME**
- Prime Value
- Statewide or Local Value

### Forest Land Value Class

- Forest Land Value Group**
- 1; relative value of 100
- 2; relative value of 83
- 3; relative value of 74

### Aggregate Resource Potential

- AG\_TYPE**
- Sand Potential
- Sand and Gravel Potential
- Elevation (100 foot interval)

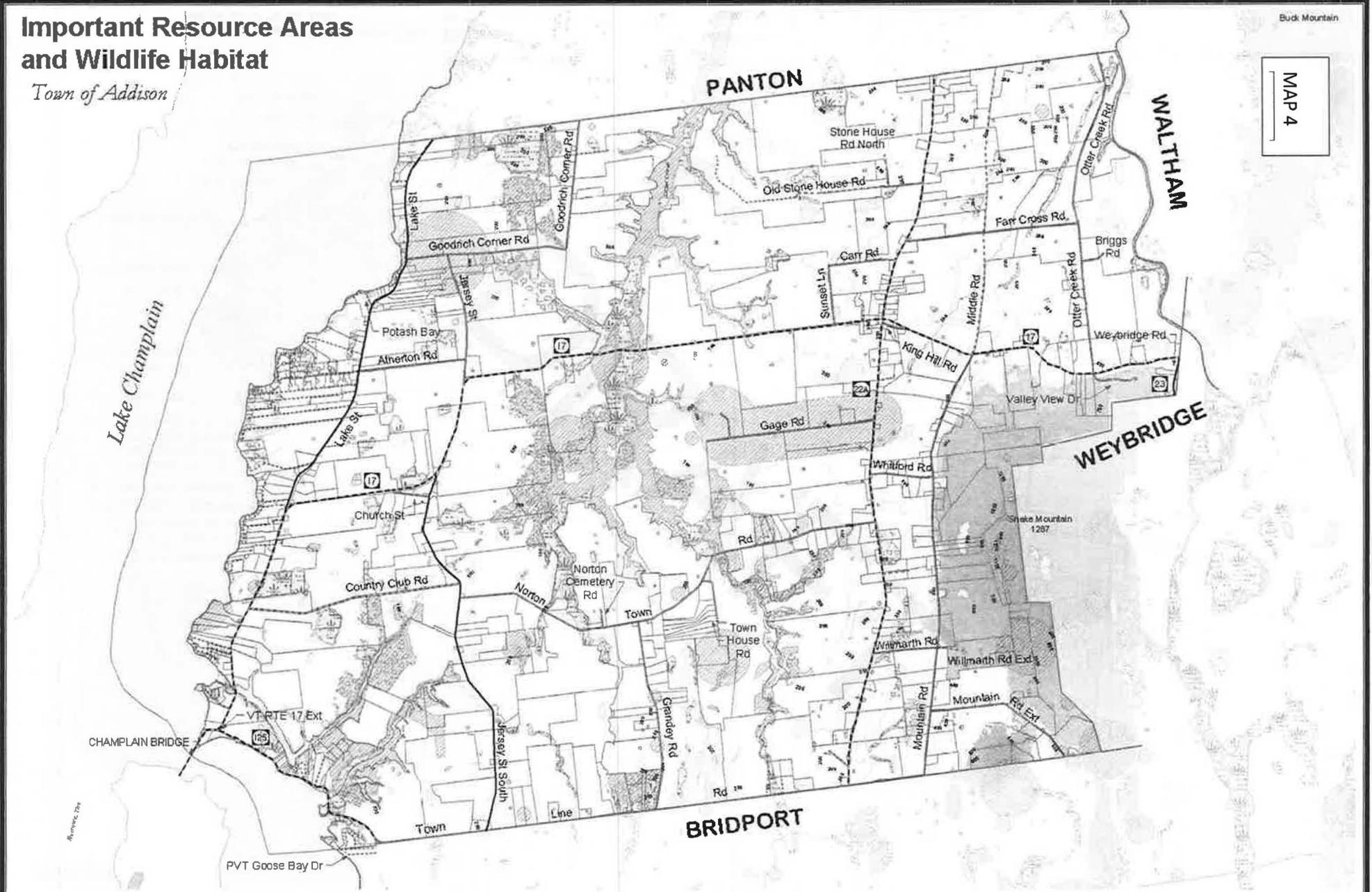


# Important Resource Areas and Wildlife Habitat

Town of Addison

Buck Mountain

MAP 4



Sources:  
 Rare, Threatened and Endangered and Significant Communities, VT ANR, 2011.  
 Deer Wintering Areas, VT ANR, 2010.  
 Vermont Significant Wetlands, VT ANR, 2010.  
 Clay Plain Forest Fragments, Marc Lapin, Middlebury College.  
 Forest Blocks over 20 acres by VT Forest & Parks, 2010

 Vermont Significant Wetlands  
 Rare, Threatened and Endangered Species and Significant Communities (Natural Heritage)

 Clayplain Forest Fragments-Priority  
 Clayplain Forest Fragments

 Deer Wintering Areas  
 Contiguous Forest Blocks (>20 acres)  
 Elevation (100 foot interval)



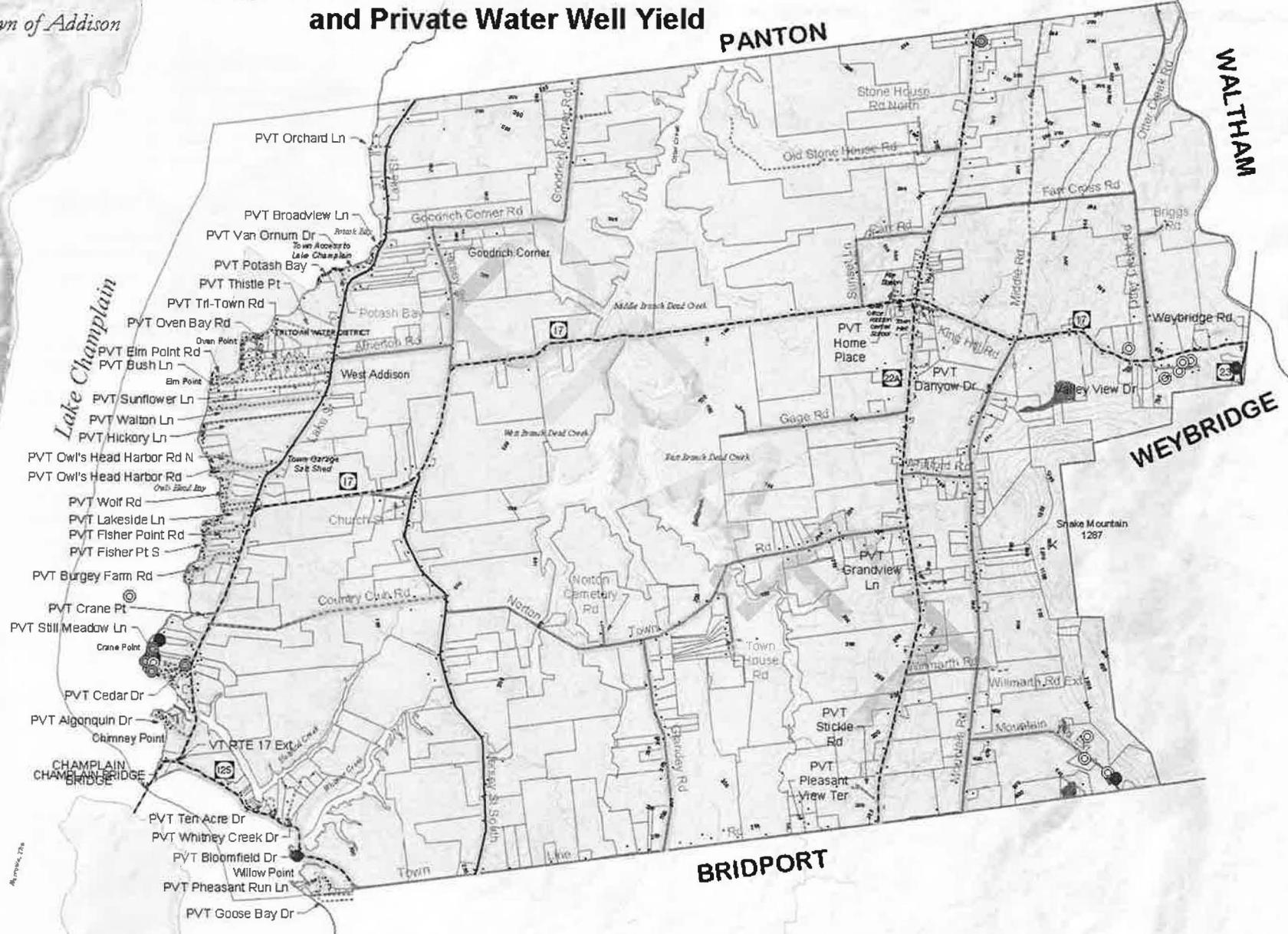
  
**Addison County**  
 REGIONAL PLANNING COMMISSION

# Soil Septic Suitability, Tri-Town Water Service and Private Water Well Yield

Town of Addison

Buck Mountain

MAP 5



Sources:  
 Septic Suitability: Soil Suitability Ratings for On-Site Septic; NRCS, USDA, 2008.  
 Tri-Town Water District Service, (Draft) Water Supply Source Protection Area: VT ANR, 2011.  
 Monkton Central School  
 Private Water Wells: VT ANR, 2011  
**ACRPC 1/2014**

<p><b>Residential Structures (2013)</b></p> <ul style="list-style-type: none"> <li>■ Residential Structures (2013)</li> <li>■ Tri-Town Water District Service (draft)</li> </ul>	<p><b>Private Water Well Yield (GPM)</b></p> <p><b>Yield GPM</b></p> <ul style="list-style-type: none"> <li>○ 0.00 - 10.00</li> <li>● 10.01 - 25.00</li> <li>● 25.01 - 100.00</li> </ul>	<p><b>Soil Septic Suitability</b></p> <ul style="list-style-type: none"> <li>■ WELL SUITED (283 acres)</li> <li>■ MODERATELY SUITED (3595 acres)</li> <li>■ MARGINALLY SUITED (6388 acres)</li> <li>■ NOT SUITED (5277 acres)</li> <li>■ NOT RATED (2846 acres)</li> </ul>
--	--	--

0 0.5 1 2 Miles

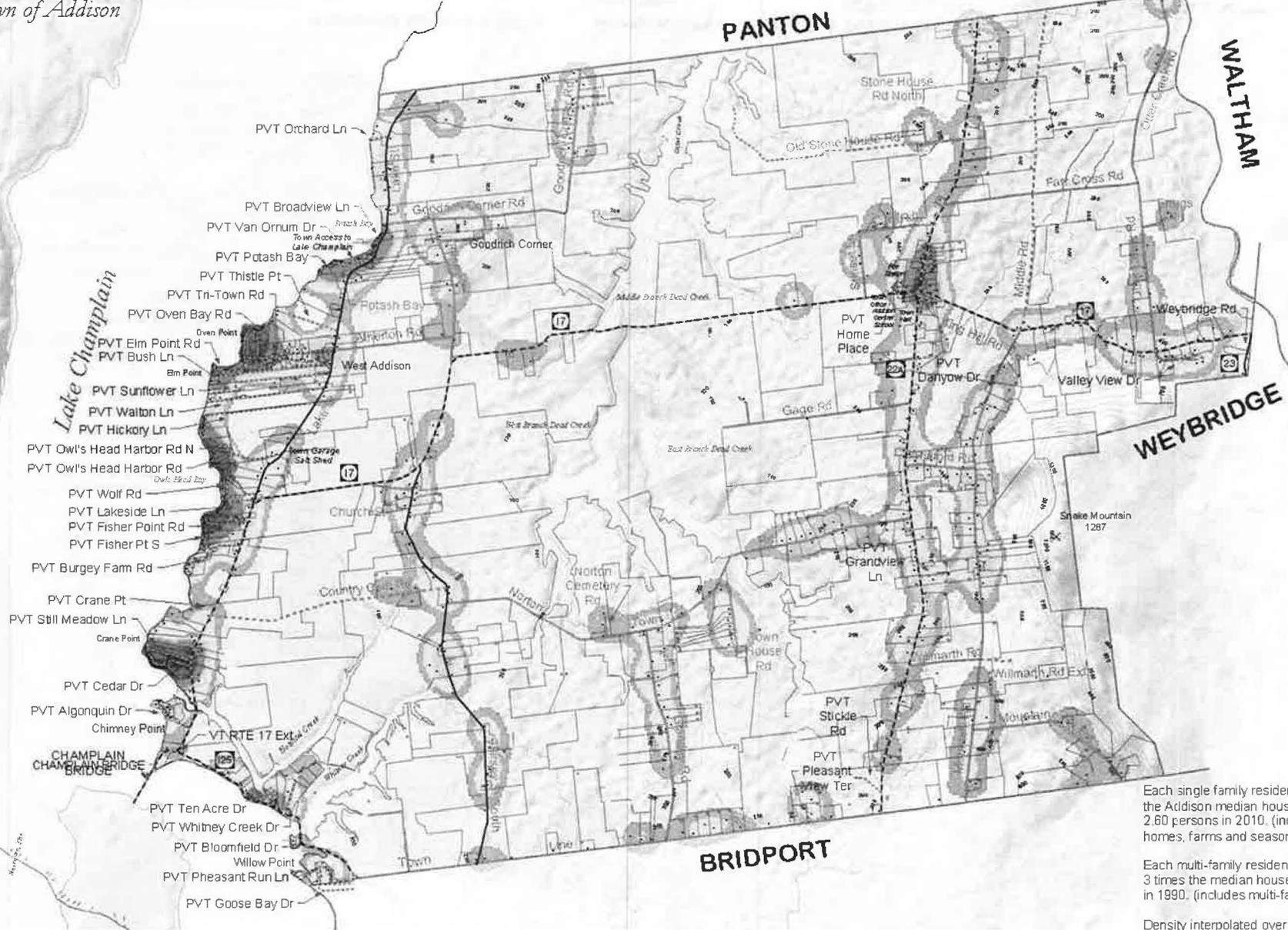
**Addison County**  
 REGIONAL PLANNING COMMISSION

# Population Density (persons per square mile)

Town of Addison

Buck Mountain

MAP 6



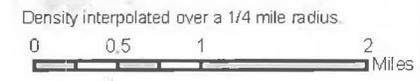
Sources:  
 Population Density: ACRPC developed from E911 data and 2010 Census household size.  
 Residential Structures: VT E911 data, 2013.  
 Tax Parcels: 2011, See Town Office for current information.

**Residential Structures (2013) Persons per Square Mile**

0 - 50	200 - 300
50 - 100	300 - 500
100 - 200	Over 500

Each single family residence is multiplied by the Addison median household size, 2.60 persons in 2010. (includes homes, mobile homes, farms and seasonal dwellings).

Each multi-family residence is multiplied by 3 times the median household size, 7.8 persons in 1990. (includes multi-family and other residential)

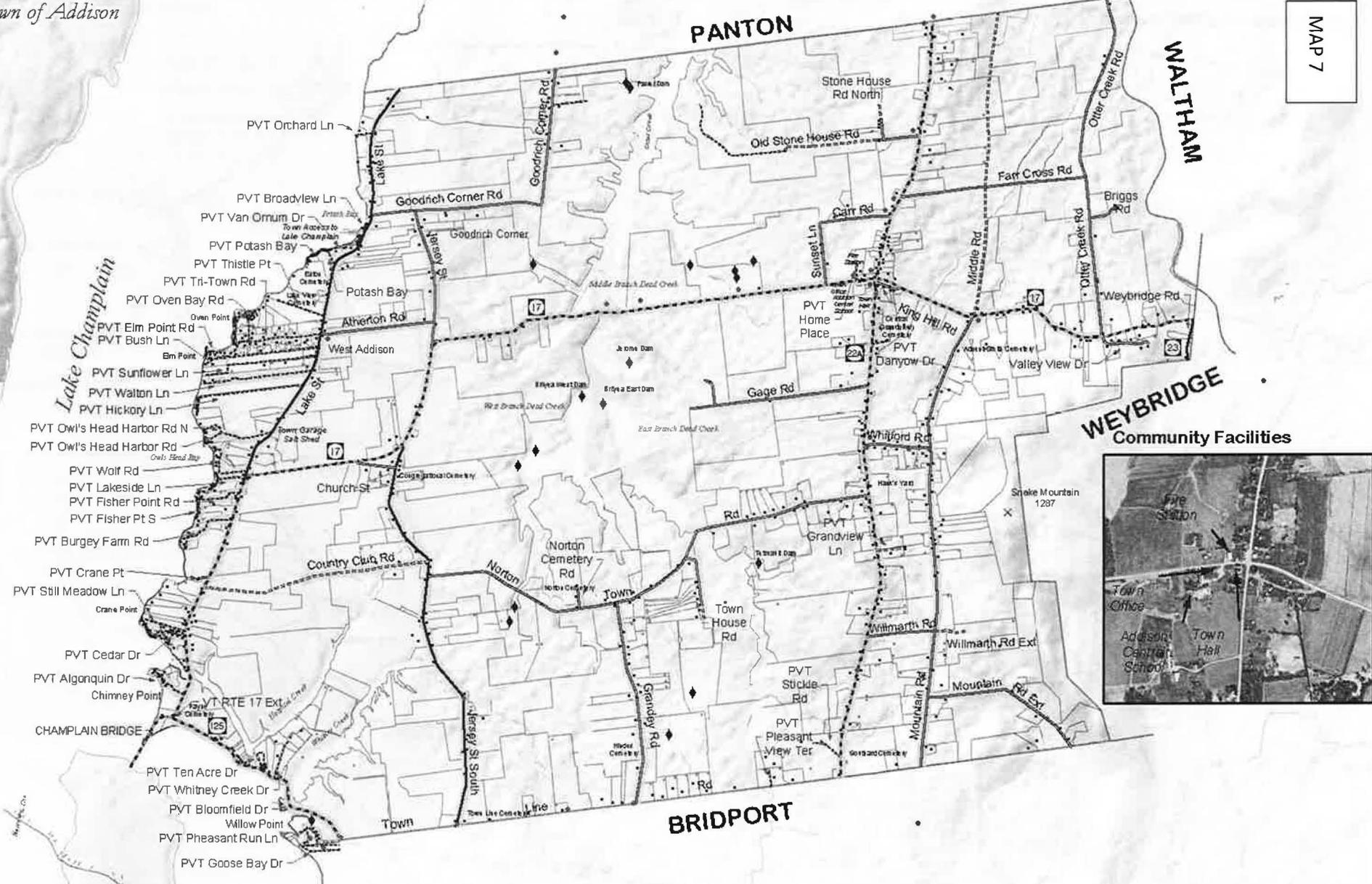


# Utilities, Facilities and Education

Town of Addison

Buck Mountain

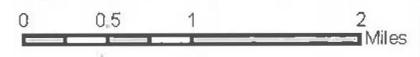
MAP 7



Sources:  
 Water Lines: Tri-Town Water District.  
 Water Hydrants: VT E911 & Tri-Town data  
 Dams: Corp of Engineers National Database.  
 Tax Parcels: 2011, Town of Addison and  
 Cartographic Associates, Littleton, NH

ACRPC 1/2014

- Residential Structures (2013)**
- Hydrant
- Tri-Town Water District Service (draft)
- ⛪ Cemetery
- ◆ Dam



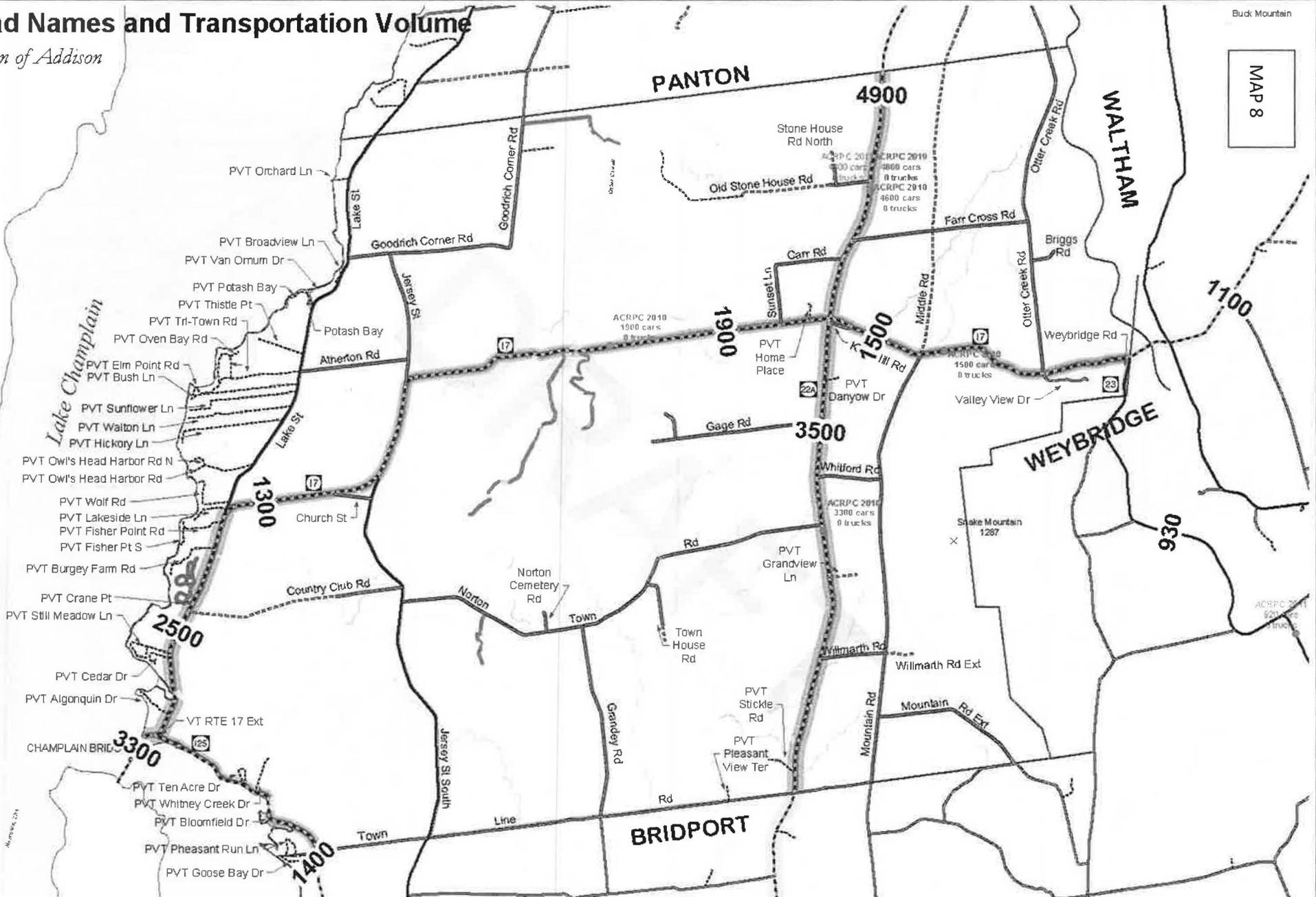
Addison County  
 REGIONAL PLANNING COMMISSION

# Road Names and Transportation Volume

Town of Addison

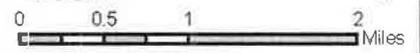
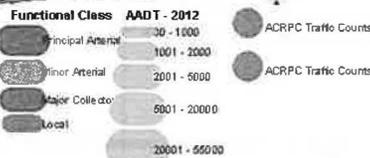
Buck Mountain

MAP 8



Sources:  
 Functional Class: VT Agency of Transportation  
 Average Annual Daily Traffic, 2010, VT Agency  
 of Transportation  
 Accident Data: VT Agency of Transportation, 2009,  
 ACRPC traffic count data.

ACRPC 1/2014



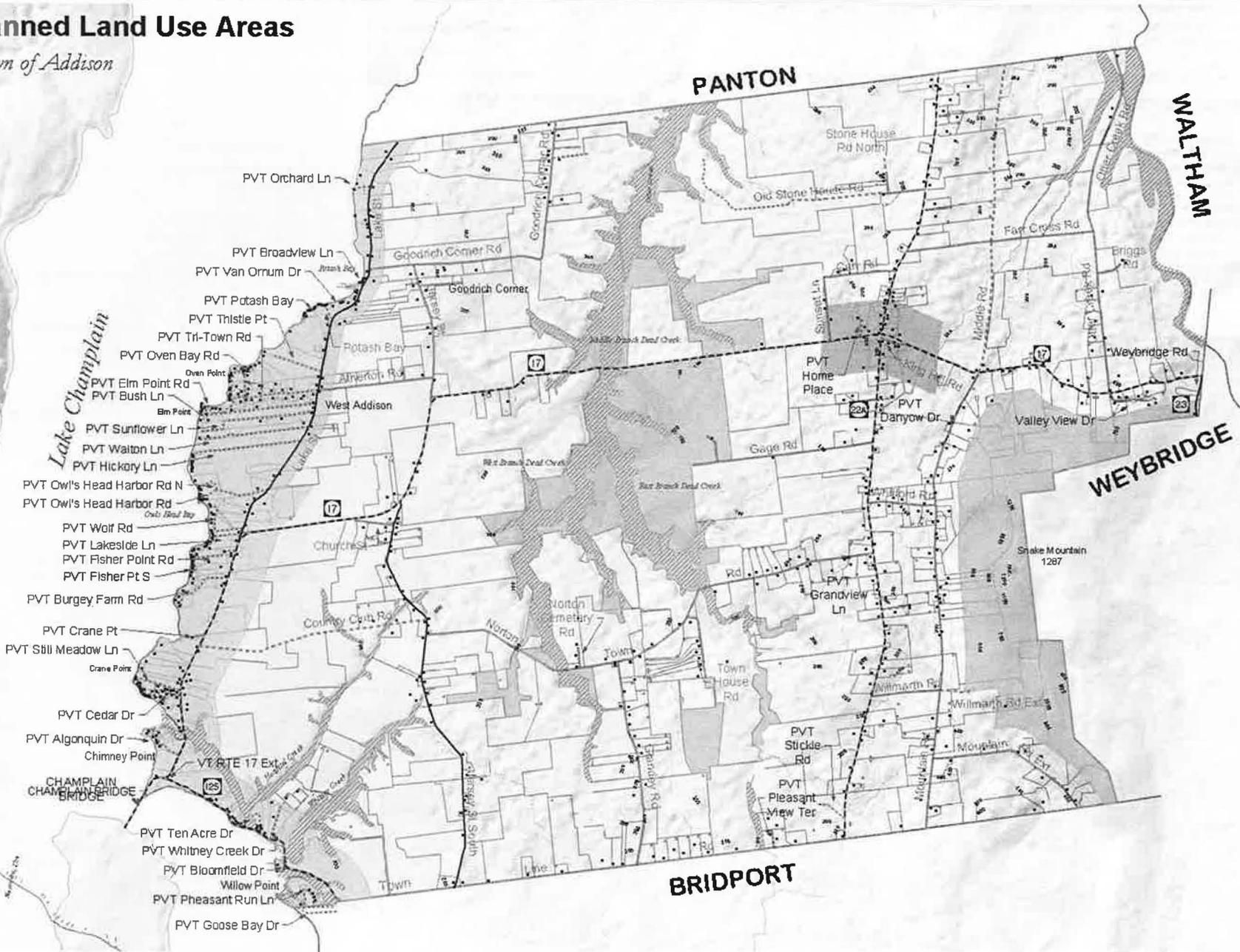
Addison County  
 REGIONAL PLANNING COMMISSION

# Planned Land Use Areas

Town of Addison

Buck Mountain

MAP 9



Sources:  
 Planned Land Use Districts:  
 As reviewed by the Planning Commission, xxx/xxx/xx.  
 Tax Parcels: 2011, Town of Addison and  
 Cartographic Associates, Littleton, NH

- Village Neighborhood Commercial Area
- Shoreland Recreation Area
- Low Density Residential/Agricultural Area
- Shoreland Residential Area
- Conservation Area
- Flood Hazard Overlay
- Residential Structures (2013)

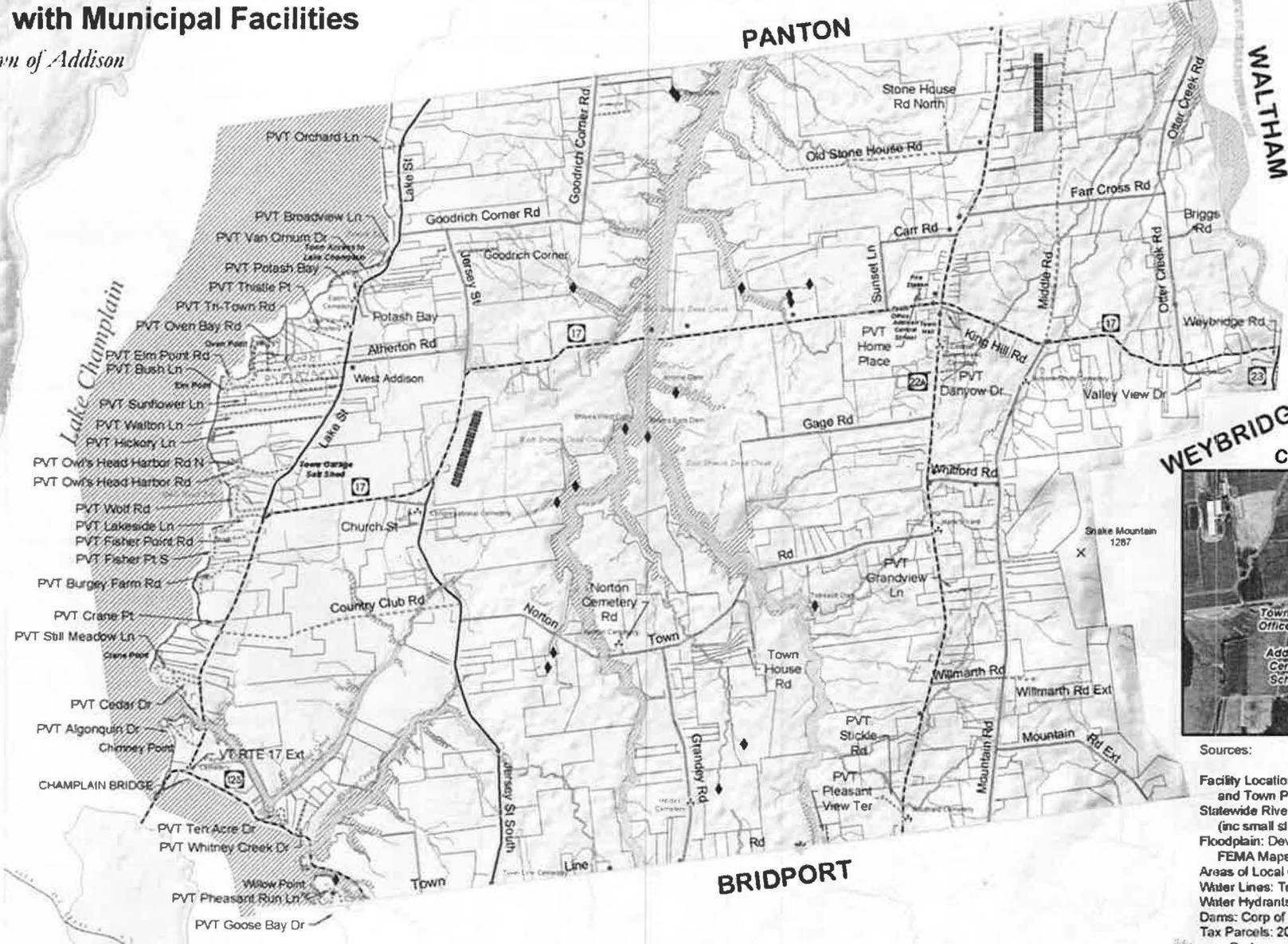


# River Corridors & Floodplain with Municipal Facilities

Town of Addison

Buck Mountain

MAP 10



## Community Facilities



Sources:  
 Facility Locations from VT E911 data and Town Plan.  
 Statewide River Corridors: VT DEC, Jan, 2015 (inc small streams with setbacks)  
 Floodplain: Developed from FEMA Maps; ACRPC, 2008  
 Areas of Local Concern: Town Information.  
 Water Lines: Tri-Town Water District.  
 Water Hydrants: VT E911 & Tri-Town data  
 Dams: Corp of Engineers National Database.  
 Tax Parcels: 2011, Town of Addison and Cartographic Associates, Littleton, NH

- State River Corridor w/ 50ft setback
- ▨ Locations of Concern
- ▧ Floodplain
- ▩ State River Corridors
- ◆ Hydrant
- ▭ Tri-Town Water District Service (draft)
- ⛑ Cemetery
- ◆ Dam



Addison County REGIONAL PLANNING COMMISSION

# CHAPTER 1. INTRODUCTION

## HISTORY AND USE OF PLAN

Addison's Board of Selectmen adopted the first Addison Town Plan in 1972 under the authority of the Vermont Planning and Development Act, Title 24, V.S.A. Chapter 117, (the Act). Section §4387 of the Act mandates that municipalities amend or re-adopt the existing Plan or a new plan every five years.

A good town plan provides a coordinated vision that addresses the goals and needs of all its citizens to help guide the municipal legislative body, supported by implementation measures to achieve the Plan's Goals.

The topics covered in the Chapters of this plan are guided by directives of the Vermont Planning and Development Act. The Chapters and topics reference each other throughout the document. The goals and recommended actions are based on a history of work by volunteer Planning Commissions, select boards, input from our residents, and technical assistance from regional and state planning agencies as well as experts in particular fields of study.



The Addison town plan constitutes a vision statement of how the town's future development should proceed to promote the health, safety and welfare of Addison's citizens. The plan serves as the foundation for subdivision, zoning and other regulatory documents that implement the plan and serves as a regulatory document that states the intention of the town in Section 248/utility hearings and in Act 250/environmental hearings for state land use proceedings.

## USE IN PUBLIC HEARINGS (INCLUDING SECTION 248 AND ACT 250)

The Energy and Land Use Chapters include specific goals and policies related to section 248 and Act 250. The goals and land use policies within this town plan directs all regulatory language in Addison's Land Use Regulations and Subdivision regulations. Any inquiry of land and/or utility development in the Town of Addison shall refer also to policies in these regulatory documents.

## CURRENT ADDISON TOWN PLAN

The current town plan contains all elements required under the guidelines of the act, section §4382 and seeks to implement the overall goals of municipal planning as articulated in section 4302 of the act. The Addison Planning

Commission updated the current town plan with the help of the Addison County Regional Planning Commission (ACRPC) In the spring of 2015 a community planning survey was provided to all residents of Addison and an open house was held in October 2015. Analysis of the survey results was incorporated into the land use section of this plan. The results of the community survey can be found in the appendix of this plan.

What would you like to stay the same? (Listed in order of number of times repeated):

- Rural character ➤ Farming community ➤ Agricultural ➤ School stay open
- Access to clean lake and/or views to Lake ➤ Open Spaces/views ➤ Small population

From the 2015 Community Survey

## STATEMENT OF GOALS

Through the goals and recommended actions throughout our Town Plan, Addison seeks to preserve and enhance its rural and agricultural character. Specifically, the Town of Addison seeks to (see also specific goals and actions relevant to each chapter):

1. Promote and maintain conditions to ensure the health, safety and welfare of its residents.
2. Preserve agricultural land and farming.
3. Conserve and preserve its environmental and historic assets, such as its scenic vistas, forestlands, wetlands, open waterways, deeryards, the Dead Creek area, Snake Mountain and Lake Champlain.
4. Promote small home-based businesses and small, clean, light industries utilizing raw materials from the working landscape that surrounds them to help stabilize the tax base.
5. Promote responsible use and development of our natural resources for recreational uses such as hiking, biking, snowmobiling, cross-country skiing, fishing, and swimming.
6. Provide property development opportunities while protecting neighboring property values.
7. Provide for Planned Unit Development (PUD) and density based zoning as ways to preserve agricultural, open, and forest lands, and still provide development opportunities.



8. Plan for economic and population growth within the capacity of existing and planned municipal and public facilities. Intensive residential development is encouraged primarily in areas related to town center, and strip development along all highways in Addison, specifically Route 22A, is discouraged.
9. Foster conditions that provide adequate housing consistent with anticipated population growth and incomes.
10. Encourage the use of renewable energy sources compatible with environmentally and economically sound practices and which do not fracture our scenic resources in order to reduce dependence upon imports and nonrenewable energy resources.
11. Plan in harmony with the planning efforts of surrounding towns.
12. Support the resiliency of municipal operations in times of disaster by creating and maintaining an Addison Town Emergency Operations Plan that meets the guidelines of The VT Department of Emergency Management and Homeland Security (DEMHS).
13. Promote availability of safe and affordable child care.

DRAFT

## CHAPTER 2. LAND USE PLAN

The land use plan is the culmination of analysis of physical, environmental, cultural and historical assets of our town with the values and goals of our community. Of all the chapters in the Town Plan, the Land Use Chapter outlines how we wish to manage different areas of town, based on their unique characteristics.



### CURRENT PLANNING PROCESS

Over 75 percent of residents participating in the 2015 community survey indicated that both residential and business growth should not happen just anywhere. In support of this notion, the town planning process identifies a towns best resources, and how to guide growth which maintains best assets and distinct areas of town, while not being overly restrictive.

Based on the values of Addison's residents, our goals, and those of the Vermont State Planning Act, this land use plan identifies distinct areas of our town and the most appropriate uses and management of these areas. These landuse areas lay the foundation for appropriate zoning and permitting regulations to sustain these areas into the future, and also to provide clear language for our towns intentions within Act 250 and Section 248 hearings.

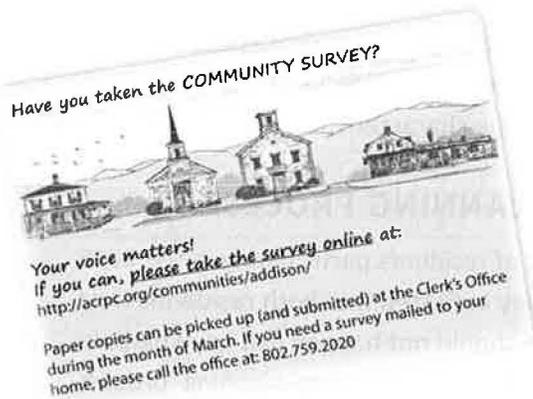
81% of survey participants agreed that residential development should not happen just anywhere.

74% of participants think residential growth should be restricted in some areas in order to preserve natural, scenic and/or agricultural land.

-2015 Community Survey

### COMMUNITY VISION

Based on community input, the vision for Addison's future is that it retain itself as a rural, agricultural town with two small civic centers on its east (Route 22A and Route 17 area) and west side, surrounding West Addison General Store (WAGS). Infill development, restoration/reuse of historic buildings and business growth is encouraged in these areas. Homes and infrastructure built outside of these areas shall have minimal impact on prominent scenic views, contiguous natural areas and agricultural land. Economic opportunities will be guided by clear landuse policy and support appropriate tourism, outdoor recreation opportunities and home-based businesses opportunities throughout town. All landuse decisions shall consider access and equity to affordable



homes, services and amenities for young families, seniors, year-round and seasonal residents alike.

## VALUES, GOALS, STRATEGIES

Based on the 2015 community survey, highest planning priorities for Addison residents included: **providing affordable options for home/land ownership, maintaining and supporting farms and forests, and maintaining natural and scenic assets.** Our land use plan must strike a delicate balance of providing accessible land and homes while not compromising the integrity of contiguous farming and forestry lands, and finite ecological services, such as wildlife habitat, clean water and fresh air. Residents value these assets and the quiet, open, rural atmosphere farmland and natural areas create.

Residents also highly value knowing the people in the community,, the local business community, restaurants associated with the four corners and WAGS, local outdoor recreation opportunities, the Lake, and the Addison Central School. Below are land use planning goals associated with our identified community values:

1. **COMMUNITY VALUE:** *We would like Addison to be an affordable, equitable and livable place for all ages.*

### GOALS:

- Provide a diversity of lot and home sizes to attract and maintain a diverse population.
- Maintain public access to Lake Champlain and other outdoor recreation areas.
- Identify, highlight and support Addison’s existing community amenities, services and businesses.
- Support Addison Central School and its location as an important community meeting place throughout the year (*see Education section on more discussion on the Central school*).
- Support places and spaces where neighbors can meet, talk, eat and recreate.

2. **COMMUNITY VALUE:** *We want farms and forestry businesses to thrive now and into the future.*

### GOALS:

- Support present and future opportunities to farm and maintain the working landscape.
- Guide residential development into locations, densities, and groupings which preserve the sense of open space as well as the agricultural and forestry usefulness of the rural areas.
- Strive for the “best management practices” for agriculture, especially in the vicinity of the waterways.

3. **COMMUNITY VALUE:** *We wish to preserve our natural resources, scenic views and ecological services now and into the future.*

## GOALS:

- Guide growth and economic development in a way that conserves our most unique cultural, natural and scenic vistas, ridges, waterways and other natural features and services.
- Determine clear, distinct landuse areas.
- Guide new businesses and business infrastructure within a defined village center area, in order to prevent sprawl development along 22A.
- Guide development away from wetlands, water bodies, and contiguous forest land in order to maintain wildlife habitat, ensure flood mitigation, and maintain high water quality.

4. COMMUNITY VALUE: *We support local businesses that add to our local economy and offer services, networking opportunities and jobs to local residents, and which do not diminish our distinguished rural and scenic character.*

## GOALS:

- Support policies and infrastructure for successful home-based businesses and land-based businesses which support the goals of this plan.
- Support policies and infrastructure for successful tourism and outdoor recreation which support the goals of this plan.
- Encourage development which provides opportunities for local employment, local entrepreneurship, skill training and local collaboration, particularly which support local agriculture, local food, young families and seniors.

## RECOMMENDED ACTIONS:

1. Using the Vermont Agency of Natural Resources and ACRPC's maps to identify conserved lands and significant natural areas to guide growth and landuse decisions.
2. Adjusting zoning regulations in the low-density residential (LDR) district to a density-based ratio code, in order to allow small lot subdivision while lessening fragmentation of farmland/open space/forestland (see further explanation in LDR description).
3. Work with State Fish and Wildlife, Agency of Natural Resources, Nature Conservancy, and Agency of Transportation, to improve access to land controlled by them.
4. PC, Selectboard and interested public to discuss best case scenarios for specific village center boundaries, building renovations and growth for social and economic benefits to the Town
5. Continue discussions on community wastewater and water facilities to support village center infrastructure.
6. Keep residents informed of local, regional and state decisions/discussions regarding school governance and consolidation.
7. Require that all new subdivision lots be surveyed, and in the case of new major subdivisions, that all

lots, including the remaining parcel, be surveyed.

## LAND USE PLANNING AREAS

Based on distinct land characteristics (including but not limited to topography, historic development patterns, soils, vegetation etc.), there are currently six land use areas. Each is associated with an appropriate zoning district within Addison's zoning regulations. These land use planning areas can be seen on Map 10 in this chapter and are listed and described below:

1. Village neighborhood commercial district (vc)
2. Low density residential/agricultural district (ldr/a)
3. Shoreland residential district (sr)
4. Shoreland recreation district (srec)
5. Conservation district (con)
6. Flood hazard area overlay district (fho)

## VILLAGE NEIGHBORHOOD COMMERCIAL DISTRICT (VC)

---

### DESCRIPTION

---

The Village Neighborhood Commercial district is an area of land surrounding and including the junction of Route 17 and 22A, also known as 'Addison Four Corners'. It is one of the historic community centers of the town and still includes many of Addison's civic buildings such as: the Addison Central School, the Town Office, the Volunteer Fire Company, the Addison Community Baptist Church, the General Store and the historic Town Hall building. There are also residential properties within this district. The Village District has extensive views to the west of the Adirondack Mountains and to the east overlooking farm properties. Although a landmark area for the Town, the traffic on Route 22A is a challenge to the design and function of this district.

### INTENDED USE (VC)

---

The VC District is intended to preserve and evolve a traditional Vermont village center and support neighborhood commercial development. A mix of commercial, residential and public services and amenities, which support existing businesses and are in scale with historic character and buildings, are appropriate. Permitted uses include

#### Top Planning Priorities

- Supporting Addison farms/agricultural businesses
- Maintaining high quality natural resources – forests, water, soil
- Affordability of land and housing
- Maintaining scenic vistas and other unique natural and cultural features
- Maintaining public access to lake Champlain and other recreation areas - 2015 Community Survey

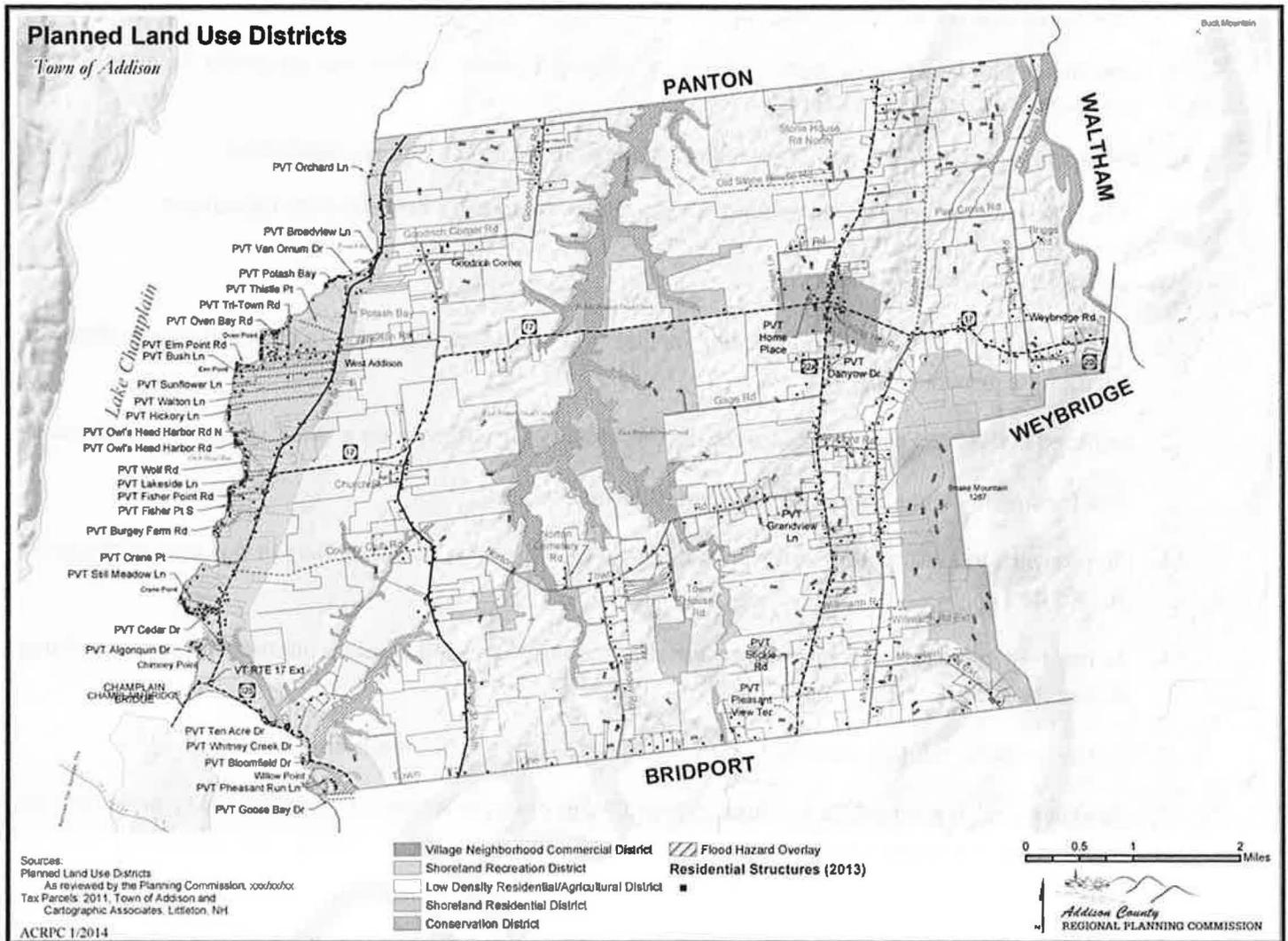


Figure 1. Land Use Planning Areas

residential, retail and service shops and offices. Conditional uses include agricultural sales and service, gas stations, and restaurants.

#### POLICY FOR LANDUSE DECISIONS (VC)

1. Restore/reuse/repurpose historic buildings whenever economically feasible.
2. Development shall bring needed affordable homes/services/amenities to Addison residents.
3. New development shall support a compact, mixed use hamlet with buildings in scale with existing buildings.

4. New residential development shall support affordable living opportunities for a diverse demographic.
5. Any development will not negatively impact existing business and/or the successful function of the school and town offices and services.
6. Development shall follow design guidelines provided in Addison's landuse regulations.
7. New development will provide needed infrastructure to support safe pedestrian movement.

#### RECOMMENDED PLANNING ACTIONS (VC)

1. Clearly define village center boundaries for use in plan and zoning regulations which would allow for appropriate growth of this area.
2. As noted in the 2015 community survey, further discuss the potential for a 'west' village center district.
3. Find funding to conduct a master planning study for this area.
4. Discuss with VTRANS potential for increased pedestrian safety, traffic calming in this area of Route 22 and Route 17.
5. Be involved in school consolidation/governance conversations and consider alternative uses for building should the school close.
6. Discuss with ACTR future potential for public transit services to/from this area.
7. Consider applying for ACCD's Village Center Designation for Addison's VC district/s in order to gain momentum to recognize central areas of town and support business re-using historic buildings in these areas.
8. Amend Addison's zoning to incorporate design standards for future businesses and/or residential built in this/these areas

#### **LOW DENSITY RESIDENTIAL AND AGRICULTURAL DISTRICT (LDR/A)**

*Associated zoning: Currently 5 acre minimum to be changed to maximum average density of one dwelling per five acres within a pre-subdivision plate.*

#### DESCRIPTION (LDR/A)

This district is the most sparsely populated area in Addison. It is characterized by large acre farms bordering contiguous forest land. Central to this district is the Vermont State Dead Creek Wildlife Management Area. Some of this district's light soils are well suited for septic drainage, but much of the light soil area is remote from existing roads, is wet or is currently used in agriculture. There are over 5,000 acres of land which have been

conserved within the private sector, within the LDR/A district.

#### INTENDED USE (LDR/A)

---

The primary purpose of this area is to maintain our working landscape. All uses shall preserve the natural features that give Addison its rural character and which maintain the sweeping views to the Adirondacks. Residential development is permitted in the area but should be sited to maximize existing views and natural and agricultural function of the surrounding land.

In evaluating applications for subdivision and development in LDR/A districts, the Planning Commission and Development review Board (DRB) shall be guided by the goal of assuring orderly growth while preserving as much as possible Addison's open space, rural character, and agricultural potential. Multi-family and cottage industry, agricultural sales and services are permitted as conditional uses.

#### POLICY FOR LANDUSE DECISIONS (LDR/A)

---

1. A density based zoning code and clear administrative process documenting the original 'mother parcel' shall be used in any minor subdivision application in this district.
2. Use of the Planned Unit Development (PUD) provisions of 24 V.S.A. Sections 4417 and 4303 is strongly encouraged for all major developments in the LDR/AG district.
3. Require that all new subdivision lots be surveyed and site plans reviewed by DRB and Zoning Administrator.
4. All secondary living quarters comply with Addison's accessory dwelling zoning regulations.
5. Driveways and utilities are shared whenever feasible.
6. Curb cuts are kept at a minimum.
7. Any development along 22A shall fit with the goals of the village center district, supporting the clustering of development in the village center, and which does not encourage spot development and sprawl along this scenic route.
8. Privacy screening with vegetation or garden fencing be shown on sketch plans where needed.

#### RECOMMENDED PLANNING ACTIONS (LDR/A)

---

1. Amend Addison's zoning and subdivision regulations to reflect a density based zoning code for the LDR/A district based on the density based policy/zoning process outlined in the appendix of this Town Plan.
2. Revise Addison's PUD regulations in concert with the above zoning code change for the LDR/A district.

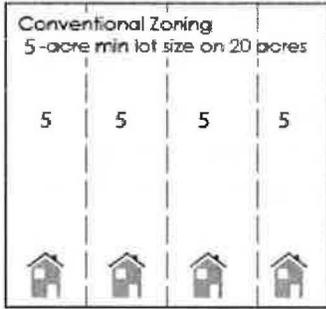
---

1 The original plate which has been subdivided within the LDR district using the Town of Addison's density-based zoning density maximums and which cannot be subdivided again, once these maximums have been reached, even if there is a change in property ownership of the original plate.

3. See VC policy and actions For overlapping recommendations between VC and LDR.

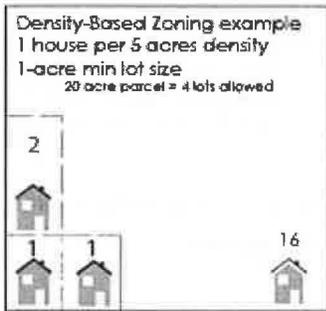
**EXAMPLE ONLY**

## What is density based zoning?



By considering overall density maximums for any given parcel instead of just a strict minimum lot size, density-based zoning allows for more efficient use of land for a diversity of needs. It also allows for development to occur while maintaining contiguous tracts of land for prime agricultural and/or natural areas into the future.

### Density-based zoning considers the following:



1. a minimum lot size
2. a maximum density ratio (units per acre)
3. dimensional/siting stipulations
4. environmental and physical characteristics of parcel
5. records the original 'mother parcel', to retain original size of large lot, even when/if new owner of this lot (see appendix for more examples, information on process and recording).

Figure 2. Density Based Zoning Diagram

### CONSERVATION DISTRICT (CON)

*Associated zoning: 25 acre minimum*

#### DESCRIPTION (CON)

The Conservation District is comprised of areas generally unsuitable for development because of steep slopes, a high water table, the existence of extensive ledge, flood plain and/or wetland. These areas lie generally in the flood plain and wetland areas of Dead, Hospital, Whitney, and Otter Creeks, and on Snake Mountain.

## INTENDED USE (CON)

---

Forestry and agriculture are allowed in this district, but must adhere to restrictions outlined in Addison's zoning regulations and are not intended for residential use. These areas are valued for open space, non-motorized recreational use, including kayaking, hiking, snow sports, fishing and hunting. These areas also provide critical wildlife habitat, fish spawning habitat and flood mitigation.

## POLICY FOR LANDUSE DECISIONS (CON)

---

1. Maintain and manage all land in the conservation districts for best possible wildlife habitat and ecological function now and into the future.
2. Refer to VNRC's *Community Strategies for Vermont's Forests and Farmland* in planning decisions associated with the conservation district. See also [www.vnrc.org/resources](http://www.vnrc.org/resources)
3. Utility project applications must adhere to policy outlined in the Energy Chapter of this Town Plan.
4. Commercial scale energy projects are prohibited in this district.

## RECOMMENDED PLANNING ACTIONS (CON)

---

None at this time.

## SHORELAND RESIDENTIAL DISTRICT (SR)

---

*Associated zoning: 2.5 acre minimum*

### DESCRIPTION (SR)

---

The Shoreland Residential District covers much of the land of Addison which abuts the shores of Lake Champlain. It is predominately made up of seasonal and year-round residential properties, many of which have long, narrow grandfathered properties running from Lake Street to the shores of the Lake, the views from which extend across the Lake to the Adirondack Mountains. There is a town beach at Potash Bay within this district.

An issue of particular concern in this district is the conversion of seasonal camps to year-round dwelling units. In many instances seasonal camps are on small, non-complying lots and have limited or substandard septic disposal. By requiring that single-family homes, including conversions of camps to year-round dwellings, meet conditional use standards degradation of water quality and threats to public health may be avoided.

#### INTENDED USE (SR)

---

This area shall remain predominately residential with public right-of-ways allowing public access to the Lake for recreational and tourism purposes. To maintain moderate densities, a minimum lot size of 2.5 acres should be maintained, and setback and buffer requirements along the shoreline created.

#### POLICY FOR LANDUSE DECISIONS (SR)

---

1. All new residential and commercial developments shall be conditional in this area to ensure the long-term health and vitality of the shorelands of Lake Champlain, except those uses that are deemed exempt by the State.
2. Existing property owners and any new developments should follow the shoreline buffer management guidelines provided in Addison's zoning regulations, Figure 2.3, to encourage lake protection from runoff and erosion.

#### RECOMMENDED PLANNING ACTIONS (SR)

---

1. Review most recent shoreline protection legislation to understand how best to manage our shorelines at a local level including appropriate setbacks and buffer regulations.
2. Provide educational outreach to Addison residents on green infrastructure, LID and other simple measures to protect the regions water quality and shoreland areas.
3. Discuss the need to identify a second village center area within this planning district near WAGS. See VC policies and recommended actions.

### **SHORELAND RECREATION DISTRICT (SREC)**

---

*Associated zoning: 1.5 acre minimum*

#### DESCRIPTION (SREC)

---

This area is in the southwest of Addison, also abutting the shores of Lake Champlain. It houses seasonal and year round homes, public lake access and a number of historic sites and state parks including DAR State Park, Chimney Point State Historic Site, John Strong Mansion Museum, a number of private campgrounds and two State fishing and wildlife management areas. The roads wind through wetlands and back eddies of Lake Champlain creating a unique area of Addison. The Champlain bridge provides a gateway to New York State with more cultural, historic sites just over the bridge. The bridge provides vehicular and pedestrian connection between the Vermont and New York cultural and recreational sites.

#### INTENDED USE (SREC)

---

1. The Shoreland Recreation District is intended to support and encourage the development of recreation on the shores of Lake Champlain, while encouraging the long-term environmental protection of the lake and its shorelands. Most uses within the district are designated as conditional, which is intended to ensure that development occurs in a manner that minimizes adverse impacts on the lake.

The major distinctions between this district and the SR district are (1) the wider range of uses proposed, and (2) the higher density allowed through a 1 ½ acre minimum lot size. Setback and buffer requirements are also proposed to protect the lakeshore, as in the SR District.

POLICY FOR LANDUSE DECISIONS (SREC)

---

1. Review most recent shoreline protection legislation to understand how best to manage our shorelines at a local level including appropriate setbacks and buffer regulations.
2. Provide educational outreach to Addison residents on green infrastructure, LID and other simple measures to protect the regions water quality and shoreland areas.
3. Commercial scale solar projects are prohibited in this landuse district.

RECOMMENDED PLANNING ACTIONS (SREC)

---

None at this time

**FLOOD HAZARD OVERLAY DISTRICT (FHO)**

---

Associated zoning: *as specified by underlying district*

DESCRIPTION (FHO)

---

Much of the flood hazard overlay district is located within the Conservation District in association with Addison’s wetlands and waterways. They are wet, low-lying areas not suitable for development which serve a vital purpose of absorbing and holding rising water levels from stormwater and snow melt, mitigating damages to properties from flooding.

INTENDED USE (FHO)

---

The purpose of the flood hazard area overlay district (as shown on Map 10) is to promote public health, safety and general welfare, to prevent increases in flooding caused by the uncontrolled development of lands in areas of special flood hazard, and to minimize losses due to floods.

POLICY FOR LANDUSE DECISIONS (FHO)

---

1. Prohibit new development, including commercial development, in the flood hazard overlay district.
2. Require that existing uses, vulnerable to floods, including public facilities, are protected against flood damage.
3. Protect individuals from buying lands that are unsuited for their intended purposes.
4. Ensure that existing property owners within flood hazard areas are eligible for flood insurance through municipal participation in the National Flood Insurance Program (NFIP).

# CHAPTER 3. COMMUNITY FACILITIES AND SERVICES

## GOALS

---

### Our local community facilities, services and amenities will:

1. Provide places for the Town to effectively fulfill its governance functions, including adequate places for public meetings.
2. Support future shared waste water facilities for village center development. (see also the Ch. 2 Land Use)

## RECOMMENDED ACTIONS

---

### We will do the following:

1. Investigate ways to renovate the Town Hall so it can serve as a fully functioning facility.
2. Include the Town Clerk's office, incorporating new enlarged vault space, into the Town Hall.

This Section of the Plan describes the governmental infrastructure and services provided by the Town of Addison. It omits transportation and school infrastructure which are contained in the Transportation and Educational Sections of the plan respectively.



## TOWN FACILITIES

The Addison Town Office was purchased and remodeled in 1972. The Town office is the center for local government within Addison. It contains the Town Clerk's office, a meeting room for town officials, and records storage. It is located next to the school, just west of Route 22A on the south side of Route 17, and sits on 1.6 acres. In addition to the Clerk's office, the Town of Addison owns three more buildings all listed in the table below. The town Hall, built in 1872, stands on the corner of Routes 17 and 22A and is depicted on the front cover of this plan. It is an important structure in Addison, but is currently underutilized because of its lack of septic infrastructure and ADA compliance. The firehouse, built in 1981, stands across Route 17 from the Clerk's office. It houses the volunteer fire department and all of its equipment. Together, these public buildings help create a significant part of the infrastructure at Addison four Corners which constitutes the village center in town. The last of the Town owned facilities, the town garage and salt shed, is used by the highway department to maintain the Town's highway infrastructure.

TOWN FACILITIES			
BUILDING	YEAR BUILT	YEAR PURCHASED	COST
Office	1972	1972	\$24,700
Garage / Salt Town Shed	1974 (upgrade 2010)	1974	\$29,400
Town Hall	1872		\$2,865
Fire House	1981	1981	\$60,200

## WATER/SEWER SERVICES

Addison is served by Tri-Town Water District, which began operations in December 1967. Tri-Town also serves the towns of Bridport and Shoreham. Distribution lines run as generally shown on the Utilities, Facilities and Education map at the beginning of this plan. The water source is Lake Champlain. The treatment plant is located at Elm Point, providing filtration, treatment and distribution. There is adequate capacity for anticipated use during the next five years. As a surface water source, Tri-Town's water is subject to the Federal Safe Drinking Water Act, and to the State's new Drinking Water Standards. State standards require additional testing, certified operators, and may require modifications to treatment plants.

A cause for concern is the spread of the zebra mussel in the Lake. This

**Table 1 Town Structure Purchasing Cost**

species multiplies rapidly, and attaches itself to objects such as inlet and outlet pipes, eventually disrupting flows. Tri-Town, together with other water districts and municipalities drawing water from the lake, requested and received funds from the last Legislative session for a study to determine costs of Zebra Mussel control measures. The study showed the cost of such measures for the five largest public water supply systems drawing water from the lake would be approximately two million dollars. Costs incurred to improve water quality and control Zebra Mussels may increase rates.

There is no municipal sewage treatment plant in Addison. Generally, sewage is treated on individual lots by means of septic systems and leach fields. The State regulates sewage disposal on all residential lots and for all public buildings. The Town of Addison is currently working with Phelps Engineering to explore creating a small community septic system in close proximity to its historic village to try to support the existing town infrastructure, like the clerk's office, fire department and historic town hall and if possible leave room for some additional uses that might expand and reinforce Addison's village. However, currently, lack of a municipal sewer infrastructure constitutes a major impediment to the town expanding its village center or creating housing to support the school.

<b>Fire Equipment</b>	<b>Year Built</b>	<b>Year Purchased</b>	<b>Expected Life</b>	<b>Replacement Value</b>
Smeal 1500 GPM Pumper	2002	2002	35-40 Years	\$300,000 New
International Mini Pumper	1987	2011	20 years	\$150,000 new
Freight Liner/Hackney utility Truck	2014	2015	30 Years	\$250,000 New
Ford 2600 gal. Tanker	1991	1988	30 Years	\$90,000 New
Marmon 3500 gal. Tanker	1986	1993	30 Years	\$110,000 New
Capital Replacement Fund (Yearly)				\$7500
Glassmaster Water rescue boat 22ft	2010	2013	15 years	\$30,000

**Table 2. Fire Equipment Costs**

## **SOLID WASTE/RECYCLING**

The Town of Addison is a member of the Addison County Solid Waste Management District (ACSWD). The District owns and operates a transfer station in Middlebury, Vermont for the aggregation and shipment of solid waste brought in by licensed haulers. The town is served by several haulers who do fee for service, curb side, and / or drop off collection of residential and commercial solid waste. The Town has a contract with Vergennes for residents to utilize, at no cost, the recycling facility operated there. Household hazardous waste is accepted, at no charge, at the District transfer station. The District also accepts other special wastes for varying fees. Burning or burying any solid waste or recyclable items is illegal in the Town, District, and State.

## **FIRE PROTECTION AND EMERGENCY MEDICAL**

The Addison Volunteer Fire Department provides fire protection for the town. The present station was built in 1981. The department has approximately 30 members. The department's apparatus includes the following: 1 2002 Smeal/Freightliner 1500 gpm pumper, a 1987 International mini-pumper, 1400 feet of 4 inch hose, a 1991

Ford 2600 gallon tanker, a 1986 Marmon 3500 gallon tanker, and a 2014 firefighter/Hackney utility truck.

## **FIRE DEPARTMENT CAPITAL PLAN AND BUDGET**

The Fire Department has a five-year plan. The plan consists of paying down the \$200,000 debt on the Freightliner/Hackney utility, updating the building to current standards, and updating and replacing firefighters' turnout coats and pants.

## **EMERGENCY/MEDICAL**

Town Line First Response Squad, comprised of approximately 15 residents of Addison and Bridport, serves the town. The Vergennes Area Rescue Squad also serves the area. The nearest hospitals are Porter Medical Center in Middlebury, about 15 miles to the southeast, and the Fletcher Allen Health Care Center in Burlington, about 35 miles to the north. Addison has no doctor, dental, or other medical facilities. The closest such facilities are in Middlebury and Vergennes. Prescription services are available in Vergennes and Middlebury. The Addison County Home Health Care Agency and the Addison County Hospice provide in-home care according to their guidelines. Mental health services are available through Counseling Services of Addison County and through private practitioners in Middlebury and in Chittenden County. Project Independence provides day care for frail and elderly individuals.

## **FLOOD/HAZARD RESILIENCY**

(See Natural and Agricultural Resource Chapter 9)

## **RECREATION (SEE ALSO ECON. DEV CHAPTER 7)**

Addison does not have a recreation department, but it does have a wealth of recreational resources. Lake Champlain forms one boundary of the Town. The Town has a deeded public access point where Lake Street adjoins the lake at Potash Bay. State owned facilities at Chimney Point and McCuen Slang provide boat access to Lake Champlain. The D.A.R. State Park provides limited public access to the lake. Lake access is also provided by a commercial marina within the Town. The State-owned Dead Creek Wildlife Management Area is world famous



for its wildfowl viewing opportunities. Snake Mountain also provides hiking and viewing opportunities on State-owned lands. The area offers opportunities for hunting and fishing enthusiasts in specified seasons.

Addison has access to Vergennes recreational facilities such as the

city pool, tennis courts, baseball fields and facilities at the high school. The Addison school also hosts adult evening recreational activities. There is increasing interest in developing additional recreational facilities in Addison. Addison believes that a large portion of its economic development in the future can be based upon the intrinsic resources the town possesses to support tourism, including its recreational resources.

DRAFT

DRAFT

# CHAPTER 4. TRANSPORTATION

## GOALS

---

### Our local transportation facilities and amenities will:

1. Provide safe, efficient and cost effective transportation opportunities for all Addison residents.
2. Minimize road erosion and run-off into our rivers and streams.

## RECOMMENDED ACTIONS

---

### We will do the following:

1. Provide adequate financial support to keep Addison's Transportation network in good condition;
2. Understand Vermont's Clean Water Act and Municipal Roads General Permit requirements and supporting resources, such as the *Vermont Better Roads* program.
3. Understanding regional public transit operations and potential future connections to Addison.
4. Keep informed on regional walk/bike efforts to make Addison County roads safer for all users.

Transportation constitutes one of the primary services the Town of Addison provides to its citizens. A map depicting all road names in the Town of Addison, functional classifications and traffic volumes can be seen on the transportation maps in Chapter 1. The town has a full time highway department and equipment as necessary to maintain its local road and bridge network. Addison also links into the State highway system and intends to do more to integrate with other



transportation programs offered by the state. This plan discusses all elements of transportation in Addison. The map, *'Transportation Concerns'* in Chapter 1, depicts other important safety considerations, including popular

bicycling routes within Addison.

## **THE HIGHWAY DEPARTMENT**

Addison has its own Highway Department with a full-time Road Foreman and one additional full-time employee. The department is responsible for highway maintenance year round. Winter time is primarily snow removal and de-icing. The rest of the year is primarily for road maintenance including construction projects.

The Town garage and salt shed, located on Lake Street and occupying approximately 2 acres, were built in 1974. In 2008 a foundation was installed for a new, large salt shed. The new salt shed was erected in 2010 and a cold storage lean-to added in 2012. The Town is working on expanding the facilities to include a service bay for maintenance and repairs. The Town owns a 2006 Mack single axel plow truck, one 2009 International tandem plow truck, a 2006 Volvo loader, one 1989 John Deere backhoe, a 2009 Challenger tractor with a 2011 ditch mower attached, a 2004 Ford F350 plow truck, and other miscellaneous road maintenance equipment. A 2014 Mack tandem plow truck went into service in the spring of 2014. A Hydroseeder is co-owned by Addison and ten (10) other towns in Addison County. A 3 point hitch chipper is co-owned by Addison, Pantton, and Vergennes.

The town has a depreciation schedule and budget that allows the town to put funds aside each year in an equipment fund. In Fiscal year 2008, \$41,000 was added to the fund. In fiscal year 2013 \$59,387 was added to the fund. In 2015 \$68,443 was added.

## Equipment Depreciation Schedule

**Table 3. Equipment Depreciation Schedule**

EQUIPMENT	YEAR BUILT	YEAR PURCHASED	COST	EXPECTED USEFUL LIFE	AMORTIZATION SCHEDULE
Mack Truck	2013	2014	\$189,185	8 years	\$23,648
International Truck	2009	2009	\$174,000	8 years	\$21,750
Grader 140H	1996	1996	\$125,000	20 years	\$6250
Backhoe 310C	1989	1989	\$39,000	17 years	\$2295
Challenger Tractor	2009	2010	\$44,199	20 years	\$2210
Mower	2011	2011	\$21,000	10 years	\$2100
Chloride sprayer	2001	2001	\$7,000	10 years	\$700
F350 Truck	2004	2009	\$18,000	9 years	\$2000
Volvo Loader	2006	2007	\$109,500	15 years	\$7300
				<b>TOTAL =</b>	<b>\$68,453</b>

## TOWN HIGHWAYS

Addison maintains 42.8 miles of town highway. In 2012 – 2013 the highway budget was \$635,674. Highway expenditures are the largest item within the Town’s non-school budget.

There are 9.7 miles of Class 2 Town Highways.

There are 27.9 miles of Class 3 Town Highways.

There are 5.1 miles of Class 4 Town Highways.

The Town supports the State's new Class 2 paving program, and the continuation of the State's Bridge and Culvert Fund, both of which provide additional funds for local roads and bridges. No town bridges appear on the State deficient bridge list, meaning that town bridges are generally in good condition.

Because of the burden on Town finances when roads need to be upgraded from a lesser to a greater Class, any subdivision or development proposed on a Class 4 road or trail must be upgraded to at least a Class 3 standard at the developer's cost prior to the issuance of any permits for dwellings or uses within the subdivision or development. At the discretion of the Selectboard, an upgrade to State Guidelines ADT standards may be required if consistent with the road plan for the Town.

While most town roads in Addison are three rods wide (approximately 50'), Lake street has an interesting road right of way of 10-rods, stemming from its development in the late 1700's as a military road.

## **PRIVATE ROADS/EASEMENTS**

Private roads and easements can be a problem to residents and to emergency and service vehicles. Often narrow, with a poor to non-existent base, and with variable repair and maintenance, these access ways can make access difficult, hazardous or even impossible at certain times of year. However, it is essential that fire equipment and emergency medical vehicles have year round access to all structures.

The Town's Subdivision Regulations include standards, which require improved private roads. Private roads must meet Town Class 3 standards. The town has adopted state road standards to allow safe year round access by fire and rescue equipment. The Town also requires maintenance agreements through a homeowners association or other enforceable entity for shared drives or privately owned roads.

## **DRIVEWAYS**

Driveways, defined in the Town's bylaws as access serving three or fewer parcels, often have the same grade and maintenance problems as private roads and easements. The Town has added grade limits or other standards for new driveways. Check with the Clerk or Highway Department for current requirements. Town requirements for the numbering of housing units and the driveways serving them are compliant with the Enhanced 911 Standards.

## **STATE TRANSPORTATION INFRASTRUCTURE**

Three State highways traverse the Town of Addison. They are Route 22A (north/ south), Route 17 and Route 125 (both east/west).

### **ROUTE 22A**

Route 22A, a major truck route in the region and in Vermont, was upgraded in 2000 in order to encourage arterial type usage of Route 22A as a major regional and state transportation route for trucks and other through

traffic. Under the State (and national) road classification system, “arterials” carry through traffic at or near the maximum-posted speeds. Arterial roads also discourage direct access to abutting properties. Routes 7 and 22A are major arterials in the State system. Traffic on Route 22A in Addison peaks at about 4900 cars per day on the portion of Route 22A north of its intersection with Route 17, where it collects additional traffic from New York headed north.

“Collector” roads collect traffic from local roads and carry it to arterials. Direct access from abutting properties is appropriate, but creation of an interior road to collect all traffic from a development with access to one or two points on the collector is preferred. Routes 17 and 125 serve as collectors. “Local” roads provide access directly from abutting properties, and carry it to collectors.

Addison recognizes that the road hierarchy noted above, while desirable, cannot always be imposed on existing roads due to pre-existing development and ownership patterns. The Town should limit direct access by abutting properties to Route 22A in those cases where access to a collector or a local public or private road exists, or can be created as part of a development proposal.

#### ROUTE 17

---

Route 17 begins at the Lake Champlain Bridge and runs east to the Weybridge/New Haven town line. Route 17 constitutes the second most travelled highway within Addison and serves as a collector for Route 22A. The State of Vermont recently reconstructed all of Route 17 within the Town of Addison, including adding 3 foot shoulders to the road for much of its length, dramatically improving the safety of the road for bicycles and supporting the Lake Champlain Bikeway, which travels along Route 17 within the town. Several Lake Champlain Bikeway trails within the Town are shown on Map 5.

A unique feature of Route 17 is the “wildlife viewing area”, a parking/observation area south of Route 17 at Dead Creek, which runs a parallel road to Route 17 for approximately 4200 feet creating an observation area accessed by four driveways to accommodate observers of migratory waterfowl. The area was upgraded and expanded in order to reduce the traffic hazard caused by parking along Route 17, especially during the heavy use times of fall and spring waterfowl migration.

#### ROUTE 125

---

Route 125 is an east/west road running from Route 100 west through Middlebury to Route 22A in Bridport and then west into Addison intersecting with Route 17West near the Lake Champlain Bridge. It is 22 feet wide with no shoulders from Route 22A to Route 17West. From the Bridport Town line to Route 17West, Route 125 is bounded on the west by Lake Champlain. Seasonal residences and two campgrounds border the east side of the road. The seasonal dwellings are slowly converting to year round dwellings. Bike and pedestrian traffic, and congestion resulting from fishermen on the causeway are problems that need solutions. As part of upgrades to Route 125, additional parking or pullout areas could be added to provide safe parking areas for fishermen and

other users of the Causeway.

VTrans recently resurfaced the portion of Route 125 closest to the Champlain Bridge. This significantly improved conditions on the road, but did little to alleviate the other traffic problems in the area discussed above.

## **PUBLIC TRANSIT/RAIL/PARK AND RIDES**

Addison is not directly served by bus, rail or air. Various human service agencies in the region and Addison County Transit Resources (ACTR) provide door-to-door transportation for those without transportation using screened volunteer drivers on a per mile cost basis. ACTR is currently working on a transit plan for the next 2 - 5 year period. Two of the routes it is investigating would start at the Lake Champlain Bridge and proceed through Addison. One would follow Routes 17 and 22A north to Vergennes and the other would precede more westerly along Route 125 to Middlebury. Addison supports the expansion of these services.

There is a park and ride lot on Route 22A in Ferrisburgh, near the intersection with Route 7. Another park and ride lot is proposed at the Lake Champlain Bridge. The goal is to reduce single occupancy vehicle use by encouraging car pools, and by funneling riders into the commuter rail terminal. If the west side rail proposal connecting Rutland, Middlebury, Vergennes and Burlington is implemented, the station in Vergennes would provide access to long distance travelers as well as commuters. There is an Amtrak train station about 10 miles away in Port Henry, New York which carries passengers to points north and south.

## **AIR TRANSPORT**

Connections with major airlines are available at Burlington International Airport, located in South Burlington, about 35 miles away. Addison also has several personal landing areas. The Addison Planning Commission has designed a set of Bylaws and the Addison Selectboard has approved these Bylaws for Town Personal Landing Areas. Currently the Bylaws are an addendum to the Zoning Regulation and will be incorporated into the next revision of the Regulations.

## CHAPTER 5. EDUCATION



### GOALS

---

#### **Our local educational facilities and amenities will:**

- Serve as a cornerstone of our community by supporting local activities within the community
- Educate our students to meaningfully participate in our society;
- Serve to offer educational programs to all Addison citizens
- Sustain locally based jobs in the Town of Addison
- Support and interconnect with the Addison Northwest Supervisory Union

### RECOMMENDED ACTIONS

---

#### **We will do this by:**

1. Working to keep the Addison Central School open and providing a top quality education to our children;
2. Supporting the school as a venue for other community events, including childcare and adult learning opportunities.
  - Sharing community infrastructure to maximize its value to and use by all of Addison's citizens.
3. Increasing the building's energy efficiency and saving energy costs.
4. Strengthening communication with parents and residents regarding relevant planning activities.
5. Coordinating relevant town planning efforts with the school board and supervisory union.
6. Providing a diversity of housing to support families living and staying in Addison.

## SCHOOL DISTRICT

The Addison School District has the same boundaries as the Town of Addison. Any child within the District may attend the school. The school district is part of the Addison Northwest Supervisory Union, ANWSU. Administrative offices for the ANWSU are located in Vergennes. The ANWSU is comprised of five towns: Addison, Panton, Vergennes, Waltham, and Ferrisburgh and three Districts: Addison, Vergennes, and Ferrisburgh. School facilities within the Town of Addison are depicted on Map 3, the Utilities, Facilities and Education Map located on page 12 of this plan.

## THE ADDISON CENTRAL SCHOOL

The Addison Central School is located on a 6.2 acres lot south of the town offices and was built in 1953, with the addition of a gymnasium, kitchen and multi-purpose room in 1979. In 1993, a new addition, called the West Wing, was completed. Installation utilized the efforts of over 80 volunteers. The 3,132 square foot modular unit was a gift from Simmonds Precision. The West Wing increased the total school size to 20,754 square feet. In 2005, the Addison Central School wrote and received a grant to install a wind generator. The generator supplies power to the school, with excess power given back to the grid, per agreement with the Public Service Board.

In the 2015 community survey only 14 of the 143 survey participants had children attending the Addison Central School. 100 percent of these participants wished to keep the school open and recognized it as an important community amenity. Seventy seven percent of all survey participants agreed Addison is an excellent place to raise children.

Addison has continued to invest in and upgrade its school. The building is in good repair. It has recently upgraded the heating and ventilation control systems for the school building. After energy efficient retrofitting, the school was designated one of 11 Energy Star schools. The school's security system has also been upgraded.

The Addison Central School offers instruction Kindergarten through sixth grade. Achievement levels have generally been above the state average. The school was recognized by the Vermont Agency of Education for having similar achievement levels for students from all family income levels.

The school has a strong PTA, which hosts a number of programs to raise money for student and family activities. The school also has partnerships with other local organizations to take advantage of local

resources and programming. These include a partnership with the Bixby Library in Vergennes.

However, like many schools in rural areas, the Addison Central School is suffering from increasing costs and declining enrollment. In the 2002-2003 school year, the beginning enrollment at Addison Central School was 141. That enrollment has shrunk to 71 during the 2013-2014 school year and is projected to remain at or below its current levels through 2018. Programs and staffing have been reduced to reflect this reality. A chart summarizing enrollment follows:

In 2015 the Vermont Legislature passed House Bill H.361. This Bill, now law provides options the Addison community has for the future of the Addison Central School as a Supervisory Union Elementary School. What particular option the community decides to take must be in place before the Vermont State deadline of July 1, 2019 and will be reflected in the expected 2020 revision to the town plan and not in this current revision.

While most participating in the survey perceived Addison as an excellent place to raise children, 2015 survey participants who did not have children at the Addison Central School questioned the affordability of keeping the school open. This is a common question in rural towns throughout Vermont.

As the chart depicts, the school enrollment is expected to stay down for several years. One of the primary goals of this plan is to reverse that long-term trend to assure the health of Addison's school. Providing for housing affordable for young families constitutes a major need in Addison and a theme for this plan.

After the Addison School, children generally attend the regional middle school and high school in Vergennes, or attend the Hannaford Career Center during grade 11th and/or 12<sup>th</sup>

## **ADULT EDUCATION AND PHYSICAL FITNESS**

Regional resources, such as the Hannaford Career Center and the Community College of Vermont provides vocational learning experiences for Addison teens and adults. Others look to on-line educational services and/or educational institutes in Rutland and Burlington. Currently adults depend on regional amenities and centers, such as Vergennes and Middlebury for organized recreational opportunities. In the future, the Addison Central school could become available for recreational classes and opportunities for the community, but does not offer this at this time.

## **CHILDCARE**

Addison currently has several in home childcare centers. A list is available from the Town Clerk. Additionally, the Mary Johnson Child Center also offers information concerning where to find childcare in or near Addison. The Addison Central School does not offer after school care programs. Childcare should be provided within Addison to help support and attract young families and to help feed students into the Addison Central School. This plan specifically encourages zoning regulations which allow for childcare facilities. However, like many other services, child care facilities for Addison's children are largely provided in other larger communities. The plan recognizes that childcare outside the home often occurs in regional centers, predominantly Vergennes, but also Middlebury and Bristol, closer to the parents' workplace.

**ACTUAL/ PROJECTED SCHOOL ENROLLMENT ADDISON CENTRAL SCHOOL**

<b>Year / Gr.</b>	<b>K</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>Total</b>
<b>2008</b>	13	17	16	16	15	16	19	<b>112</b>
<b>2009</b>	11	15	15	18	15	15	17	<b>106</b>
<b>2010</b>	17	10	13	14	17	16	16	<b>103</b>
<b>2011</b>	4	16	9	13	14	18	16	<b>90</b>
<b>2012</b>	6	5	16	9	11	15	17	<b>79</b>
<b>2013</b>	9	5	5	15	7	13	15	<b>69</b>
<b>2014</b>	9	9	5	5	14	7	13	<b>81</b>
<b>2015</b>	11	10	9	5	5	15	7	<b>71</b>
<b>2016*</b>	9	11	9	9	4	5	15	<b>70</b>
<b>2017*</b>	12	10	10	9	8	5	5	<b>59</b>
<b>2018</b>		*Future Projections are based on the State's Live Birth formula not exceeding a three year estimate						
<b>2019</b>								

Table 4. Projected School Enrollment

DRAFT

# CHAPTER 6. POPULATION AND HOUSING

## GOALS

---

### **Our local housing facilities and amenities will:**

- Support the provision of suitable, safe, energy-efficient, affordable housing that is in keeping with the surrounding environment, and located near existing infrastructure (see also the Land Use chapter).
- Support a diverse population spectrum of ages , interests and needs
- Encourage continuation of or establishment of farms, home occupations and small businesses (see also the Economic Development chapter)
- Support the continuation of local educational opportunities (see also Education section)

## RECOMMENDED ACTIONS

---

### **We will do the following to support a diverse population:**

1. Change to a density-based zoning code in the LDR district to allow both small, affordable residential lots and a diverse scale of farming/forestry operations. (see also the Land Use and Natural/Agricultural Resources chapter).
2. Continue to investigate community wastewater systems that could support a mix of commercial and residential uses in our village area(s) and clustered homes and/or PUD's in our rural areas of town.
3. Adopt building and health codes to prevent loss or degradation of existing housing. Supporting fire department efforts for chimney and wood-burning safety.
4. Encourage innovative planning, design and construction of housing that minimizes cost, energy consumption, and environmental impact.
5. Encourage construction that complies with the Vermont energy code, Energy Star efficiency standards, LEED standards, and Vermont Residential Building Energy Standards.
6. Consider energy requirements necessary for residences and businesses when establishing plans and bylaws.
7. Encourage establishment of home occupations and small businesses, compatible with the surrounding land use, to reduce commuting costs.

## **POPULATION AND INCOME**

Addison was the region's fastest growing town in the 1990's. The population of Addison has increased from 717 people in 1970 to 1393 in 2000. From 1990 to 2000 the Town's population increased 36.2%, for an average annual rate of growth of 3.6%. However, Addison's 2010 population of 1,371 shows that Addison's growth has slowed significantly and, in fact, the town lost population during the decade. As younger people stopped entering town, the median age of the population rose from 36 years old to 44 years old. Average Household sizes have also dropped from 2.8 to 2.6 people per household. This shift in demographics has had a major impact on Addison's school population, which has fallen significantly during the same time period, jeopardizing the healthy functioning of the community school (See the section on Education). Map 6 on page 29 depicts the current location and density of Addison's existing population per square mile.

Median household income in Addison in 2010 was \$62,279, compared with \$45,062 ten years earlier. The median household income compares to a County median for 2008-2012 of \$57,785 and \$54,168 for the state.

## **HOUSING AND DEVELOPMENT**

The Census Bureau defines a household as all the people who occupy a housing unit with separate living quarters. The number of housing units in Addison increased from 333 in 1970 to 651 in 2000 and up to 735 in 2010, more than doubling during the period. Seasonal residences accounted for 136 units out of the total 651 in 2000, leaving a net year round housing stock of 515 units at that time. The census figures for 2010 show 164 units of seasonal housing, a slight increase and 571 year round homes, indicating the increase in housing over the past ten years has been reasonable proportional to the existing housing stock. It also reflects the decrease in household size Addison saw during the decade. While housing numbers increased, population decreased.

Addison's last plan, adopted in 2009 and relying on growth projections driven by the previous decade, spent a lot of time discussing the potential need for new housing in Addison and discussing the potential impacts that those housing units might have on stormwater and natural resources. With the great recession of 2008 cutting housing growth dramatically and an actual decrease in population, those concerns now seem overstated. Good planning certainly involves limiting the impacts of new growth on natural resources. However, Addison now finds itself focusing on its school and what housing policies it should adopt to increase the affordability and availability of housing stock for the next generation.

Mobile and modular homes are increasingly filling the lower cost housing need. In 1970, there were 12 mobile homes, 3.6% of total housing units. This increased to 15 (3.2%) in 1980, 49 (9.3%) in 1990 and 65 (10%) in 2000 and 83 (11.3%) in 2010. The Town requires mobile and modular units to be on

concrete foundations. While requiring a foundation increases the initial cost, it provides stability to the structure and allows for it to be insulated easier.

Another source of help for low and moderate-income households is rehabilitation and weatherization of existing units. Two hundred fourteen (214) housing units were built prior to 1950, with 174 of those units built prior to 1940. NeighborWorks of western Vermont, CVOEO and Efficiency Vermont all offer programs to help weatherize existing housing stock. The Town should encourage efforts by homeowners, landlords and human service agencies to keep these units in good condition.

Addison should also consider the need for shared housing, an unrelated group of persons sharing a single dwelling. This is certainly common in college towns, and is becoming more common among widowed, older people with large houses. Accessory dwelling units, now mandatory, allow a small apartment within an existing dwelling unit. This provision, which opened opportunities for elderly housing, was incorporated into recent zoning changes. Another way to encourage senior housing is to allow density bonuses within regular subdivisions or PUDs if a certain number of dwelling units are permanently restricted to elder occupancy. Increasing the number of affordable elderly units in the town will allow seniors to remain in the community close to family and friends while retaining their independence.

As land is divided into smaller lots, the need for accuracy requires a registered survey. Boundary lines, easements, rights of way, private roads, and, in PUDs the extent of common areas are clearly identified both as to location and intent, and of record. Not only can this prevent boundary disputes, but also it allows for accurate assessment of parcels for taxation, and allows proper location of on-site sewage systems relative to property boundaries.

DRAFT

# CHAPTER 7. ECONOMY AND ECONOMIC DEVELOPMENT

## GOALS

---

### **Our local economy will:**

1. Sustain locally based jobs, which provide a living-wage, while maintaining the rural character of Addison
2. Support and interconnect with a robust regional economy.

## RECOMMENDED ACTIONS

---

### **We will do this by:**

1. Supporting farming and forestry by recognizing the “Right to farm”.
2. Encouraging agricultural and forestry based businesses, including both farms and valued added agricultural, agricultural processing businesses and forest products processing businesses.
3. Supporting current use taxation for agricultural and forestry land and supporting the voluntary conservation of agricultural and forestry land within the town.
4. Support home occupations and home based businesses and the infrastructure necessary to help them flourish.
5. Support investigating the feasibility of an Addison Farmers Market to showcase local farms.
6. Ensuring telecommunications infrastructure and regulations are in place to support residents that want to telecommute and/or open home-based businesses.
7. Capitalizing on existing recreational and tourism enterprises that already exist in/travel through Addison, including working to advance the bi-state park



in and around the Lake Champlain Bridge

8. Working with New York State and the Lake Champlain Byways and Bikeways to promote tourism.
9. Working to improve transportation options, including investigating a Park and Ride by the Champlain Bridge and ride-sharing opportunities to employment centers such as Burlington and Middlebury.
10. Supporting business friendly zoning regulations that encourage commercial opportunities in Addison Four Corners and other areas (see the Land Use Chapter).
11. Working with the Vermont Department of Fish and Wildlife to promote hunting, fishing, birding and lake access within the town.
12. Support recreational services and businesses in the Shoreland District.

## **WORK FORCE AND INCOME**

According to the 2010 U.S. Census, of the 1,371 people living in Addison, 762 residents make up the Addison workforce. The majority of workers are between the ages of 29 and 55. The unemployment rate in 2010 was 4.2% compared to 4.6% for the county and 5% for the State. The median family income in 2010 was \$70,238 compared to \$69,759 for Addison County and \$66,340 for the State of Vermont. The median annual wage in

Addison for one worker was \$32,250 a year in 2010. These statistics show that the overall economic health for residents of Addison is typically near the average of that of other towns in Addison County

According to the 2010 U.S. Census, 13 percent of the working population of Addison work in the Education Services industry, 19 percent work in the agriculture and forestry industry, 9 percent work in construction, 11 percent in manufacturing, 13 percent

in retail, 6 percent in professional, scientific and/or management services, 13 percent in Other services and Public Administration and 1 percent work in transportation, warehousing and utilities. Approximately 12 percent of the labor force work from home.



## PLACE OF WORK

According to the U.S. Census, between 2008 and 2012, approximately 83 percent of Addison's work force was working outside of Addison.

Of those leaving Addison for work, 26% percent work in Middlebury, 8% percent in Vergennes, 6% percent in Burlington, 6% percent in South Burlington and approximately 3% percent in Bristol. Others work further afield in New York and across Vermont. The mean travel time to work is 23 minutes, slightly better than the average regional commute.

The diagram to the left shows that of Addison's total workforce of 610 people in the work force, 573 leave Addison for their primary work, and a very small amount, 37, stay in Addison to work. According to this study, 350 people come to Addison to work, who live outside of Addison. This study did not necessarily include home based businesses or home occupations, so may conflict with U.S Census data which shows the Addison work force consisting of 762 people with ninety working from home.

Inflow/Outflow Job Counts in 2011

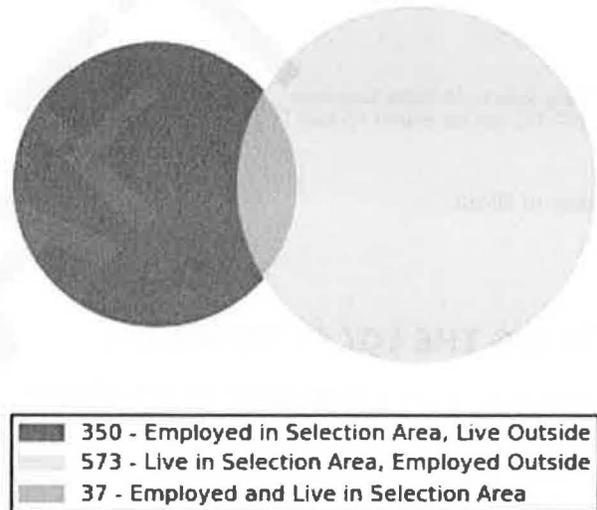
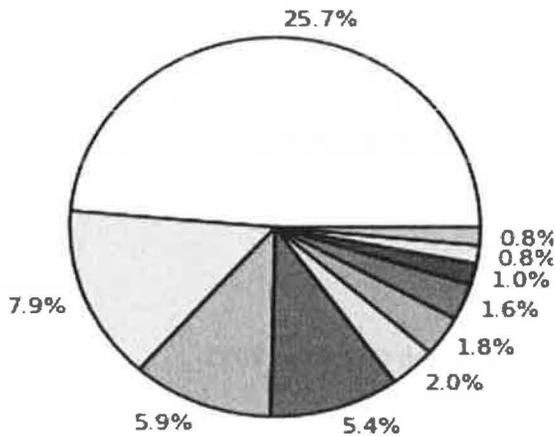


Figure 3. Jobs In and Out of Addison

Job Counts by Work Places (Cities, CDPs, etc.) in 2011  
All Workers



Note: Jobs in All Other Locations (47.0%) are not shown in chart.

Jobs Counts by Places (Cities, CDPs, etc.) Where Workers are Employed - Primary Jobs

	2011	
	Count	Share
All Places (Cities, CDPs, etc.)	610	100.0%
Middlebury CDP, VT	157	25.7%
Vergennes city, VT	48	7.9%
South Burlington city, VT	36	5.9%
Burlington city, VT	33	5.4%
Bristol CDP, VT	12	2.0%
Rutland city, VT	11	1.8%
Essex Junction village, VT	10	1.6%
Montpelier city, VT	6	1.0%
Barre city, VT	5	0.8%
Manchester Center CDP, VT	5	0.8%
All Other Locations	287	47.0%

Figure 4. Place of Work

## SUPPORTING THE LOCAL ECONOMY

Current places of employment can generally be broken into four major categories, each of which is discussed in more detail below:

1. Home based businesses and occupations;
2. Community Services including the school and town functions;
3. Tourism related businesses, which may also include local retail stores, restaurants, parks and museums, campgrounds, marinas; and
4. Agricultural businesses throughout town.

78% agreed with clear guidelines, home-based businesses should be supported in all areas of town. -2015 Community Survey

## HOME-BASED BUSINESS AND HOME-OCCUPATIONS

Due to Addison's long commute distances to larger employment centers, and the decrease in agricultural-related work, it is essential for the town to support a local economy of home-based businesses and home occupations, as a way to

maintain a vibrant, local community. Part of this support comes from working with Waitsfield and Champlain Valley telecom, the Town's primary telephone and internet delivery server and other suppliers of telecommunication infrastructure. This infrastructure must be available to all households to support their ability to interconnect with the digital world. Addison's regulatory policies must protect Snake Mountain, but should be geared to encourage the delivery of telecommunications from other areas in town, including silos, buildings or other existing tall infrastructure that could provide promising broadcast coverage. Regulatory policy must also outline policies which increase support for home-based business and home occupation.

## **COMMUNITY SERVICES/ VILLAGE CENTER**

Having a village center is an important aspect of economic vitality. Places where neighbors can meet, network, buy and sell, and learn new skills, provides opportunities for collaboration and understanding of who neighbors are, what they do, and what their skills are.

Addison's current village center sits at Addison Four Corners, at the intersection of Route 22A and Route 17. Most of the town's community infrastructure lies in close proximity to this center. Specifically, the Elementary and middle school, the Clerk's office, the general store, the Addison Volunteer Fire Company, the historic town hall, and several other businesses currently make up the center of town. However, two factors significantly limit further growth and development in this area. First, Route 22A, one of the major roads forming the four corners, is not friendly to creating a "village" feel. It constitutes a high volume truck route with relatively high speeds, even at the traffic light at the intersection. Second, soils suitable for supporting both the existing infrastructure's wastewater demands and any future demands are in very short supply. In order to support further activity in the village center, whether for a new businesses and/or community amenity, wastewater facilities need upgrading. The 2015 community survey indicated that residents identified the 'four corners' and the area near Western Addison's Country Store (WAGS) as the civic centers of Town.

In 2014 and 2015, the Town conducted studies and created a Town Hall advisory committee to address the septic and utility needs of existing infrastructure in the village center. Currently only the school is on a treatment system. Addison hopes the study will allow it to provide septic service to the other town buildings, including the Fire Station, Town Clerk's Office and Town Hall. In order to secure the land, the Baptist Church will also need service. Ideally, the current system could expand to support existing and future business or residential uses in the village center. The price of a system may prohibit expansion beyond existing municipal buildings.

## **AGRICULTURE AND FORESTRY (SEE ALSO CHAPTER 9)**

Agriculture and forestry are an essential component of Addison's historic and current character and economy. Travelling through Addison on any major road, especially Route 22A, which provides exceptional views overlooking farm fields all the way to the lake demonstrates how important the working landscape remains to the Town of Addison and its citizens. While dairy farming has decreased in Vermont overall, Addison has retained approximately 15 dairy farms ranging in herd size from 40 to 1,200 head.

A number of small, diversified farms are now found in Addison, providing a local CSA, and providing local vegetables, maple syrup, beef, pork, lamb, goat and poultry to farmers markets, restaurants and direct sales to local customers. Small, diversified farms of vegetables and/or eggs and meat production can be found throughout Addison County. Addison farmers are part of an extensive regional network of local food producers, many of which in the neighboring

towns of Panton, Bridport, Weybridge and Waltham. Detailed information on farms selling retail products in Addison can be found at [www.ACORN.com](http://www.ACORN.com). As of 2013 the list includes:

1. Addison Hop Farm – Organic Hops
2. Champlain Valley Farm – Beef , Pork, corn
3. Harrison’s Home Grown – Veal, Pork Beef
4. Harwood Farm – beef, pork, vegetables hay and compost.
5. Lakeway Farm – vegetables, sweet potatoes, popcorn, beef, chicken, turkey, eggs.
6. Mike’s Farm – beef, milk
7. Pork Shop – beef, pork
8. Vermont Green Meadows- vegetables, honey

This plan supports farming, forestry and agriculture both for the short and long term. It desires to protect the right of farmers to continue farming with accepted agricultural practices. It desires to promote the conservation of farmland for future generations through current use taxation and the voluntary sale of development rights. It supports creating regulations that cluster housing in general and in areas that do not materially impact prime agricultural soils or the ability of any parcel to support viable agricultural operations. It also supports the re-use of otherwise underutilized barns, silos and other former agricultural infrastructure for reuse as value-added agricultural processors or other types of businesses that support use of the local agricultural or tourism economies. Lastly it seeks to retain agricultural service and support businesses.



## **RECREATION AND TOURISM (SEE ALSO CHAPTER 9)**

According to a study done for the Vermont Department of Tourism and Marketing in 2009, visitor spending in Vermont supported an estimated 33,530 jobs for Vermonters (approximately 11.5% of all VT jobs). The agricultural, forestry and art sectors can attract tourists as a way to increase business in town. Vermont branded arts and foods sell well directly from local farm-stands and studios and also on-line to those dedicated to supporting Vermont’s local economy.

Behind agriculture, recreation is probably the largest sector of the economy. Addison has a lot of recreational amenities to offer both its resident and visitors. This plan supports diversifying and expanding the tourism economy in the Town of Addison, integrating it into other regional amenities and amending regulations to support the growth of Addison’s generally low impact and diversified recreational attractions and the service businesses, like stores, campgrounds, restaurants, marinas and other facilities that support recreation in the town. Addison benefits from a number of amenities that serve as attractions. Most of these activities derive from the Town’s location on the shores of Lake Champlain. Recreational attractions in Addison include:

## **PARKS, MUSEUMS AND ACTIVITIES**

- Chimney Point State historic Site;
- Daughters of the American Revolution (“DAR”) John Strong Mansion Museum and State Park
- Dead Creek Wildlife Management Area, including the Geese viewing area.
- McCuen’s Slang and Boat Access
- Snake Mountain Wildlife Management Area
- Boat accesses at Otter Creek, Chimney Point, off Route 17 to Dead Creek and Potash Bay;
- Vermont Skydiving Adventures
- Mini-Golf at Champs Trading Post
- 

### **BYWAYS, BIKEWAYS AND TRAILS**

---

- Lake Champlain Byway
- Lake Champlain Bikeway
- Vermont Association of Snow Travelers (“VAST”) Lake Champlain Chapter snowmobile trails

### **HISTORIC STRUCTURES**

---

- Lake Champlain Bridge
- West Addison Methodist Church
- Addison Community Baptist Church
- Town Hall

### **SERVICES**

---

lodging: Addison includes sites for camping at the DAR state park and the 10 acre campground and rv park and three bed and breakfasts, including Morningside b and b on route 22a, Barson House Inn and the Whitford House Inn on Grandy Road.

restaurants: The Bridge Restaurant, Goodies Ice Cream,

stores: The Addison country store on route 22a and the West Addison General Store (WAGS)

marina: The Bridge Marina

guides: hunting, fishing and bird watching

All of the above promote a lot of outdoor activities including boating, kayaking, walking, hiking, cross country skiing/snow shoeing, cycling and snowmobiling, hunting, fishing and bird watching. Of particular interest, The State-owned Dead Creek Wildlife Management Area is world famous for its wildfowl viewing opportunities.

The Vermont Fish and Wildlife Department manages 2,858 acres on the Dead Creek Wildlife Management Area. Most of the wildlife area's diverse habitats fall within the bounds of the Town of Addison. Many wildlife viewers, anglers, hunters, and wildlife photographers visit year round. The outreach and educational resources will soon be expanded with the addition in 2014 of a VT Fish and Wildlife Visitor Center at 966 Route 17 West in Addison. The visitor center will feature both a self-guided tour / exhibit area and a wildlife biologist guided learning area. The visitor center has a capacity for forty visitors at a time and is disability accessible. For information call 802 759 2398 or visit website: <http://vtfishandwildlife.com>.



Additionally, the level terrain and the scenic vistas within the town also provide opportunities for bicyclists. This use is increasing each year, and has the potential to support additional visitor facilities such as inns or camping areas, sandwich shops, and supply and repair facilities. Map 5 depicts several of the more popular biking routes that lie within Addison. Cycling tours and avid cyclists use the network our network of country roads to enjoy the scenery and fresh air of Addison. Cyclists often ride Route 17 and Lake Street, which both lie on the Lake Champlain Bikeway and Byway. Some Addison residents are concerned about the safety of both cycling and walking on Addison's roads. Due to its rural nature, none of the roads have sidewalks and many have little to no shoulder. Cyclists must follow the rules of the road in order to stay safe, and cars must understand that roads need to be shared. Addison should improve specified roads



with significant bike traffic to support this activity. It should work with neighboring communities and businesses to integrate bikeway and byway tourists with the other recreational activities its businesses and amenities offer.

Addison has a number of existing businesses generally encompassed within the categories

noted above. All contribute the fabric of the community and offer the best hope for economic development within the Town of Addison. This plan encourages the town to embrace an "economic gardening" model designed to target its investments in infrastructure or other capital investments to support the businesses that exist within the Town and helping to foster economic development by making them more successful. Each of the activities contained within this

section of the Plan should support promoting the success of its overall business community.

DRAFT

DRAFT

## CHAPTER 8. ENERGY

### GOALS

---

#### **Our Energy plan will:**

1. Provide local energy alternatives for Addison residents which are in-keeping with our Land Use and Natural and Agricultural Resource goals and policies.
2. Support the efficient heating and up-keep of town and school buildings.
3. Inform Addison residents about current rebates and subsidies on energy costs and home weatherization available through utility, state and federal programs.

### RECOMMENDED ACTIONS

---

#### **We will do this by:**

1. Providing energy efficiency program information to our residents.
2. Providing clear commercial energy siting policies in the Town Plan
3. Update our zoning regulations as directed by the policies and standards in this energy plan.

The Town of Addison will become energy efficient by making energy considerations a priority in its planning and operations. Overall energy policy is set by the State in conjunction with the private sector within the framework of the Public Service Board, or exclusively by the private sector if no PSB action is required. At the same time, individuals make their own choices as to energy uses in their homes and businesses. Nonetheless, the Town can make choices which increase energy conservation of public buildings, encourage renewable energy generations, and set an example for citizens and businesses in the community.

The Town of Addison shall become more energy efficient by making energy considerations a priority when purchasing and replacing equipment, appliances, fixtures and lighting. The Town shall support the development and utilization of alternative energy sources, encourage residential development to be energy-efficient and promote use of the Vermont Energy Star Program and support use of state and federal incentives for retrofitting existing buildings to increase their energy efficiency and for incorporation of such features into new construction. The Town shall retrofit municipal and school buildings with energy efficient lighting, upgraded insulation and efficient heating systems in order to support energy conservation. *In 2013 a smart control system was added to the Addison Central School greatly increasing the lighting and heating efficiency of the entire building.* The Town shall provide a supportive role in energy conservation by such measures as:

- a) Providing information about energy efficient products in conjunction with private suppliers, the Extension Service and others,
- b) Supporting public transit and carpooling through Addison County Transit Resources, and
- c) Participating in HOPE and CVOEO programs providing energy audits and weatherization assistance.

The Town Clerk's office, the Addison Central School, and the Bixby Library in Vergennes are places where such information shall be available. The Town shall add an energy conservation section to local bylaws setting minimum standards for heating, lighting and insulation of buildings similar to those routinely required in Act 250 Land Use Permits, and shall make these guidelines available on a voluntary basis with each zoning permit.

The major energy uses in Addison are gasoline for personal and business vehicles, electricity for home and business uses, and heating fuels or wood for space and water heating. The use of methane and cogeneration on farms, or for agriculturally related small businesses, such as heating for greenhouses shall be explored. Given the open nature of the town, use of solar and wind energy shall also be explored.

## COMMERCIAL SCALE ENERGY PROJECTS

The Municipality of Addison supports responsibly sited and developed renewable energy projects which align with the community standards and policies within this town plan. Although different technologies have different site requirements, our wish to consider social, economic and environmental benefits and disadvantages to impacted neighbors remains the same for all commercial energy projects.

The Town of Addison desires to maintain the integrity of our working landscape, adopted conservation and wildlife habitat protection measures and our scenic, rural views, including views from our road network to Lake Champlain, our agricultural valleys, and mountain views to the east and west. These landscapes and views are important to our agricultural and tourism economy, our property values and our rural, cultural aesthetic. In light of this, **all commercial solar projects, 15kW and greater, are prohibited in the village center, shoreland recreation, shoreland residential, conservation and flood overlay districts.** See table 5. for details.

### Scales of SOLAR Energy Projects

For solar projects, this plan considers any project 15kW or greater to be a commercial operation. Any solar project between **15kW-150kW is considered small-scale commercial** and **anything between 150kW to 500kW is considered a large-scale commercial project.** These scales reflect the public service board's project-size differentials when determining review requirements. Projects greater than 500kW are prohibited in Addison.

All commercial energy projects must adhere to our community standards on page 69-72 Although these are written primarily for solar siting, many of them can also be applied to wind and other commercial energy projects.

ADDISON PLANNING DISTRICT	*ACCEPTABLE SOLAR SCALE	DISTRICT DESCRIPTION
Village center	Less than 15kw	There is limited land within this planning district. The district has a high vantage point to extensive scenic views east and west.
Lowdensity residential/ag	500kW or less	This is a large planning district with potential available space for projects.
Shoreland residential	Less than 15kw	There is limited land within this planning area, made up of tight, narrow, residential lots with scenic views to Lake Champlain and the Adirondaks Mountains.
Shoreland recreational	Less than 15kw	There is limited land within this planning area, made up of narrow, residential lots with direct views to Lake Champlain. It is home to numerous historic, cultural and recreational assets.
Conservation	None	Ecological services and wildlife habitat are the primary intended function of this planning district.
Flood overlay	None	The ecological service of flood mitigation and stormwater absorption is the primary intended function of this planning overlay area.
<p><i>*All commercial energy projects must adhere also to our community standard within this Energy Chapter of the Town Plan and refer to all future, associated zoning regulations regarding screening.</i></p>		

Table 5. Acceptable solar project scale by planning area

## COMMERCIAL SCALE WIND PROJECTS

According to the Vermont Energy Atlas, Addison has limited ideal locations for large commercial wind projects (70 meter turbines or greater). Their maps show a very small acreage on the north side of Snake Mountain. This plan prohibits commercial wind projects on Snake Mountain due to its' unique habitat and recreation value to our town and its relatively small area. It is an isolated high peak (and only high peak) in the Town of Addison and it is used on a daily basis by hikers, cross country skiers, mountain bikers and hunters. According to the energy atlas this area also houses endangered species habitat and important deer habitat. The gain in wind energy would not out way the loss of such a unique natural feature within our Town.



There is greater potential for small commercial wind projects (50 meter turbine height) in some areas in the Town of Addison. There are three such projects currently in Addison, including one at the Addison Central School. All small scale commercial projects will be reviewed on a case by case basis and must meet policies and standards addressed in this plan. See Table 4 for a summary of acreage potentially available for residential, small and large commercial wind areas in the Town of Addison, Class 7, being the most ideal wind potential for wind energy generation.

### Scales of WIND Energy Projects

Analysis of the wind layer was broken down into three different scales, **Residential** (30 meter, or 98 feet, wind turbine hub height), **Small-Scale Commercial** (50 meter, or 164 feet, wind turbine hub height), and **Large-Scale Commercial** (70 meter, or 230 feet, wind turbine hub height), in order to address technical details specific to each scale. The analysis also "masks" areas from consideration that are unsuitable for development. Certain valuable criteria not included in this analysis (e.g., bear and bird habitat) require site verification. In some instances, these datasets were too general in nature and lacked proper documentation for inclusion in this effort. The areas remaining from the "masking", though greatly reduced in size, still require careful "on-the-ground" validation. *Excerpt from the Vermont Energy Atlas website <http://www.vtenergyatlas.com>*

**Town of Addison  
Potential Wind Development Areas (Acres):**

<b>Scale</b>	<b>Class 1 (10-11 mph)</b>	<b>Class 2 (12-13 mph)</b>	<b>Class 3 (13-14 mph)</b>	<b>Class 4 (15-16 mph)</b>	<b>Class 5 (16-17 mph)</b>	<b>Class 6 (17-18 mph)</b>	<b>Class 7 (19-25 mph)</b>
Residential 30 meter	25,686	519	0	0	0	0	0
Small Commercial 50 meter	0	3,445	389	5	0	0	0
Large Commercial 70 meter	0	0	9	58	0	0	0

Table 6. Vermont Energy Atlas Potential Wind Energy <http://www.vtenergyatlas.com/>

**BIOMASS**

According to the Vermont Energy Atlas, biomass refers to biologically-based feedstocks such as algae, food waste, grasses, methane, oilseed crops, and wood that can be converted into energy sources such as biodiesel, ethanol, and wood chips / pellets, which can run vehicles, heat buildings, or generate electricity. Biomass currently provides the largest slice of renewable energy generation in the United States.

Addison’s farm properties offer the space and opportunity for biomass related systems – such as algal production and/or biodiesel processing and methane digesters. The Dubois farm in Addison has had a methane digester since 2010. See the Vermont Energy Atlas for more analysis related to Addison’s biomass potential.

See also the Biomass Energy Research Center’s website for more information:

BERC<http://www.biomasscenter.org/resource-library/fact-sheets/benefits-for-schools-and-communities>

See also Vermont’s Family Forests website for information regarding the sustainable management and cultivation of working forest lands: <http://www.familyforests.org/about/>

**COMMUNITY STANDARDS FOR COMMERCIAL ENERGY SITING**

Commercial energy projects must meet the following community standards in order to be considered “orderly development” supported by this plan and in order to not unduly impact the aesthetics of the rural countryside this plan intends to protect. Some commercial or community scale wind and solar projects proposed may not meet our standards and will not be supported by the Town of Addison. Projects found to have poor siting characteristics pursuant to the community standards contained in Section A below and other poor siting characteristics herein defined and/or projects found to violate the maximum mass and scale community standards contained in Section B: ‘Mass and Scale’, violate the Municipality’s standards regarding orderly development.

- I. **Siting.** The location of a project on the landscape constitutes the most critical element of a project’s aesthetics. Poor siting cannot be adequately mitigated. Accordingly, all renewable energy projects must evaluate and address the proposed site’s aesthetic impact on the surrounding landscape.

**a. Good Sites** have one or more of the following characteristics:

- Roof-mounted solar systems;
- Systems located in close proximity to existing larger scale, commercial, industrial or agricultural buildings;
- Proximity to existing hedgerows or other topographical features that naturally screen the proposed array from view from at least two sides;
- Reuse of former brownfields or otherwise impacted property.
- Sited to preserve functionality of the remaining project property.
- Sited away from significant wildlife habitat and wildlife corridors, river corridors, flood plains, recreation paths, conservation areas or prime agricultural soil as defined by the Vermont Agency of Natural Resource Atlas (<http://anrmaps.vermont.gov/websites/anra5/>) and this Town Plan.
- The project location creates no greater burden on abutting and adjacent property owners or public infrastructure than it does on the property on which it is sited. The siting of the array should be done in such a manner that the array creates no greater burden on abutting and adjacent property owners or public infrastructure than it does on the property on which it is sited.

*(As an example, a landowner may not site an array on his or her property in a location calculated to diminish the visual impact of the array from his or her residence, but places the array immediately within their neighbor's or the public's viewshed. Regardless, of whether the neighbor is or is not within the town boundaries).*

**b. Poor Sites** have one or more of the following characteristics:

- The removal of primary agricultural soils from agricultural use.
- Sites that require public/ratepayer investment to improve transmission and distribution infrastructure in order to function properly.
- No existing, natural screening from topography or vegetation.
- Topography that causes the arrays to be visible against the skyline or viewed within a valley from common vantage points such as roads or neighborhoods;
- Any project which obstructs a significant natural/scenic area, viewshed and/or tourist destination. Significant viewsheds and natural/scenic areas within the Town of Addison include, but not limited to: Dead Creek Conservation District; the Recreation District; the Shoreland Residential District, Snake Mountain Conservation Area, any designated historic site, and open field locations parallel to our scenic road network which currently allow for expansive views to Lake Champlain, the Adirondack Mountains and Green Mountains.

**II. Mass and Scale:**

- a. All commercial scale solar arrays and wind towers shall be limited in mass and scale and have their mass and scale diminished by existing and/or added screening in order to fit within the landscape and as described in 'Siting' section above and 'Mitigation Methods' below.

b. Large solar projects greater than 500 kW are prohibited.

c. Roof mounted systems shall not extend more than 10 feet above the high point of the roofline of which the system is attached. Roof mounted systems shall not cover 100 % of sun side such that firefighting vents are impossible on that side.

**III. Average person:**

For the purposes of this plan, the Municipal legislative body selects the Planning Commission to represent the Municipality before the Public Service Board in any Section 248 hearing, and shall be deemed to represent the voice of the “average person” with respect to the “Quechee Test”<sup>2</sup> when evaluating the aesthetics of a proposed solar array.

**IV. Mitigation methods:**

In addition to properly siting a project, solar developers must take the following action to mitigate all project sites:

- a. Locate the structures on the site to keep them from being “skylined” above the horizon and/or from interfering with Addison’s expansive views of Lake Champlain, the Adirondacks and/or the Green Mountains from public and private vantage points;
- b. Shorter panels may be more appropriate in certain spaces than taller panels to keep the project lower on the landscape;
- c. At a minimum, all solar arrays must observe the setback restrictions contained in Act 56 governing solar installations. However, developers are encouraged to increase setbacks to at least those listed in the Addison Municipal Zoning Regulations;
- d. Use the existing topography, development or vegetation on the site to screen and/or break the mass of the array;
- e. In the absence of existing natural vegetation, the commercial development must be successfully screened by native plantings beneficial to wildlife and pollinators. New landscape screening will consist of native plants planted to a hedgerow of a minimum depth of 20 feet and of a size so that the screen will be fully complete and meeting its intended function year-round within five years of planting. Use of existing landscape features is encouraged rather than new plantings where possible. Screening to break the mass of the site and to protect public and private views must be placed on any side of the project which lacks natural screening.

---

<sup>2</sup> Quechee Test: The Vermont Supreme Court’s Environmental Board’s three-part test to determine whether a project has an undue adverse effect on aesthetics of a site.

- f. Use black or earth tone materials (panels, supports fences) that blend into the landscape instead of metallic or other brighter colors);

**V. Site Operations and Restoration:**

**a. Safety:**

- The arrays shall be safe throughout their service and decommissioning phases. They shall not pose a hazard to municipal, service, or fire protection personnel.
- Roof mounted and field systems shall have their plans reviewed and site inspected by the Addison Fire Company Officers and Fire Marshal for adequate features allowing safe access to road surfaces for fire control and ability to extinguish fire, the cost of which shall be covered by the developer.

**b. Insurance:**

Array site property owners must have adequate liability/bodily injury insurance.

**c. State and Local Benefit:**

- Project must provide a portion of the project as net metered and open to Addison residents to join.
- Projects must have a portion of generated renewable energy certificates (REC's) contribute to Vermont State's renewable energy goal.

**e. Decommissioning:**

- The Municipality of Addison desires to retain our agricultural land base. All projects shall be decommissioned at the end of their useful life and the property shall be restored to its pre-project condition. A solar array's useful life shall be deemed to be at an end when the initial contract for services with the power company is at an end.
- Developers of all projects 100 kW and greater shall provide the Municipality with appropriate assurances to guarantee funding exists to decommission the project.

# CHAPTER 9. NATURAL AND AGRICULTURAL RESOURCES AND RESILIENCY

## GOALS

### Our natural and agricultural resources will:

1. Be preserved in large functional blocks that have the ability to support commercial agriculture and/or forestry now and into the future.
2. Maintain important ecological habitats and services, such as river corridors, wetlands, contiguous forest covers for wildlife and water quality purposes, now and into the future.
3. Be managed in a way that will allow a diversity of lot sizes and which minimizes fragmentation of the rural landscape (see also Land Use Chapter).
4. Be celebrated as an important cultural, scenic, environmental and economic asset of our town.

### We will do this by:

## POLICIES FOR WORKING LANDS, NATURAL AREAS AND SCENIC RESOURCES:

1. Consider ecological and economic impacts to our natural and agricultural resources in any land use and land management decision.
2. Follow the land use policies for each land use planning area, as found in the Land Use Chapter of this plan, which encourages a development pattern of hamlets, farms and civic centers surrounded by open space and/or forest land, and which minimizes the fragmentation of our natural and agricultural resources.
3. Support a diversity of agricultural and other land-based businesses which adhere to Vermont's Act 64 *Required Agricultural Standard*. See Vermont Department of Agriculture for latest mandates:  
<http://agriculture.vermont.gov/water-quality/regulations/>
4. Follow community standards found in the Energy Chapter of this plan for section 248 proposals.

## POLICIES FOR WATER RESOURCES:

1. All new development should consider on-site stormwater management, incorporating green infrastructure<sup>3</sup> systems and low impact development techniques<sup>4</sup> to mitigate the negative impacts of surface and piped stormwater runoff to our streams, creeks and Lake Champlain.

---

**3 Green Infrastructure:** a wide range of multi-functional, natural and semi-natural landscape elements located within, around, and between developed areas at all spatial scales, including everything from forests and meadows to wetlands, floodplains, and riparian areas. [http://www.watershedmanagement.vt.gov/stormwater/htm/sw\\_gi\\_additionalresources.htm](http://www.watershedmanagement.vt.gov/stormwater/htm/sw_gi_additionalresources.htm)

2. All properties abutting Lake Champlain shall adhere to Vermont's Shoreland Protection Act permitting requirements. See [http://www.watershedmanagement.vt.gov/permits/htm/pm\\_shoreland.htm](http://www.watershedmanagement.vt.gov/permits/htm/pm_shoreland.htm) for regional contact and requirements.
3. Maintenance of our road network will adhere to AOT's *Vermont Better Roads Program* guidelines for erosion control and stormwater runoff management.
4. Follow recommendations on the State's *Flood Ready* website for best landuse practices for flood prevention and readiness: <http://floodready.vermont.gov/>
5. Identify locations, sources, and quality of groundwater to implement protective measures. (removed "if necessary")
6. Follow guidelines in the Otter Creek Basin Management Plan for non-regulatory and regulatory methods for improving the health of our water resources.
7. Properly dispose of substances that could degrade groundwater quality. These include, but are not limited to, automotive fluids, fluorescent bulbs, gasoline, mothballs, pesticides, herbicides, batteries and other substances, as outlined by Addison County Solid Waste Management District.

## RECOMMENDED ACTIONS

---

1. Amending zoning for the LDR/A district which supports growth only in a way that minimizes fragmentation of our agricultural soils and important natural and scenic features.
2. Create a town Conservation Commission to assist the Planning Commission in identifying significant natural resources and natural resource communities and to provide input into development applications which may have a negative impact on those resources.
3. Stay up-to-date on funding opportunities through Agency of Transportation's *Better Roads Program*, Department of Environmental Conservation's *Ecological Restoration Program* and the *Champlain Basin Program's* grant opportunities, among others.
4. Meet with other Addison County Conservation Commissions to best understand on-going efforts within our County and watershed area for stewarding our natural and agricultural resources.
5. Educate residents on Addison's watershed address and the impacts of land use practices on erosion, water quality, flooding and other hazards.
6. Discuss possible interest and funding for a visual/scenic viewshed assessment study to determine location of significant viewsheds and prominent natural features in the Town of Addison.

---

**4 Low Impact Development:** "a land planning and design approach which seeks to maintain a site's pre-development ecological and hydrological function through the protection, enhancement, or mimicry of natural processes."

7. To conserve scenic resources, height and bulk standards within zoning and subdivision regulations will be designed to keep new development in scale with existing development.

As an aid to maintenance of the open nature of the landscape, the Town planners will also consider conversion to a density-based system in the agricultural land use district.

## WORKING LANDS

Historically, Addison has been a farming community. In the late 1800's, sheep were the primary livestock. When sheep ranching moved to the western United States, dairy cattle replaced the sheep, making dairying the primary agricultural use in Addison. Because Dairying is currently facing turbulent economic times, many other agricultural uses are also moving into town. As noted in the Economic Development section, Addison intends to remain tied to an economic model that relies heavily on agriculture lands and the natural resources produced by its working landscape. Accordingly, this plan seeks to preserve the working landscape.

### What do you like most about Addison?

Listed in order of number of times repeated:

- The Lake
- Rural
- Neighborly
- Beauty
- Quiet
- Countryside
- Snake Mountain
- Close to Middlebury
- Peaceful
- Scenery
- Wide Open Spaces
- Small Community

-2015 Community survey

The Agricultural Soils map in the front of the Town Plan shows the location of agricultural soils, as rated by the Natural Resource Conservation Service. These soils cover much of the community, especially west of Route 22A. The Town will encourage the use of Planned Unit Development, especially in areas of primary agricultural soils, as a method to conserve large tracts of farmable land.

Forestlands are concentrated east of Route 22A, mostly on Snake Mountain. This area is presently in the Conservation District, and the intent of this Plan is that it remains so. Other forested areas are located in conjunction with wetland areas, which are also in Conservation Districts, and should remain so. Forestlands in private ownership, if large enough, are encouraged to have a forest management plan that provides for sustained growth.

## NATURAL AREAS

Two areas in Addison are specifically listed by the State of Vermont as primary natural resource areas. These are the Dead Creek Wildlife Management Area, which includes a 30-acre pristine oak/hickory clay plain forest, and Snake Mountain. Both of these areas are listed as significant regional resources in the regional plan for Addison County. The State owns or leases much of the land abutting Dead Creek, (Map 4), and owns some of Snake Mountain. The remainder is privately owned. The State also owns shore land at Willow Point and lands near the approach to the Champlain Bridge. The State's inventory of threatened and endangered species shows several sites in Addison, within the Dead Creek Wildlife Management Area. A map showing Addison's natural areas can be found in the beginning of your document.

## CLAYPLAIN FOREST

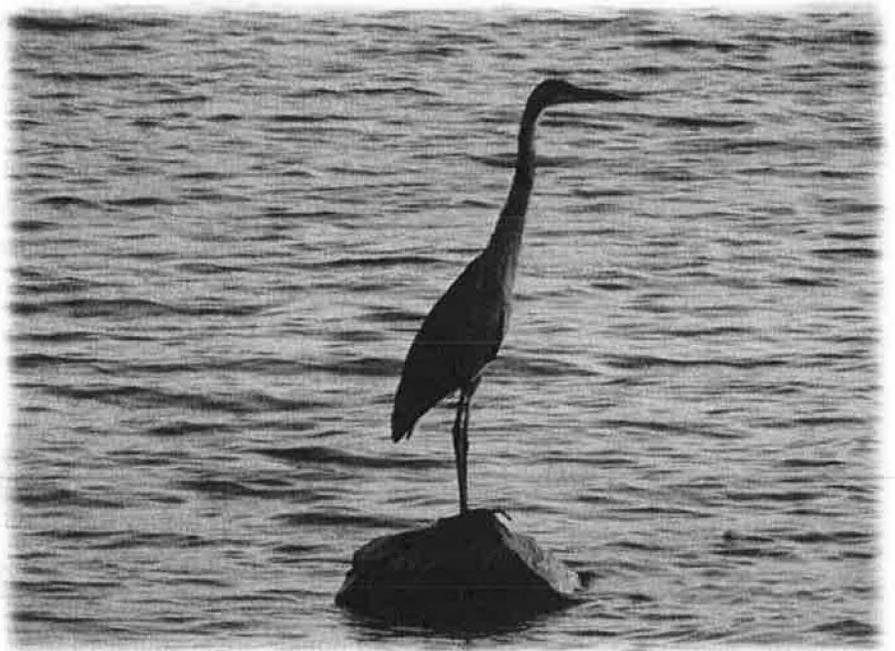
Much of the land area of the town of Addison is made up of clay-soil lake plain. These clay soils were home to native clay plain forest long before humans were present in this area. The clay plain forest once extended over more than 220,000 acres but is now very rare. Healthy forests sustain human life by providing clean water, clean air, pest predation, and outstanding natural beauty.

The town of Addison recognizes the importance of a healthy clay plain forest ecosystem and is aware that the clayplain forest has become fragmented. The town of Addison encourages planning efforts and development projects to work to preserve existing areas of clayplain forest and to restore clayplain forest to areas that have become deforested.

## SOILS

There are limited sand and gravel deposits on the eastern edge of town in the vicinity of Snake Mountain. Currently, no commercial extraction operations exist within the Town of Addison. This plan does allow for the potential of limited scale extraction activities. However, any future earth resource extraction, if allowed, must be done in a manner that doesn't have negative impact on the community, is in keeping with the surrounding uses and otherwise complies with any and all conditions regulating extraction in the Town of Addison's zoning regulations.

The septic soils map depicts soils that will support septic systems. Because of its heavy clay soils in most of town, Addison has very limited soils that will support septic systems. This currently constitutes one of the most limiting factors on new residential growth in Addison and makes dense residential growth unfeasible in many areas.



## SCENIC RESOURCES

(See also Chapter 8 for act 248 project related policy)

Scenic resources are important to the town. Scenic vistas towards the Lake are important aesthetically, and from an economic viewpoint. Lake vistas, especially in conjunction with the agricultural landscape, make the area appealing for visitors to the region. As noted earlier, bicyclists are increasingly discovering the area. The Dead Creek wildlife area also attracts visitors for its scenic beauty.

Ridgelines and hillsides, especially in the eastern part of town, provide a backdrop to the open space vistas and care

should be taken to maintain them in their natural state.

Telecommunication towers, commercial solar arrays and commercial wind generators continue to be a scenic issue in Addison and other towns in the region. While towns support the availability of an expanded telecommunications network, and recognize that certain locations are determined to be most effective by the industry, it is necessary to work together to locate those towers so that they do not unfavorably impact the scenic resource, which is also of economic benefit to the town and the region. To conserve scenic resources, height and bulk standards within zoning and subdivision regulations will be designed to keep new development in scale with existing development.

## **WATER QUALITY AND WATER RESOURCES**

### **SHORELANDS**

---

The entire western boundary of the town includes the shoreline of Lake Champlain. These lands are currently in a Shoreland District, which limits types of development and establishes setbacks from the lakeshore. In the Shoreland Residential and Recreation Districts most uses, including single-family residences, are conditional uses. Vegetative buffer requirements are also required in both districts to prevent erosion, filter nutrients before they enter the lake, maintain privacy of lakefront residents, and to enhance wildlife and scenic enjoyment of the shorelands.

### **WETLANDS/FLOOD PLAIN**

---

The most extensive Class 2 wetland area in Addison town is within the Dead Creek Wildlife Management Area. Development within Class 2 wetlands is a State conditional use. If a wetland is significant under the Vermont Wetland Rules, and if the State wetlands maps are not an accurate representation of actual wetland boundaries, then its boundaries must be determined in the field during review of the development application and appropriate buffer areas established.

Dead Creek, because of its many wetland functions, is a likely candidate for Class 1 wetland status; however, Class 1 is established only through an extensive petition process involving fact-finding and public input. The only Class 1 wetland in Vermont is the Dorset Marsh. Scanlon Bog in Brandon/Leicester is in the process of possible Class 1 designation.

Map 2 depicts the FEMA defined flood plain in Addison. The floodplain is located mostly within the Dead Creek Area, along other creeks that connect to Lake Champlain and along Otter Creek. The other floodplain area is the lakeshore, as evidenced by the spring flooding in 1994 and 2011. While no structures in Addison were damaged by the lake flooding, due largely to the bluffs overlooking the lake, several experienced lake erosion and the collapse of those banks. Addison has incorporated floodplain regulations within its current zoning bylaws. FEMA's flood maps are available for reference in the Town Clerk's Office. The town is enrolled in the National Flood Insurance Program and adopts annual Basic Emergency Operations Plans to provide basic flood resiliency to its citizens.

### **EROSION HAZARDS**

---

While FEMA maps show the areas impacted when water rises to a specified flood elevation, they do not take into account homes along river banks or the lakeshore that are far above the flood depth. Due to the erosive actions of fast

moving flood waters or waves, these homes can be at risk when the bank washes out from under them. This area of risk is called a Fluvial Erosion Hazard (FEH) zone.

The Agency of Natural Resources is developing maps for every river in Vermont which will show FEH zones so that towns may plan for the safety of their residents. For smaller streams not mapped by ANR, a 50' buffer would be an effective FEH. Adopting zoning which limits development in these areas, similar to floodplain zoning, is encouraged and certain financial benefits are provided for towns with FEH zoning in the event of a declared disaster. This plan supports the adoption of FEH zoning which will limit development within the identified zones as they may apply within Addison's gently rolling landscape.

## **FLOOD AND HAZARD RESILIENCY (SEE MAP 10 FOR RIVER CORRIDOR AND FLOOD PLAIN MAP)**

Following the devastating impact of Tropical Storm Irene in 2011, the Vermont Legislature added a requirement that all communities address flood resilience as part of their municipal plans. "Flood Resilience" refers to the ability of a community to recover quickly from a flooding event. Resilience from flooding is usually a combination of avoidance, resistance and preparedness.

1. *Avoidance* refers to the concept of allowing flooding to occur yet not having any of the built environment in within the identified flood plain or FEH zone. Avoidance is the single most cost effective way of reducing exposure to a hazard.
2. *Resistance* from flooding refers to how infrastructure and the built environment can be protected from flooding. Pre-existing infrastructure can best be protected with some form of resistance if it is not possible to remove the infrastructure(avoidance)
3. *Preparedness* may refer to actions such as having first responders trained in water rescue, warning sirens, caches of sandbags, etc. Preparedness is the most risky and least cost effective of the resilience measures and is generally much less effective than avoidance or resistance at protecting the built environment.

Addison recognizes the importance of preventative landuse policies and practices in order to be resilient to floods and other such hazards. The probability of flooding is directly linked to the natural lay of the land and landuse policies and practices. Culvert size, conventional piping, and impermeable surfaces impact flooding. Addison must consider policies and practices within a watershed context to recognize the extent of positive or negative impacts on the health and resiliency of our town, our neighboring towns and our shared natural resources.

## **STORM WATER**

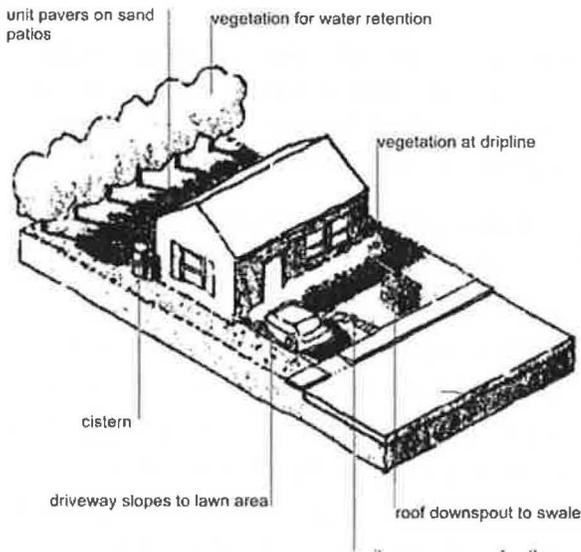
---

Green Infrastructure and Low Impact Development are technical and policy related strategies which towns can use to slow stormwater, allow it to infiltrate into the ground, and/or filter sediments and pollutants before entry into tributaries, ponds and lakes. Below is a diagram showing simple stormwater mitigation techniques that can be implimented at a residential level. These are particularly pertinent to homes in our Shoreland District and Recreation District, abutting Lake Champlain, although they are encouraged throughout the municipality. For more information on these techniques go to the following websites:

[http://www.watershedmanagement.vt.gov/stormwater/htm/sw\\_green\\_infrastructure.htm](http://www.watershedmanagement.vt.gov/stormwater/htm/sw_green_infrastructure.htm)

<http://www.vtcommunityforestry.org/resources/professionals/low-impact-development-green-infrastructure>

<http://www.vtcommunityforestry.org/sites/default/files/pictures/Resource/greeninfrastructure.pdf>



### Green Infrastructure (GI) for Stormwater Management

In Vermont, Green Infrastructure is defined as ‘a wide range of multi-functional, natural and semi-natural landscape elements located within, around and between developed areas at all spatial scales’.

GI provides ecological goods and services such as clean water and air, carbon sequestration, flood control and climate mitigation. GI includes best practices for low impact development (LID) such as maintaining wetland areas and built GI structures such as gravel infiltration areas and roadside swales.

The above diagram shows examples of residential best practices for stormwater mitigation.

### Figure 6. Residential Stormwater

The west side of Addison is located in the Champlain Direct watershed. The central part of the town is located in the Dead Creek watershed, and a small area on the eastern side of town sits in the Otter Creek watershed. All of these sub-watersheds eventually drain into Lake Champlain. Information regarding the health of these watersheds can be found on the Lake Champlain Basin program’s website: <http://www.lcbp.org/>

The Addison County River Watch Collaborative monitors water quality within the Otter Creek watershed: <http://acrpc.org/programs-services/natural-resources/acrwc/>

## FLOOD HAZARDS SPECIFIC TO THE TOWN OF ADDISON

Three distinctly different types of flood hazards are common in Vermont.

1. *Flash flooding* refers to a situation where heavy rain cannot be absorbed by the soil and runs off quickly into a stream forming a rapidly moving pulse of water and debris. Flash flooding is characterized by swiftly moving waters which often are also associated with rapid erosive action. Flash flooding commonly occur in streams with a steep gradient or where the stream is constricted in a narrow valley or by an undersized culvert. Flash floods are especially dangerous due to the lack of warning available.

2. *Inundation flooding* is characterized by slowly rising water which subsides equally as slow. Inundation flooding may occur in areas far from the actual site of the rainstorm. Inundation flooding is the hazard that is depicted on FEMA's Flood Insurance Rate Maps (FIRMs). Damages associated with inundation flooding are usually limited to basements filled with water, contamination due to mud and silt and the need to replace walls and electrical equipment. Risks to the population are limited due to the long period of warning.
3. *Fluvial Erosion Hazards* (FEH) are common to Vermont and is the result of a combination of the interaction of high, rapidly flowing water and unstable stream banks. The erosive action of flood waters can result in a stream or river completely changing its course or just eroding enough of a high bank to cause its collapse. FEH risk is not depicted on FEMA flood maps because it is not high water that floods a home.

Due to its topography, Addison is most at risk for inundation flooding though any of the flood related hazards can occur in town. In Addison, inundation flooding occurs in two general areas: the waters of Lake Champlain and adjoining wetlands and within the Dead Creek and Otter Creek drainages. A Flood Insurance Study conducted in 1985 by FEMA engineers resulted in the current Flood Insurance Rate Maps otherwise known as the flood maps which depict the area that has a 1% chance of flooding in any given year. These flood maps are used as a basis for Addison's current flood regulations which limit development in the mapped floodplain. In 1985 Addison adopted the minimum standard required by FEMA for entry into the national flood insurance program (NFIP) which allows residents to purchase flood insurance anywhere in town, a coverage that is not available under regular homeowners insurance. Only one property in the Town of Addison currently has an insurance policy covered under the NFIP.

**FIRMS:** The Addison FIRMs, which became effective in 1986, show extensive areas around Dead Creek which flood. Fortunately, enough land has been available and residents have been intelligent enough so that no homes lie within the Dead Creek floodplain. When overlaying the flood maps and E-911 points, only four properties and one public gathering place are identified. The public gathering place is located on the west shore of Dead Creek off Route 17 at the end of a long driveway and consists of a turn around and canoe launch area.

Three of the identified properties are camps located near the shore of Lake Champlain along Route 125 and Route 17. One camp sits on a peninsula south of the entrance to Whitney Creek, one sits north of the Ten Acre Campground on Route 125, and the last camp is located just north of the Champlain Bridge Marina off Route 17. When Lake Champlain reached its historical high water mark of 104 feet above sea level in 2011, at least one of these camps required sandbagging to prevent flood waters from entering the building.

The remaining single family home is located near the lake within the Goose Bay development at the south end of town. Since the maps were developed, the area this home sits on has been elevated and this property by application, has been granted a Letter of Map Amendment (LOMA) officially removing it from the floodplain. Only two of these 4 properties pre-existed the flood maps.

#### **Fluvial Erosion Hazard Zones and River Corridors:**

As part of Act 64 which requires the addition of a flood resilience element to town plans, the Agency of Natural Resources (ANR) is required to develop Fluvial Erosion Hazard and River Corridor maps. Because Addison is at very low risk for these hazards, the maps are currently in a preliminary, non-vetted form. In reviewing these preliminary



DRAFT

## CHAPTER 10. COMPATABILITY

Addison's plan is primarily focused on guiding future development within its own borders. However, the effects of development do not necessarily respect municipal boundaries. Development and land use policies in neighboring communities and the region as a whole will impact Addison. Conversely, trends and policies in Addison may affect its neighbors or potentially the region.

The Towns of Panton, Waltham, Weybridge and Bridport border Addison. Three state highways, including 22A, which is an important north-south route, run through Addison connecting it to the larger region and Vermont as a whole. The Town of Addison is also part of the larger community of the Lake Champlain Basin. Addison has many miles of shoreline on Lake Champlain and is linked to the Town of Crown Point, New York via the Champlain Bridge. Discussion and planning between Vermont and New York is underway to either replace or repair the historic Lake Champlain Bridge.

### SURROUNDING TOWNS

To the north, Addison borders the Town of Panton. The major roads between Addison and Panton are Route 22A and Lake Street. Like Addison, Panton has a Lakeshore District along Lake Champlain and a conservation zone in the area of Dead Creek. The remaining land along the border is low-density residential and agricultural in Addison and either rural residential or agriculture in Panton.

The northeastern corner of Addison borders the Town of Waltham. Here the border is defined by the Otter Creek and there are no roads connecting the towns. Addison has a flood overlay district over the low-density residential and agricultural district along this border. In Waltham, the area along the Otter Creek is recognized as some of the town's best farmland and agriculture is the desired dominant future land use.

To the southeast, Addison borders the Town of Weybridge. Snake Mountain straddles the two towns and there is a significant amount of state land along the border. The only road connection between the towns is Routes 17 and 23, which crosses from Addison across the northern tip of Weybridge. In both towns, the land along the border is in a conservation district.

To the south, Addison borders the Town of Bridport. There are a number of roads crossing this border including Routes 125 and 22A. The East Branch of the Dead Creek also crosses the border between Addison and Bridport. Along the southern part of the lakeshore Addison has a Shoreland Recreation District, while Bridport has a Shoreline Planned Residential District. Moving east along the border, Bridport has a strip of two-acre residential district all along Town Line Road. In this area, Addison has mainly its Low Density Residential and Agricultural District. Along the East Branch of the Dead Creek, Addison has a flood hazard overlay district. In the far eastern corner, Addison has a small amount of conservation district. In Bridport, there is either the five-acre residential and agricultural district or the two-acre residential district.

### ADDISON REGION

Addison's Plan and the Addison County Regional Plan share a number of goals including support for maintaining a rural, agricultural way of life, diversifying and strengthening the economy, and improving water quality.

Resources in the Town of Addison provide benefits to the entire Addison Region. The lakeshore with its public accesses, the Dead Creek area and Snake Mountain provide recreation opportunities enjoyed by people throughout the region. These areas also provide less tangible benefits to the region as natural resources. Addison's floodplains and wetland areas serve important functions such as storing and cleansing run-off that benefits many parts of the region.

Route 22A is a major regional and statewide highway corridor. Development trends and use as an alternative to Route 7 could impact Addison by increasing traffic volume or truck traffic for example. Route 22A passes through one of Addison's traditional village centers. Projects like road widening or changes to highway access policies could affect Addison as well.

## CHAPTER 11. IMPLEMENTATION

The most recent revisions to the Addison Town Plan were funded by a 2015-16 municipal planning grant from the Vermont Department of Housing and Community Development with matching funds from the Town of Addison. The update process included a community survey and revisions to the Landuse, Natural Resources and Energy Chapters of the plan.

With guidance from Addison County Regional Planning Commission (ACRPC), the Addison Planning Commission and Selectboard reviewed alternative zoning policies for the low density/agricultural district to allow for a diversity of lot sizes in this area, with the goal of diminishing negative impacts to our natural, agricultural and/or recreational resources and increasing affordable land and housing options for young families and seniors wishing to live in Addison.

More broadly, Addison is seeing some significant shifts in land use patterns and demands. There is an increase in the number of lakeshore camps becoming year-round homes with summer residents retiring and living in Addison year-round. The agricultural economy continues to lead toward fewer, but larger farms and commercial solar array projects are being approved at a fast pace by the Public Service Board throughout Addison County, including the Town of Addison. Recent State shoreline regulations and flood and hazard mitigation policies also influence how we manage our land.

The Addison Town Plan will continue to address these current land use planning issues and other issues as they arise, affecting the future development of the Town of Addison. We look to the residents of Addison to provide feedback on these important issues.

Throughout this plan there are goals, policies and recommended actions which provide direction to those making decisions and which guide Addison's future development and growth. The Addison Planning Commission has highlighted several of the goals it believes are priority at this time and will seek to work in partnership with residents and the Selectboard on their implementation over the course of the next five years.

**The following priority tasks provide the Addison Planning Commission with a roadmap into the upcoming planning cycle. It is vital that collaborative efforts are made between Planning Commission, Selectboard, School Board and any other advisory boards regarding planning and development goals and potential/upcoming/on-going projects in the Town of Addison.**

### YEAR 1

**1. Meet with the DRB and ZA to discuss implementation process of density-based zoning.**

Responsible parties: Planning Commission with agreement of the DRB and ZA

**2. Make needed changes to zoning and subdivision bylaws based on most recent changes in this 2016 plan update regarding density-based zoning and alternative energy siting.**

Responsible parties: Planning Commission with agreement of the DRB and ZA

Potential funding: 2017-18 municipal planning grant

**YEARS 2-5**

**1. Define, survey and map the town-center boundaries and town center district definition.**

**(see also recommended actions in VC section of Chapter 2, Landuse)**

Responsible parties: Select Board, Development Review Board, and Planning Commission.

**2. Keep Selectboard and any advisory committees informed on any town center boundary discussions.**

Responsible parties: Planning Commission

**3. Re-establish the town website.**

Responsible party: Select Board to provide funding, personnel, and training as necessary.

---

## APPENDIX

### A BRIEF TOWN HISTORY

---

(Courtesy of the Addison Historical Society)

From its earliest days the Town of Addison has been an agricultural community. Blessed with fertile soil, its acreage west from Snake Mountain to the shores of Lake Champlain has supported the population.

Early settlers used Lake Champlain as a highway during the time when most of the state was covered with virgin forest. A tree, often two or three feet in diameter, took two or more hours to chop down. Weeks of hard work with an ax were necessary to clear an acre.

The attractiveness of the area was realized from July 21, 1609, when Samuel de Champlain, first European to set foot in what is now Vermont, came ashore at Chimney Point after exploring the lake southward from Canada.

Both England and France claimed this desirable territory. In the 1740's a French settlement sprang up along the lake. In 1759 those settlers burned their homes and fled to Canada during the French and Indian War when the British army under General Amherst captured Fort Ticonderoga. Chimney Point took its name from the chimneys remaining there at the time.

England's title to the territory was justified by the New Hampshire Grant to Governor Benning Wentworth. It was named after the famed English statesman and essayist Joseph Addison.

Governor Wentworth granted a charter to the town on October 14, 1761. It established the second Tuesday of March for town meetings. It also reserved all pine trees in town for possible use as masts by the Royal Navy. An acre lot was to be paid for on December 25<sup>th</sup> for ten years with "one ear of Indian Corn only. One lot was set aside for a church, one for a minister, and one for a school.

John Strong from Connecticut came here to hunt deer with friends in the fall of 1765. The land so appealed to him that he built a house using a cellar hole of one of the former French houses. This site can be seen at D.A.R. State Park today. Nearby he later built a stately brick house which is open to the public.

A few local residents were strong supporters of the American Revolution. Some helped build Arnold's fleet, took part in the battle of Valcour Island, and helped scuttle at Arnolds Bay when capture was eminent. So many American soldiers were ill that General Gates ordered a hospital built in Addison near what came to be called Hospital Creek.

After the Revolution and land disputes with New York ended, the town's population grew. Farms were largely self-sufficient, raising or making everything needed. An early cash crop, however, was potash derived from timber burned to clear land. It was shipped to Montreal and England to manufacture soap.

The mid 1800's saw much Merino sheep farming. Registered Addison sheep were sold as far away as Australia. Some local men accompanied flocks there, a challenging sail of well over a year around Cape Horn. Later when dairying took over, butter was exported in oaken tubs to Boston. Cattle too were walked there by Local men and boys and sold. Hay was exported to cities to feed their many horses. Apple orchards took advantage of the lake influenced climate. Ice cut

from the lake and shipped to New York City, was a profitable industry before refrigerators. More recently (1950's – 1960's) birds foot trefoil seed proved a valuable crop for many farmers.

While Addison's agricultural heritage persists today with it being one of the leading dairy producing towns in Vermont, the overall area has changed considerably in the last thirty years or so. Farms are far fewer in number but much larger (acreage and animals) in size and there has been a large increase in the number of residential homes. It has been made possible not only by good soil, but by available water. Addison was part of the country's first rural water systems, the largely federally financed Tri Town Water District #1. Drawing water from the lake, it first operated in 1967.

More than 1,000 acres of the state managed Dead Creek Waterfowl Area lies in Addison. It is a stopping place for migratory birds such as Canada geese and Snow geese.

The Chimney Point Tavern (1822), the Addison Baptist Church (1816) and the John Strong Mansion (1795) are listed in the National Register of Historical Sites. The Vermont Historic Register lists many town properties.

The Town of Addison is proud of its history. Memorable chapters date from before the State of Vermont was admitted to the Union in 1791.

Scattered throughout the town are historic areas listed in the National Register of Historic Places. Among these are the Chimney Point Tavern owned by the State, the John Strong House owned by the D.A.R., the Baptist Church, and the West Addison Methodist Church. Individual structures and farm complexes are also listed on the State Register of Historic Places. The Town encourages the preservation of these resources, including careful repair and restoration to maintain their historic value. Adaptive reuse, especially of farm structures may also be appropriate. In 1991, the Addison Historical Society established an historical museum in the Town Hall, on the southwest corner of the Route 22A/Route 17 intersection. A grant has been awarded to the Town of Addison to evaluate the feasibility of restoring the original Town Hall.

## DENSITY BASED ZONING IN THE AGRICULTURAL / LOW DENSITY DISTRICT

---

### IMPLEMENTATION PROCESS FOR DENSITY BASED SUBDIVISION

1. **Town Plan:** The town plan serves as the seminal document driving land use planning and other development policy within the municipality. Addison is very concerned about encouraging further housing development, but wants to promote that development in a manner that preserves its other land uses, like agriculture, and protects natural resources. One of the techniques it is exploring is the use of density based zoning as an alternative to large lot zoning.
2. **Zoning Regulations:** Once enabled in the town plan, the PC will need to develop density based standards within its zoning regulations. These would be coordinated with PUD regulations.
3. **Subdivision Regulations:** Subdivision regulations will implement the density based zoning as parcels are subdivided. While zoning will dictate the physical dimensions of the lot, their size, setback distances from other lots and infrastructure and the uses on the lot, Subdivision regulations may also require the landowner to demonstrate they have planned for other infrastructure and natural resource based features that also dictate how the lot may be developed. As an example, is the lot proposed to be created in a location that maximizes the agricultural value of the retained property, or sited with good access to a public road and other utilities.
4. **Implementation/Administration:**
  - a. **Map of "mother" parcels:** One of the key elements necessary to track density based zoning is an accurate map that depicts all existing lots within a development zone subject to density based zoning as of the date the Zoning goes into full force and effect. The information on this map effectively establishes the overall density to be allowed on each unit going forward. As lots are subdivided, the overall allowed number of units does not change. Instead, the number of developable lots in the region decreases as that portion of the capacity is used up.

**b. Zoning Administrator:**

The ZA serves four important administrative functions in this structure:

- Keeping the Master Copy of the Mother parcels tracking the number of lots allowable, and keeping zoning records of decision.
- Education and informing citizens about the developability of each lot pursuant to the schedule; and
- Bringing subdivision applications before the DRB, providing administrative report to the DRB as warranted and tracking their decisions.
- Enforcing conditions contained within the decisions of the DRB.

**c. Development Review Board:**

The Development Review Board also helps to keep the density based zoning functional by

- Including appropriate conditions within its decisions implementing the subdivision regulations approving any density based subdivision applications and requiring plans and deeds recorded in the land records track the lot density allocation.
- Sharing those conditions with the applicant and the Zoning Administrator;

**DENSITY BASED SUBDIVISION EXAMPLE CALCULATIONS FOR DIFFERENT 'MOTHER PARCELS'^**

	Parcel Size	Set Back - Side / Rear	Parcel Size	Set Back - Side / Rear	Parcel Size	Set Back - Side / Rear	Parcel Size	Set Back - Side / Rear
<b>Mother Parcel*</b>	<b>5 Acres</b>		<b>10 Acres</b>		<b>15 Acres</b>		<b>20 Acres</b>	
<b>Total Units per Parcel**</b>	1 unit		2 units		3 units		4 units	
<b>Small Lot, Min.***</b>	1 Acre	TBD Ft.	1 Acre	TBD Ft.	1 Acre	TBD Ft.	1 Acre	TBD Ft.
<b>Mother Parcel*</b>	<b>25 Acres</b>		<b>30 Acres</b>		<b>35 Acres</b>		<b>40 Acres</b>	
<b>Total Units per Parcel**</b>	5 units		6 units		7 units		8 units	
<b>Small Lot, Min.***</b>	1 Acre	TBD Ft.	1 Acre	TBD Ft.	1 Acre	TBD Ft.	1 Acre	TBD Ft.
<b>Mother Parcel*</b>	<b>50 Acres</b>		<b>75 Acres</b>		<b>100 Acres</b>		<b>150 Acres</b>	
<b>Total Units per Parcel**</b>	10 units		15 units		20 units		30 units	
<b>Small Lot, Min.***</b>	1 Acre	TBD Ft.	1 Acre	TBD Ft.	1 Acre	TBD Ft.	1 Acre	TBD Ft.

- \*A 'mother parcel' is a plat approved for subdivision as a Density Based subdivision. Once approved, record is kept of the original mother parcel prior to subdivision.
- \*\* This includes any existing units prior to Density Based subdivision.
- \*\*\* "New" small lots resulting from a Density Based subdivision are contiguous (sharing a common boundary).

^ Mother parcels not given in these examples can be extrapolated based on the rule of 1 unit per every 5 acres **minimum**. Example: a 9 acre plat allows 1 unit. Once subdivided by density based rules, a plat may not be further subdivided.

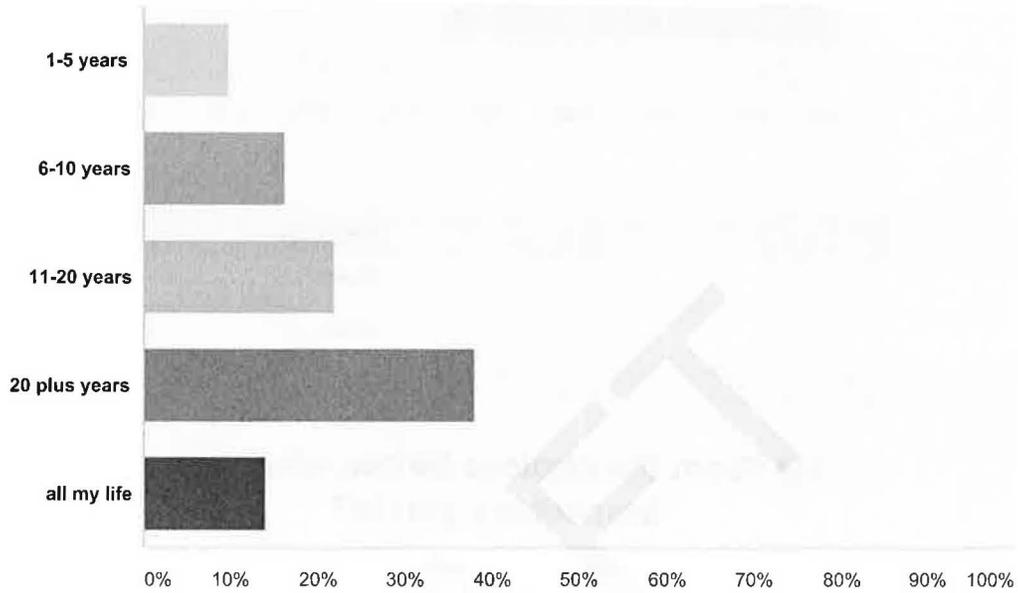
**2015 COMMUNITY SURVEY RESULTS – SEE ATTACHED**

---

Addison Town Survey

**Q1 In order to best understand the perspectives of those living in Addison, please tell us a little bit about yourself. How long have you lived in Addison?**

Answered: 142 Skipped: 0

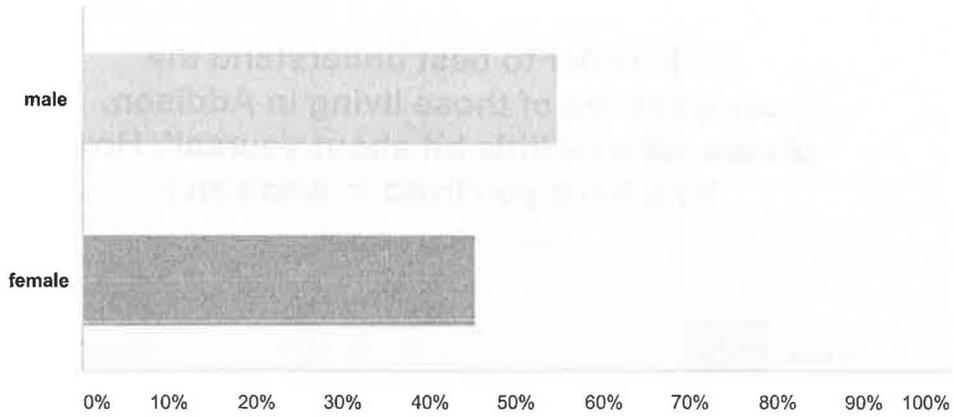


Answer Choices	Responses	
1-5 years	9.86%	14
6-10 years	16.20%	23
11-20 years	21.83%	31
20 plus years	38.03%	54
all my life	14.08%	20
<b>Total</b>		<b>142</b>

**Q2 Gender?**

Answered: 139 Skipped: 3

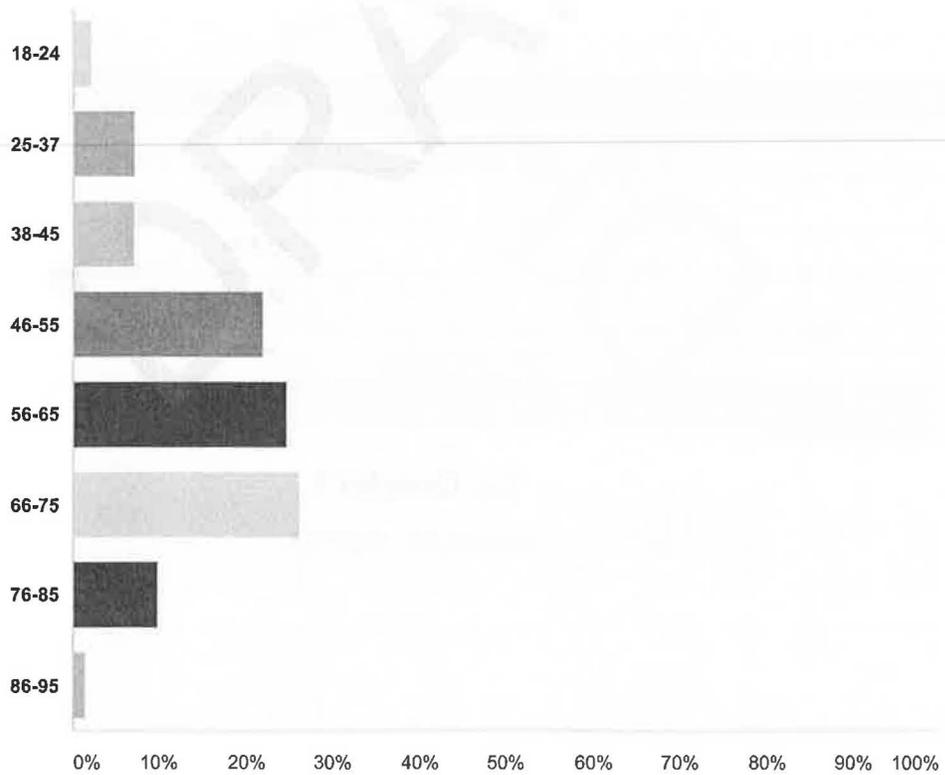
## Addison Town Survey



Answer Choices	Responses
male	54.68% 76
female	45.32% 63
<b>Total</b>	<b>139</b>

### Q3 From the choices below, what age bracket are you in?

Answered: 142 Skipped: 0



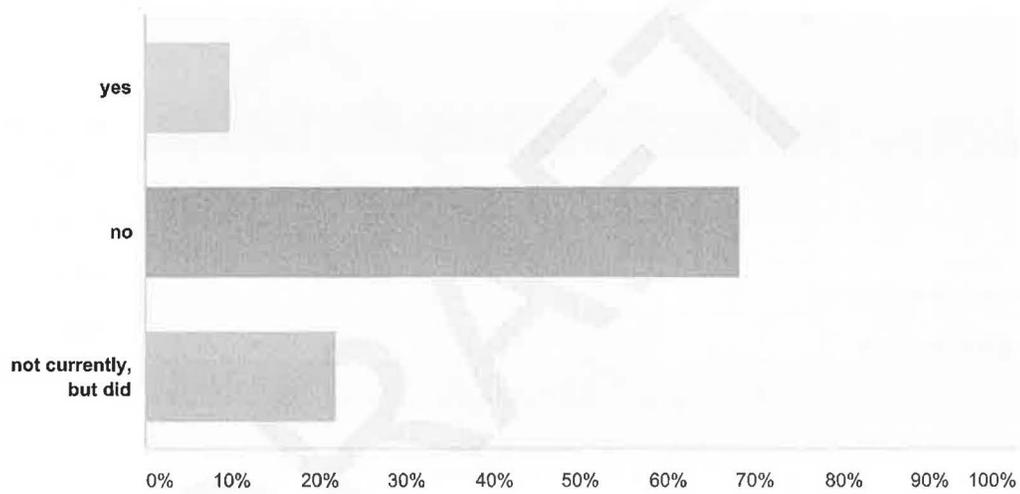
Answer Choices	Responses
18-24	2.11% 3

### Addison Town Survey

25-37	7.04%	10
38-45	7.04%	10
46-55	21.83%	31
56-65	24.65%	35
66-75	26.06%	37
76-85	9.86%	14
86-95	1.41%	2
<b>Total</b>		<b>142</b>

### Q4 Do you have children at the Addison Elementary School?

Answered: 142 Skipped: 0

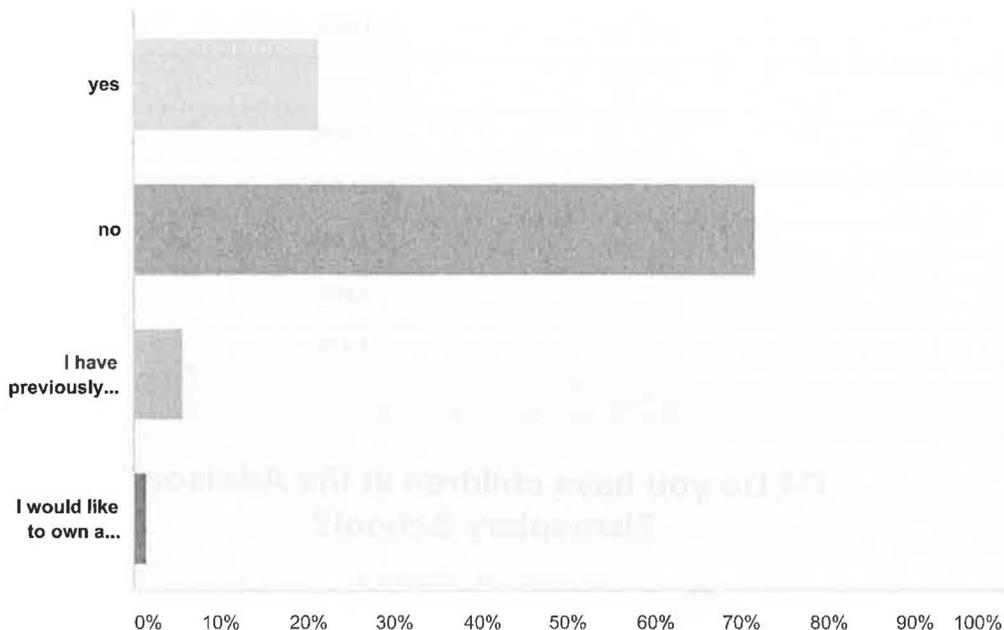


Answer Choices	Responses	
yes	9.86%	14
no	68.31%	97
not currently, but did	21.83%	31
<b>Total</b>		<b>142</b>

### Q5 Do you own a business in the Town of Addison?

Answered: 141 Skipped: 1

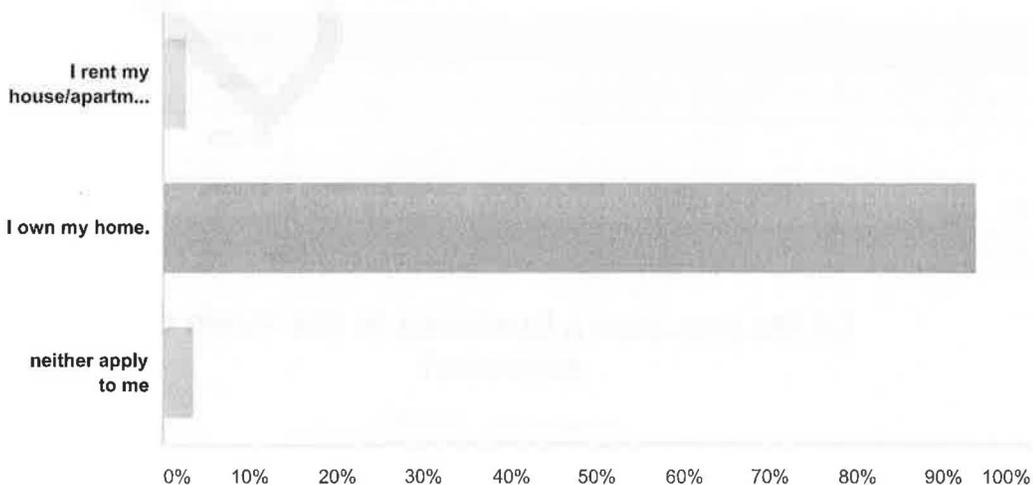
### Addison Town Survey



Answer Choices	Responses	Count
yes	21.28%	30
no	71.63%	101
I have previously owned a business in town	5.67%	8
I would like to own a business in town	1.42%	2
<b>Total</b>		<b>141</b>

### Q6 Which answer best applies to you?

Answered: 142 Skipped: 0



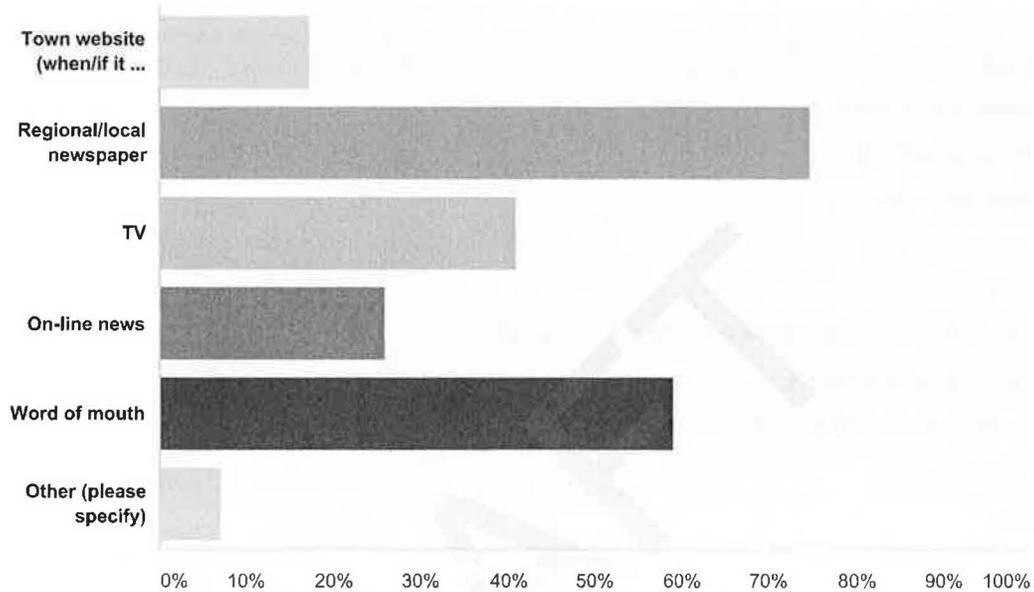
Answer Choices	Responses	Count
I rent my house/apartment.	2.82%	4

## Addison Town Survey

I own my home.	93.66%	133
neither apply to me	3.52%	5
<b>Total</b>		<b>142</b>

### Q7 How do you find out about local news and events? Choose all that apply.

Answered: 139 Skipped: 3



Answer Choices	Responses	
Town website (when/if it was up and running again)	17.27%	24
Regional/local newspaper	74.82%	104
TV	41.01%	57
On-line news	25.90%	36
Word of mouth	58.99%	82
Other (please specify)	7.19%	10
<b>Total Respondents: 139</b>		

#	Other (please specify)	Date
1	on 2 boards	6/24/2015 2:04 PM
2	school newsletter	6/24/2015 12:39 PM
3	facebook	4/6/2015 11:47 AM
4	mail card	3/28/2015 10:04 PM
5	town gossip	3/27/2015 5:06 PM
6	Random, but often either signs posted in front of a bldg. or random discussion.	3/25/2015 11:50 PM
7	card	3/24/2015 2:09 PM

## Addison Town Survey

8	driveing	3/22/2015 6:08 PM
9	Don't hear news often.	3/21/2015 11:22 AM
10	Front Porch Forum	3/5/2015 12:47 PM

### Q8 What do you love most about living in the Town of Addison?

Answered: 113 Skipped: 29

#	Responses	Date
1	The people! and it's beautiful.	6/24/2015 2:47 PM
2	peaceful, caring community	6/24/2015 2:39 PM
3	community, family , rural	6/24/2015 2:22 PM
4	community	6/24/2015 2:13 PM
5	community	6/24/2015 2:08 PM
6	There are not too many people. the lake and snake mtn. good people	6/24/2015 12:49 PM
7	small, quiet, supportive community	6/24/2015 12:42 PM
8	location - near midd, vergennes, neighbors and scenery	4/17/2015 3:57 PM
9	Open and low density.	4/17/2015 3:47 PM
10	Open land	4/17/2015 3:40 PM
11	While our town is small we have a chance to see what our children and grandchildren would like to see in the future. Growth for seasonal homes, year round and business are needed for town to stay above hard times without constant growth.	4/17/2015 3:33 PM
12	I am familiar with the history of the town as my family was among the early settlers.	4/17/2015 3:06 PM
13	The people	4/17/2015 2:59 PM
14	We love the rural area and are looking for it to grow as it has become too expensive for taxes. People are more friendly than larger towns. We love the four seasons and especially the lake in the summer. We don't mind the travel to work. The stores are local and not very far away.	4/17/2015 2:50 PM
15	country setting views proximity to middlebury	4/17/2015 2:21 PM
16	the openness of the community our situation on the lake	4/17/2015 1:58 PM
17	The beauty of the valley and mountains as well as proximity to the lake, and surrounding towns. Being close to Middlebury is terrific, and we're a similarly short drive to Vergennes, Bristol and Brandon. We love the can-do and helpful attitude of our neighbors and the events in surrounding towns.	4/14/2015 11:30 AM
18	Family interaction	4/13/2015 6:30 PM
19	Beautiful landscape, wildlife, quiet, clean air, nice people, peaceful way of life, Snake Mountain, Dead Creek	4/12/2015 11:24 AM
20	Rural qualities; the lake; the serenity.	4/12/2015 10:31 AM
21	Being away from city living. Small town with knowing our neighbors and friends Close to hannafor, Shaw and local stores and walmart not far from middlebury and vergennes with malls in Burligton, S. Burlington, Richmond not far from doctor office in Midd and Vergennes close to camp grounds, swimming and boating	4/6/2015 4:04 PM
22	rural town with potential growth to stay afloat (with) eatery establishments, museums, maina, mini golf, giftsotore, camping area, large grocery store, laundry mat, car repairs shop and first line response	4/6/2015 2:02 PM
23	people the view	4/6/2015 1:51 PM
24	quiet	4/6/2015 1:44 PM
25	the views	4/6/2015 1:37 PM
26	rural nature of town	4/6/2015 1:16 PM

## Addison Town Survey

27	community	4/6/2015 12:57 PM
28	local control	4/6/2015 12:51 PM
29	the people who have lived here for generations the history the rural character	4/6/2015 11:49 AM
30	Banana belt It isn't Lamoille County Goodies Snack Bar	4/6/2015 11:34 AM
31	peaceful, rural	4/6/2015 10:37 AM
32	small and agricultural	4/6/2015 10:32 AM
33	wide open spaces lake views mountain views	4/6/2015 10:24 AM
34	Lake Champlain	4/5/2015 7:58 PM
35	The beauty of the town, small Vermont town, proximity to Burlington and Middlebury.	4/4/2015 8:02 PM
36	country	4/3/2015 3:32 PM
37	its space and location - close to the lake, close to ski and hiking mountains, its size and population	4/3/2015 3:18 PM
38	agricultural community snake mountain scenery	4/3/2015 3:11 PM
39	rural community scenery historic sites lake	4/3/2015 3:01 PM
40	It's quiet town	4/3/2015 1:23 PM
41	Small town, small government	4/2/2015 7:40 PM
42	The openness, sparcity of population. The neighbors.	4/1/2015 9:28 PM
43	It is a very friendly town with a lot of history. I can sit on the lake and watch a sunset, walk on the streets, bike and enjoy the views, go to an auction, visit my neighbors, and just enjoy living in our cabin knowing that we have a great town. I have been coming to Addison since the early 1970's, renting a summer place for almost 16 years before buying a place in 2005 and now spending 6-8 months enjoying the lake.	4/1/2015 6:20 PM
44	Good neighbors, open spaces, quiet country life, wildlife in my back yard and plenty of room for my dogs to play	4/1/2015 8:34 AM
45	Open farm land Snake mountain Dirt roads No amenities Rural living	3/31/2015 7:30 AM
46	Small community and great views	3/30/2015 1:04 PM
47	Beautiful Country. GREAT school!	3/29/2015 4:56 PM
48	Small town atmosphere, know your neighbors, low crime rate (usually), plus it's a beautiful place to live.	3/29/2015 12:21 PM
49	The feeling of community	3/29/2015 10:40 AM
50	that zoning hasn't permitted must of the rural look and feel to change. Unlike towns like port henry that have let trailer parks be built, Addison has kept it pretty much as it was since I grew up here.	3/28/2015 5:43 PM
51	We have a summer home on Lake Champlain. It's a peaceful location in Potash Bay.	3/28/2015 3:02 PM
52	The lake, The outdoors, the friendly people	3/28/2015 11:40 AM
53	The beauty and serenity of this lovely farming community.	3/27/2015 5:56 PM
54	I love the rural setting with its beautiful mountain views.	3/27/2015 5:44 PM
55	CLEAN LAKE - Potash Bay, Paved Lake Road, speed laws that make biking safe.	3/27/2015 5:21 PM
56	Small community neighbors helping neighbors rural community	3/27/2015 5:10 PM
57	The small home town community	3/27/2015 4:41 PM
58	country living	3/27/2015 11:20 AM
59	Open spaces, no congestion, lake champlain, the people, less population and development pressure	3/26/2015 8:12 PM
60	I love the views from the four corners. I appreciate the agricultural bent of this town with the basic conservative views of the farmers/residents, and the helpful nature they exhibit.	3/26/2015 6:11 PM
61	Small town	3/26/2015 12:53 PM
62	it,s snall town relaxed character.	3/26/2015 11:17 AM
63	Regret the choice to live here.	3/26/2015 12:00 AM

## Addison Town Survey

64	The lake!	3/25/2015 2:52 PM
65	the community, the rural nature of the area, the lake, recreation	3/25/2015 11:48 AM
66	the ruralness and farms and the lake	3/25/2015 10:46 AM
67	clear air	3/25/2015 10:38 AM
68	The rural community. The beauty of the lake and surrounding areas.	3/25/2015 8:39 AM
69	The view, the farmhouses with their barnyards and outbuildings, the friendliness of people, the feeling of security. Easy access to chef-owned, farm to table restaurants, as well as fresh local produce, groceries and organic coops. Also it's easy to find many cultural and recreational opportunities nearby, i.e. Dead Creek, Snake Mountain, the VAST, DAR Strong House, and others including the lake and Champlain Bikeway.	3/24/2015 11:02 PM
70	Beautiful landscape, abundant opportunities for outdoor activities - biking, hiking, birdwatching, cross country skiing, vast trail. Friendly neighbors. Proximity to neighboring towns.	3/24/2015 9:44 PM
71	The land and the warmer than the rest of Vermont weather.	3/24/2015 7:35 PM
72	Peaceful	3/24/2015 6:56 PM
73	Beautiful views Space Good friends and caring neighbors Friendly help at the Town Office Friendly and convenient corner stores ( WAGS and 4 Corners) Conscientious and effective keepers of our roads	3/24/2015 6:51 PM
74	Rural	3/24/2015 3:38 PM
75	Lake Champlain	3/24/2015 2:13 PM
76	Lake Champlain is clean, and quiet on the shores of Addison, due to its location at the south end of the main lake. There is also good hiking at Snake Mountain. Both the Addison General Store and the West Addison General Store are very nice stops for daily grocery needs. People are generally friendly and helpful.	3/24/2015 11:13 AM
77	It's "old" Vermont charm -- life the way it used to be years ago when growing up and the people. It's beauty of farm and lake and mountains.	3/24/2015 11:11 AM
78	1. The rural atmosphere 2. Great, caring neighbors 3. The Yankee spirit of independence 4. A live and let live attitude, but when someone's in need assistance is freely given 5. The relative safety of the area 6. The chance to observe a variety of wildlife from one's back door	3/24/2015 10:58 AM
79	Rural charm steeped in agriculture and convenience of Middlebury and Ticonderoga being in close proximity. Laid back lifestyle	3/24/2015 10:58 AM
80	Scenic beauty, Snake Mountain, quiet and rural	3/24/2015 10:56 AM
81	Proximity to middlebury-Burlington area and Lake Champlain. Rural lifestyle and views.	3/24/2015 10:34 AM
82	I have lake front summer property and as teachers it was our summer residence. now retired and horse farming in ny.	3/24/2015 9:02 AM
83	Closeness of the lake and privacy while not having to go far to town.	3/24/2015 7:24 AM
84	The beauty and peace, living life close to the seasons in the fields.	3/24/2015 6:34 AM
85	wide open spaces....not developed	3/23/2015 10:02 PM
86	Good people, low taxes, rural setting.	3/23/2015 7:22 PM
87	Small town feeling and knowing most everybody.	3/23/2015 7:20 PM
88	low population	3/23/2015 5:53 PM
89	Living on Lake Champlain, rural areas and friendly people.	3/23/2015 5:47 PM
90	Friendly folks. Rural. The Lake.	3/23/2015 5:03 PM
91	Proximity to lake Champlain	3/23/2015 3:02 PM
92	The mixture of farms, residences and the lake	3/23/2015 2:16 PM
93	The quiet and limited traffic. The people. The scenery.	3/23/2015 1:24 PM
94	country/rural living	3/23/2015 12:11 PM
95	asof late only our neighbors	3/23/2015 11:43 AM
96	my business isn't minded by government or my neighbors--(to much )	3/22/2015 6:17 PM

## Addison Town Survey

97	We are seasonal residents at 30 Broadview Lane on Potash Bay since 1974. We try to spend June-October here and enjoy Addison for its rural character, agriculture dominance and access to Lake Champlain. Neighbors and most everyone are friendly and helpful. It is quiet and we consider ourselves lucky to have a place here.	3/21/2015 8:39 PM
98	Rural nature where people mind their own business and don't try to create rules and laws that allow them to tell their neighbor what to do.	3/21/2015 12:08 PM
99	Nice quiet town.	3/21/2015 11:24 AM
100	location close to middlebury	3/14/2015 6:38 AM
101	The view and the friendliness of most people and the openness caused by the farms.	3/12/2015 8:44 PM
102	Friendly people and neighbors, the smallness of the community, the feeling of family	3/9/2015 4:40 PM
103	rural character with mix of land uses	3/7/2015 8:45 AM
104	My neighbors, our history and the mix of agriculture, recreational areas and scenic vistas.	3/5/2015 12:55 PM
105	The access to Lake Champlain and the views of the lake and mountains.	3/5/2015 10:50 AM
106	The wide open spaces and the natural beauty and waters.	3/4/2015 8:45 PM
107	The open spaces and beauty of the landscape. The space between neighbors and the rural feeling.	3/4/2015 9:37 AM
108	Beautiful landscape and good neighbors make it an ideal town to live as a retired person.	3/4/2015 9:07 AM
109	I've really met some great people in town. I also love the recreation opportunities - Snake Mtn, Dead Creek, Lake Champlain, DAR, etc.	3/4/2015 8:54 AM
110	Rural / Agricultural setting	3/4/2015 8:19 AM
111	Rural nature, not overcrowded with housing.	3/3/2015 6:46 PM
112	It is very community based; people lend a hand when it is needed. Love the rural aspect of it too. Very special here because we have the four seasons. Love the Farmers Market.	3/3/2015 2:17 PM
113	Quiet, small town. Neighbors willing to help each other.	3/3/2015 2:14 PM

### Q9 What about Addison would you like to stay the same?

Answered: 102 Skipped: 40

#	Responses	Date
1	A strong sense of community.	6/24/2015 2:47 PM
2	farmers	6/24/2015 2:39 PM
3	same as above	6/24/2015 2:22 PM
4	population	6/24/2015 2:13 PM
5	size of population	6/24/2015 2:08 PM
6	closeness of community	6/24/2015 12:42 PM
7	the view to the Adirondacks from my house	4/17/2015 3:57 PM
8	Open and low density.	4/17/2015 3:47 PM
9	open land	4/17/2015 3:40 PM
10	i like where the town grange is located	4/17/2015 3:33 PM
11	the population	4/17/2015 3:06 PM
12	Farms	4/17/2015 2:59 PM
13	Town roads. We need to take a long view of where we are now.	4/17/2015 2:50 PM
14	country, open spaces small dairy farms	4/17/2015 2:21 PM

## Addison Town Survey

15	its farming	4/17/2015 1:58 PM
16	The small town feel.	4/14/2015 11:30 AM
17	Mixed Farm and bedroom community	4/13/2015 6:30 PM
18	Undeveloped land, beauty, open space, wetlands, forests, wildlife habitat	4/12/2015 11:24 AM
19	Everything.	4/12/2015 10:31 AM
20	not much we need to look ahead and plan not for what we want but what would our children and grandchildren and great grandchildren want Addison to look like when they get older. The Grange hall should be removed by the Baptist Church with the spare left open. The two buildings are too close to each other with a busy	4/6/2015 4:04 PM
21	people view	4/6/2015 1:51 PM
22	store, school	4/6/2015 1:44 PM
23	the open land and lake	4/6/2015 1:37 PM
24	open views of the lake and mountains	4/6/2015 1:16 PM
25	small town	4/6/2015 12:57 PM
26	the school needs to stay open	4/6/2015 11:49 AM
27	most everything	4/6/2015 11:34 AM
28	everything	4/6/2015 10:37 AM
29	small and agricultural	4/6/2015 10:32 AM
30	natural resources bucolic nature farming clean lake	4/6/2015 10:24 AM
31	the pastoral views and lack of major commercial development	4/5/2015 7:58 PM
32	Like it as is.	4/4/2015 8:02 PM
33	fields without 100's of solar panels and the elementary school	4/3/2015 3:18 PM
34	farm community rural landscape	4/3/2015 3:11 PM
35	all of the above	4/3/2015 3:01 PM
36	everythinbg	4/3/2015 1:23 PM
37	Let people live they way they want to live.	4/2/2015 7:40 PM
38	The seeming stability. It's is a rural, a farming community. Even the flatlanders are committed to keeping a sense of a place that it not stuck in the past, but keeping abreast of advances in farming science and wanting the town to be a viable community.	4/1/2015 9:28 PM
39	I really don't want anything to change. I know that there are some who want to see improvements and expansion but I want it to remain the same. I love the feeling of coming over the bridge and seeing the same views that first brought me to VT in the early 1970's. I love that WAGS is the same and that the same bird's nest is over the door at 4 Corners each spring. I love the Fire Department breakfasts, the Church dinners, and the fact that we are a community.	4/1/2015 6:20 PM
40	Minimal Developments	4/1/2015 8:34 AM
41	All listed above in q8 Do not add any improvements	3/31/2015 7:30 AM
42	Great views	3/30/2015 1:04 PM
43	The School. Without the school, there does not seem to be a community. I only got to know my neighbors after I had a child go to the school.	3/29/2015 4:56 PM
44	Same as # 8	3/29/2015 12:21 PM
45	The rural quality	3/29/2015 10:40 AM
46	Kept it's character. Limit further lakeside development.	3/28/2015 5:43 PM
47	Not sure as we are part time residents and do not vote in Addison.	3/28/2015 3:02 PM
48	All in question 8	3/28/2015 11:40 AM
49	See above as well as efficient publics services.	3/27/2015 5:56 PM
50	The rural setting with its beautiful mountain views.	3/27/2015 5:44 PM

## Addison Town Survey

51	Clean, litter free, good citizenship.	3/27/2015 5:21 PM
52	agriculture nature	3/27/2015 5:10 PM
53	All of the above	3/26/2015 8:12 PM
54	Wide open agricultural fields. Being able to see the mountains on either side	3/26/2015 6:11 PM
55	Small	3/26/2015 12:53 PM
56	The rural Vermont character which it now has.	3/26/2015 11:17 AM
57	Distance between neighbors.	3/26/2015 12:00 AM
58	Wags	3/25/2015 2:52 PM
59	ruralness	3/25/2015 10:46 AM
60	The rural community. The beauty of the lake and surrounding areas.	3/25/2015 8:39 AM
61	The open vistas and feeling of farm fields and mountains. Preserve the rural character. Don't junk it up with industrial development. We are fortunate to have a number of historic structures i.e. Town Hall, Baptist Church, George Willmarth house and others. A way to preserve what we all love is to find ways to encourage responsible development.	3/24/2015 11:02 PM
62	Preserve at all cost the rural characture of the town. The agricultural businesses, the recreational oportunites of Snake Mtn & Dead Creek Wild Life areas.	3/24/2015 9:44 PM
63	The land, the live and let live attitude, my neighbors, Lake Champlain.	3/24/2015 7:35 PM
64	The phases of the moon	3/24/2015 6:56 PM
65	All the above	3/24/2015 6:51 PM
66	Rural	3/24/2015 3:38 PM
67	all things change	3/24/2015 2:13 PM
68	Light traffic, friendly people, access to the lake, and trails for hiking and biking.	3/24/2015 11:13 AM
69	Keeping life simple as per the above comments.	3/24/2015 11:11 AM
70	1. The rural atmosphere mentioned above 2. That our school children have the best education possible, (whether at the Addison facility or elsewhere, i.e.tuitioned to another school/district) 3.	3/24/2015 10:58 AM
71	Deep agricultural roots and current use open space to remain intact for next generation.	3/24/2015 10:58 AM
72	See above	3/24/2015 10:56 AM
73	Small town atmosphere and freedom to pursue various interests on one's own property. Fresh air and plenty of good water. Reasonable property taxes.	3/24/2015 10:34 AM
74	small town location	3/24/2015 9:02 AM
75	Small town feel.	3/24/2015 7:24 AM
76	Same as #8	3/24/2015 6:34 AM
77	same as above	3/23/2015 10:02 PM
78	If financially feasible keeping the Addison Central School open.	3/23/2015 7:20 PM
79	farms, low population	3/23/2015 5:53 PM
80	Have the rural areas stay rural.	3/23/2015 5:47 PM
81	Friendly folks. Rural atmosphere and open space. Help keep the remaining farms going.	3/23/2015 5:03 PM
82	Maintain the rural condition	3/23/2015 2:16 PM
83	Quiet	3/23/2015 1:24 PM
84	everything but taxes	3/23/2015 12:11 PM
85	as it was 20 years ago	3/23/2015 11:43 AM
86	see above!	3/22/2015 6:17 PM
87	Rural character and agriculture remaining a major influence in town.	3/21/2015 8:39 PM

## Addison Town Survey

88	Small population	3/21/2015 12:08 PM
89	Rural quality to land. No overdevelopment.	3/21/2015 11:24 AM
90	safety	3/14/2015 6:38 AM
91	The scenery without all these solar panels that do not pay for themselves without government hand outs. Keep the school open, go independent with it even! It has a great principal now to go forward with.	3/12/2015 8:44 PM
92	active and thriving agricultural sector	3/7/2015 8:45 AM
93	Our rural agrarian setting and community.	3/5/2015 12:55 PM
94	A community that cares about its fellow citizens. One way this is shown is through the support for county organizations like the Bixby Library, HOPE, etc.	3/5/2015 10:50 AM
95	open spaces, natural scenic surroundings and access to waters.	3/4/2015 8:45 PM
96	The beauty and feeling of bucolic rurality.	3/4/2015 9:37 AM
97	I would like the scenic views to stay the same by supporting smart development and reducing housing sprawl.	3/4/2015 9:07 AM
98	keeping the school open and thriving access to great recreation - mountains, lake, rivers my age.	3/4/2015 8:54 AM
99	Rural / Agricultural setting	3/4/2015 8:19 AM
100	Open spaces, whether agricultural or wild.	3/3/2015 6:46 PM
101	Do not want to see any major growth around the area. Preserve the natural landscape and wetlands. Not happy about a "dollar" store in Vergennes.	3/3/2015 2:17 PM
102	Would hate to ever see the school closed.	3/3/2015 2:14 PM

### Q10 What changes would most improve the Town of Addison?

Answered: 98 Skipped: 44

#	Responses	Date
1	Things that keep our community together including fixing up the Town Hall for community use, keeping our school strong, etc.	6/24/2015 2:47 PM
2	roads, pavement	6/24/2015 2:39 PM
3	nothing at this time	6/24/2015 2:13 PM
4	smaller lot sizes	6/24/2015 2:08 PM
5	as few changes as possible	6/24/2015 12:49 PM
6	nothing	6/24/2015 12:42 PM
7	1. a tower transmitter for cell phones 2. restrictions to prevent mountain views from being obscured by anything erected or planted, woods etc. 3. town center at 4 corners of routes 17 and 22A	4/17/2015 3:57 PM
8	no changes	4/17/2015 3:47 PM
9	lower taxes so retired people don't have to leave or sell their homes, tax second home owners more!	4/17/2015 3:40 PM
10	town clerks office located in the west side and at at sometimes the fire station to have all the town buildins some what near each other and away from four corners high traffic area. Smaller lots is a must for Assison. Having the Baptiste Church taken down the structure to close to Route 22A and Route 17 west it is an eye sore.	4/17/2015 3:33 PM
11	rehabilitate the old town hall	4/17/2015 3:06 PM
12	more younger people	4/17/2015 2:59 PM
13	Reduce lot size for future growth. have the Town Clerk in the west side in an areas for a own center around the garage. Close the school. Their is no room in our area for a town center so it should move west on Lake Street. Pave more roads.	4/17/2015 2:50 PM
14	close small school lower taxes	4/17/2015 2:21 PM

## Addison Town Survey

15	some young families, more older, lower income families	4/17/2015 1:58 PM
16	It would be nice to have a real town hall building for meetings and events, as well as some more small, local businesses near the Four Corners store. As a runner and walker (and I have confirmed the need for this with many neighbors), it would help to put up "Slow Down and Share the Road" signs along Route 17 and other roads. Some drivers are good about slowing down when they see me out there, but many don't and barely move around me. If I'm running on an unpaved road and cars and trucks don't slow down, the vehicles kick up dust and rocks. It's Vermont. We love that there is open scenery everywhere but many of us have to take to the open roads because there no sidewalks, no groomed running/walking paths we can access directly from our scattered homes.	4/14/2015 11:30 AM
17	Better townspeople involvement	4/13/2015 6:30 PM
18	* I don't know if there are any restrictions on renewable energy, but if so, I believe that there should not be restrictions, so that residents are allowed to install solar, wind, or geothermal in order to stop using fossil fuels. I don't believe that solar panels or wind turbines damage the beautiful views in any way. * Encourage farmers to use 100% biofuels in their tractors instead of fossil diesel oil. This is not only the right thing to do to help curb climate change, it would also dramatically reduce low level air pollution that causes asthma and cancers. The smell and decreased air quality from burning diesel fuel is by far the worst thing about living in Addison.	4/12/2015 11:24 AM
19	Reduce property taxes.	4/12/2015 10:31 AM
20	Town Center around WAGS on Lake St. near Town Garage. Fire department move to Lake St. sometime. Business development east of WAGS. Town Clerks near Town Garage, Mound system for Town Clerk, Fire depart and (can't read). Allow a single mound system. Proposed mound system should be carefully drawn. Four corners-poor location. The gift is not acceptable with conditions. Its just not propoer to mic municipal with the church, other businesses and prospective houses. This is not something everyone can live up to in the future. Each non-profit business and houses should be responsible for their own mound/septic systems. There needs to be instant growth with houses and seasonal camps to h elp with property taxes. A Town Clerks office the size of a ranch house iwth cellar is all that is needed. We don't need three floors that might be high posted with an elevator expense with not much parking cover and too close to the corners.	4/6/2015 4:04 PM
21	Have a Town Center on Lake St. Fire Department also on Lake st. The Baptist church to re..the former grange hall. Road nees to be wide at Addison four corners going west b/c there continues to be concerns and issues when vehicles atre parked beside the south side of the sotre, south only choice would be to widen the road toward the Baptist church.. Access a swimming area.	4/6/2015 2:02 PM
22	more housing more rentals restaurant	4/6/2015 1:44 PM
23	the new corners attitudes. the "rich" are moving in and building fancy houses and force the average person/families out.	4/6/2015 1:37 PM
24	house lot size	4/6/2015 12:51 PM
25	need a family restaurant on 22A	4/6/2015 11:49 AM
26	taxes, wind, make neighbors clean up their yards	4/6/2015 11:34 AM
27	keep things simple/small stop worrying what the state or other towns have/say	4/6/2015 10:37 AM
28	change of politics in montpelier	4/6/2015 10:32 AM
29	change school tax dependence on property tax	4/6/2015 10:24 AM
30	more development	4/6/2015 9:51 AM
31	Tri-town water for all.	4/4/2015 8:02 PM
32	restoring the town hall a town beach on Lake Champlain	4/3/2015 3:11 PM
33	replace some of the dirt roads with pavement dirt roads are expensive to maintain and tough on automobiles	4/3/2015 3:01 PM
34	nothing	4/3/2015 1:23 PM
35	Some cleanup of the larger farms	4/2/2015 7:40 PM
36	As a taxpayer without representation being a non-resident I would like a say in how my tax dollars are spent. Being able to vote/participate in town meetings or elections would be ideal. However, my parents owned property in Eastham, MA. The town has an annual non-resident taxpayers meeting. Something like that would let us feel that we had some input into the governance of the town. Most Non-residents are summer people. Ergo, a midsummer meeting would be best. School spending is unbalanced. A serious, unsentimental discussion of that issue must take place. I got a wonderful public school education. There were 32 kids in my 5th grade class. There was an efficiency in numbers lacking in the Addison school system.	4/1/2015 9:28 PM

## Addison Town Survey

37	Locally we support the Fire Department and give them money each year. Thrilled that they were able to buy a boat and some new equipment. I love going to local meeting and I am especially proud of the various committees that are staffed by volunteers. They work long hours and get little recognition for the great work they are doing. I would like to keep our environment clean The only thing I really oppose is the idea of approval of subdivision of large lots into 1 acre lots. We need to assure that we don't approve these lots that become a water issue in the future. We have clay soil, which doesn't drain and we don't want to cause an environmental issue.	4/1/2015 6:20 PM
38	Consolidation of school	4/1/2015 8:34 AM
39	Less rules and regs Should not need to apply for a permit to put up a fence or put a deck or porch on your home	3/31/2015 7:30 AM
40	Lower property taxes	3/30/2015 1:04 PM
41	More community events. I'd also like to see the Town Hall renovated, Part for upgraded Town Clerk's Office and part for another gathering place.	3/29/2015 4:56 PM
42	Encourage small businesses so that people would have a reason to stay here. Most of the town's land is already agricultural or in conservation so I think the rural character will stay intact. Small businesses not only would make it easier for residents to continue to live here but it might also add to the tax base of the town as well. Consider what types of businesses would blend nicely into the rural landscape and then do our best to make it easy for these types of businesses to start up in Addison. Vermont is becoming the Napa Valley of the east with it many start-up breweries, perhaps businesses such as this would be a good fit for us.	3/29/2015 12:21 PM
43	The balance of taxes is out of whack. Some of these farms are multi-generations and quite wealthy and folks like us that live lakeside are socked with a high axe rate. In fact the rates have drove some older folks to sell. So I'd like to see an re-assessment that shifted the burden a bit. In particular for those individuals owning more than 30 acres.	3/28/2015 5:43 PM
44	Can not think of anything significant	3/28/2015 11:40 AM
45	I worry about the high speeds on largely unpatrolled roads and the danger this poses to other motorists as well as to cyclists. I would like to see some cooperative action taken to reduce agricultural runoff into the waterways.	3/27/2015 5:56 PM
46	Please ensure that our beautiful vistas and scenic farmland are not scarred by solar trackers.	3/27/2015 5:44 PM
47	Keep protecting the Lake from farm run off.	3/27/2015 5:21 PM
48	we really need more COMERCIAL zoning in town	3/27/2015 5:10 PM
49	more activities for all ages	3/27/2015 11:20 AM
50	Planning and zoning concentrating on Preservation of rural atmosphere -eg preservation of nights sky in development No " box" gasoline stations Elimination of culvert runoff into lake champlain Development of a community beach access to the lake Consolidate the town municipal offices into one place with a meeting hall Increase bests farming practices to exclude lake runoff with incentives or financial help	3/26/2015 8:12 PM
51	Would like to see the old town hall repaired and made presentable.	3/26/2015 6:11 PM
52	Lower taxes.	3/26/2015 12:53 PM
53	Would like to see a rather small and focused shopping area on route 22a	3/26/2015 11:17 AM
54	Adherence to state statute by officers.	3/26/2015 12:00 AM
55	Better attention to zoning	3/25/2015 2:52 PM
56	slowing down the speeding truck traffic on Rt 125 and 17 near the Champlain bridge. Also reducing the truck usage of engine breaks. Signs perhaps?	3/25/2015 10:46 AM
57	broadband internet cell phone tower	3/25/2015 10:38 AM
58	Help clean up the lake: Need to get serious with farm run off impact on Lake Champlain. In the 30 plus years I have owned property in West Addison, we have gone from no lake weed infestation above the bridge to all the bays being clogged with weeds far north of the bridge. I have seen boats stranded on the mass of weeds that grow off shore where once one only had to be concerned about rocks during low water levels. Fair property taxes: The property tax structure is designed to subsidize the agricultural community at the expense of lake front owners (nothing new here). Are we subsidizing a main source of lake pollution?	3/25/2015 8:39 AM

## Addison Town Survey

59	As few as possible. That said, a gradual upgrade of existing structures and usage will continue. We should not restrict new development, but have rules to guide it to blend into the existing structures. A website that works is essential. The website the town HAD really helped my family find the resources we needed when we first moved. Who to call to get a question answered and links to emergency or public works departments, even the dog warden. We have lots of traffic that travels along 17 & 22a. We need to give those people more of a reason to shop in Addison by making it a true town center, a destination. The addition of places for locals to gather : a cafe or place for a sit-down meal; a farm stand or weekend farmer's market for local produce would be attractive to locals and tourists, along with supporting local agriculture. Enhance what we have. Better signage to our assets and make our public spaces visually appealing. Snake Mountain trailhead needs help, as does Town Hall. A few volunteer days would help. Focus a Green Day on cleanup, painting and planting the Corners. The town already has great infrastructure for home-based businesses. The towns farms and agricultural businesses were the first home-based businesses. Having now the new ultrafast fiber optic internet lines spreading around town will help any type of agricultural or home business anyone can dream of.	3/24/2015 11:02 PM
60	Enhancement of 'the corners' to preserve and showcase the historic Vermont village architecture & to be a meeting place for locals as well as visitors. The historic village Town Hall, the Baptist Church and the George Willmarth House along w/ the existing store / sandwich shop on the west side of Rt 22A should be enhanced as a destination. The village would benefit from preservation & development of the bldgs on the east side of the highway. An enhanced grocery shop featuring local produce, honey, syrup, dairy, etc. or a small farmers market -- a business which could become more of a regular meeting place for neighbors and visitors. Maybe a cafe where folks would visit over coffee, a sandwich, a dessert, and vistors would linger after birdwatching at Dead Creek or Hiking Snake Mtn. Enlist the Addison garden club to landscape the existing buildings w/ heirloom flowers blooming all summer. Also, Snake Mtn hiking trails are a VERY popular Addison destination for visitors as well as locals in all seasons. Yet, the Mountain Rd trail head needs improvement. Frequently, hikers are confused at where the trail begins. They find the parking lot and appreciate a designated place to park, but then can't find the trail head. Signage at the trail and at the turn onto Willmarth Rd from 22A is needed for this important Addison attraction.	3/24/2015 9:44 PM
61	Better communications between the town and the residents.	3/24/2015 7:35 PM
62	Lower my g.d. taxes	3/24/2015 6:56 PM
63	More incentive to improve personal properties: discarding trash, recycle and wrecked cars Motivate through incentives such as "best kept yards" or "most improved yards" receiving recognition by putting a sign in the yard of the winner, or certificate- or prize such as a small donation or gift certificate Establish a policy regarding discarded large items that are collected, and exposed close to street. Establish and carry out policies regarding private property owners having more than two unused, incapable of running vehicles exposed to view from the street	3/24/2015 6:51 PM
64	Better corner store with more <b>health foods</b> .	3/24/2015 3:38 PM
65	The water quality	3/24/2015 2:13 PM
66	It would be great if the roads weren't caked with dirt and mud at certain times of the year. I like all the dairy farmers and their farms, but more could be done to keep the paved roads clear for motorists. More of a town center would also be nice, but I'm not sure where you would do it, or how viable it would be.	3/24/2015 11:13 AM
67	1. A way, other than property taxes, to pay for education (this will require State changes) 2. More small businesses or green manufacturing facilities that will draw in young families 3.	3/24/2015 10:58 AM
68	Upgrade utility lines and communications. Natural gas availability for dual fuel capabilities. More open space opportunities for large acreage landowners not in current use.	3/24/2015 10:58 AM
69	Public transit, better road maintenance, safer roads for cycling, perhaps a few more businesses at the Four Corners, ability to receive local tv broadcasts (lost when tv went digital), reduction of run off into streams and lake	3/24/2015 10:56 AM
70	Ban or limit overnight trucking on 22A. The noise and pollution are ruining our quality of life as well as destroying the highway itself. Ban or restrict manure spreaders from roads and highways for the same reasons. Put a noise limit on vehicles including motorcycles, pickups , semi-trucks using jake brakes, etc. and require the current law enforcers to apprehend violators. Loosen building regulations to allow people of all incomes affordable housing. Create a town supervised buffer zone around all waterways, including Dead Creek, to prevent pollution from manure and GMO crop runoff. Work with local farmers to switch to organic farming to stop the proliferation of GMO based agriculture, especially corn growing.	3/24/2015 10:34 AM
71	not over tax waterfront properties to save full time residents.	3/24/2015 9:02 AM
72	Better maintained highways, With Wider Bike Lanes. Not more paved roads, just maintain the primary ones.	3/24/2015 6:34 AM
73	big farms become organic1	3/23/2015 10:02 PM
74	Re-evaluate the plans to renovate and save the original town hall. If the school can fit enough people to attend town meetings why dump so much money into the old town hall building. Give the school more reason to be occupied even if that means moving the town clerks functions into part of the building.	3/23/2015 7:20 PM

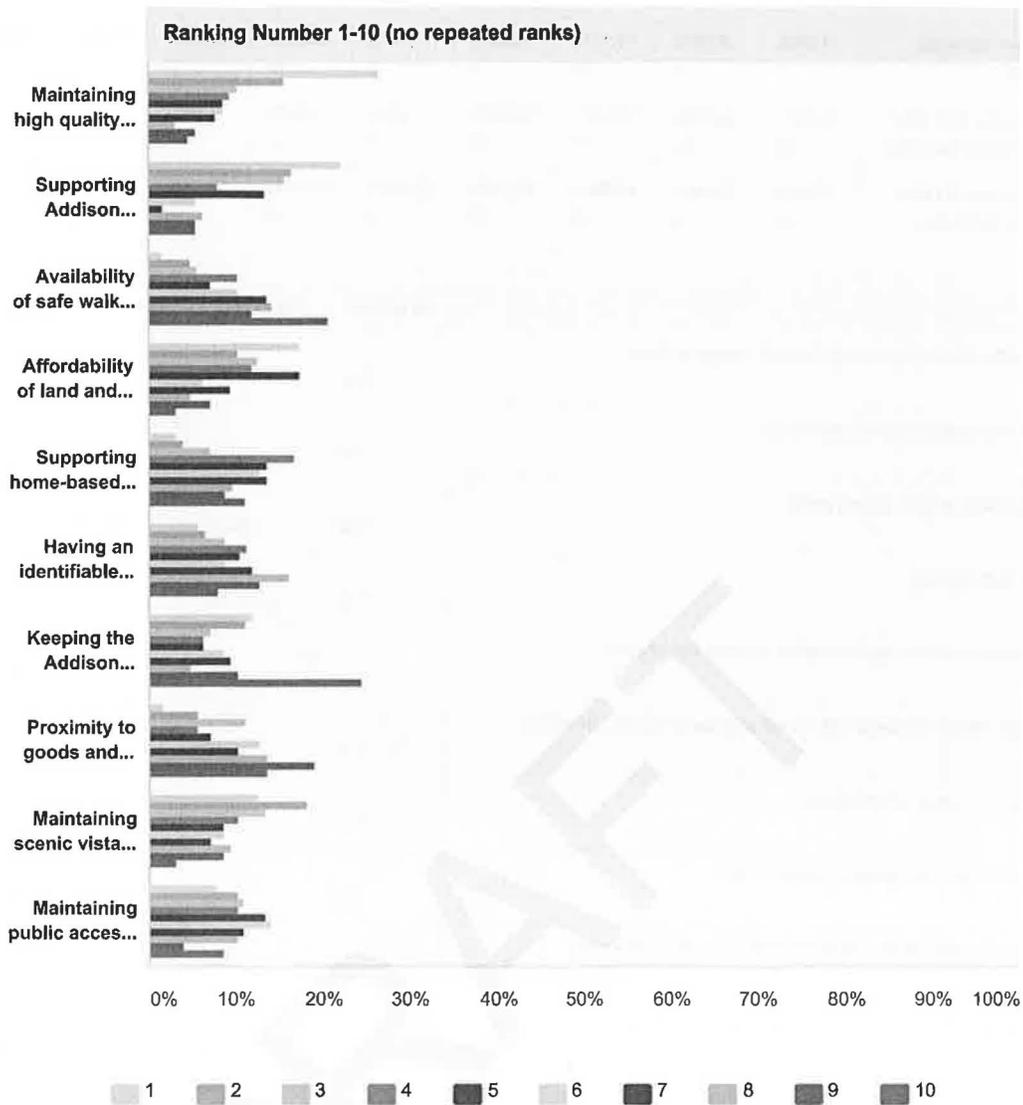
## Addison Town Survey

75	get rid of stupid people, people as a whole should work together	3/23/2015 5:53 PM
76	Equatable lakefront property taxes. Taxes determined by actual home values, not what the neighbors have.	3/23/2015 5:47 PM
77	Give up the local elementary school and consolidate with other towns. If done right this should lessen the tax burden. Obviously, if it doesn't lessen taxes or hold them steady then don't bother. There are definitely some benefits to small local schools.	3/23/2015 5:03 PM
78	Would like to see more local businesses, specifically places to dine.	3/23/2015 3:02 PM
79	Clean up of Lake Champlain to encourage the purchase of lakeshore properties, msintenance of town roads and encouraging the construction of resedential properties to increase the tax base.	3/23/2015 2:16 PM
80	Better options for internet access. I live on a State maintained Road (17) but wish it was maintained better in winter	3/23/2015 1:24 PM
81	no changes	3/23/2015 12:11 PM
82	go back to spending less money	3/23/2015 11:43 AM
83	School choice vouchers	3/22/2015 6:17 PM
84	The town should have a beach for its population. There are many miles of lakeshore and only a few places where there are decent beach access and would think the town fathers would try to find a place where any resident could go to a beach on their lake. There are some places residents do use on a hot day but a place where young families could go would improve quality of life. The Town of Ferrisburgh in the 1970's acquired such a place and it does get use and is well maintained.	3/21/2015 8:39 PM
85	Eliminate most zoning regulations as they act as interference in everyone's property rights.. Appoint people to the various boards who either have some intelligence or can be at least open minded and not try an enforce their own likes and dislikes.	3/21/2015 12:08 PM
86	business climate	3/14/2015 6:38 AM
87	Not having to buy a ten acre lot to build on.	3/12/2015 8:44 PM
88	Addison needs a nice Town Park, preferably near the school. There is the area in front of the school and behind the Town Clerk's Office, but there is nothing enticing there.	3/9/2015 4:40 PM
89	change anti-development bias and hostility of planning commission and DRB which is precluding new housing, businesses, and thus resulting in declining school population, increased tax burden on the rest of us remaining.	3/7/2015 8:45 AM
90	Restore the old Town Hall building to preserve our village center and increase civic awareness and pride. Ensure that existing legacy waste water systems are not negatively impacting Lake Champlain water quality.	3/5/2015 12:55 PM
91	Renovation of the town hall into a "new" town office and community center.	3/5/2015 10:50 AM
92	Developing a central town center	3/4/2015 8:45 PM
93	Municipal transparency. Removal of unsightly junk in some yards. Control of sighting ugly solar arrays without consulting neighbors or regard to property value decline because of proximity to such construction. Better cell service.	3/4/2015 9:37 AM
94	An embracing of policies and plans for smart development that takes into consideration our town's future with regard to small business, tourism, and new housing.	3/4/2015 9:07 AM
95	more community based events to meet people. Until I had a child in ACS, I really didnt know many of the towns people besides close friends. Its been great to get to know neighbors and other families through ACS.	3/4/2015 8:54 AM
96	Town bike / hike path Less traffic on 17 / 22a Better teachers that cost less.	3/4/2015 8:19 AM
97	Email circulation of town news. Also electronic distribution of town report (for those who elect this) to save printing costs.	3/3/2015 6:46 PM
98	Again, would hate to see the school closed, but think we could benefit from a unified union and perhaps take some Panton residents as students at ACS.	3/3/2015 2:14 PM

**Q11 Prioritize these topics from 1-10,  
without repeating a ranking (only one can  
be ranked 1, only one can be ranked 2 etc.)  
1=most important 10=least important**

Answered: 129 Skipped: 13

# Addison Town Survey



Ranking Number 1-10 (no repeated ranks)											
	1 (1)	2 (2)	3 (3)	4 (4)	5 (5)	6 (6)	7 (7)	8 (8)	9 (9)	10 (10)	Total
Maintaining high quality natural resources - forests, water, soil etc.	26.56% 34	15.63% 20	10.16% 13	9.38% 12	8.59% 11	8.59% 11	7.81% 10	3.13% 4	5.47% 7	4.69% 6	128
Supporting Addison farms/agricultural businesses	22.05% 28	16.54% 21	15.75% 20	7.87% 10	13.39% 17	5.51% 7	1.57% 2	6.30% 8	5.51% 7	5.51% 7	127
Availability of safe walking and/or cycling paths	1.59% 2	4.76% 6	5.56% 7	10.32% 13	7.14% 9	10.32% 13	13.49% 17	14.29% 18	11.90% 15	20.63% 26	126
Affordability of land and housing	17.32% 22	10.24% 13	12.60% 16	11.81% 15	17.32% 22	6.30% 8	9.45% 12	4.72% 6	7.09% 9	3.15% 4	127
Supporting home-based business and the ability to work from home	3.17% 4	3.97% 5	7.14% 9	16.67% 21	13.49% 17	12.70% 16	13.49% 17	9.52% 12	8.73% 11	11.11% 14	126
Having an identifiable village center(s) with community services and amenities	5.60% 7	6.40% 8	8.80% 11	11.20% 14	10.40% 13	8.80% 11	12.00% 15	16.00% 20	12.80% 16	8.00% 10	125
Keeping the Addison Elementary School open	11.81% 15	11.02% 14	7.09% 9	6.30% 8	6.30% 8	8.66% 11	9.45% 12	4.72% 6	10.24% 13	24.41% 31	127

## Addison Town Survey

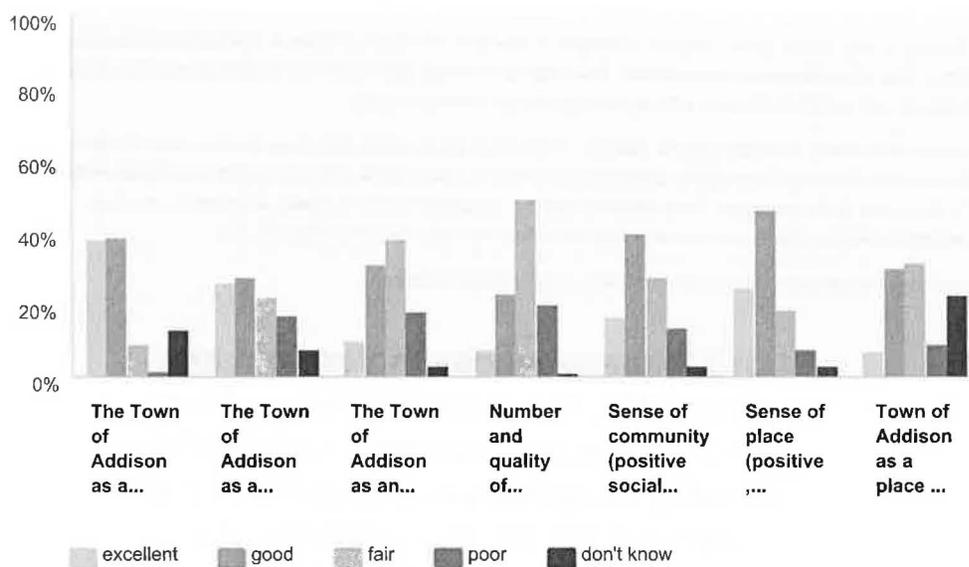
Proximity to goods and services (grocery, medical etc.)	<b>1.59%</b> 2	<b>5.56%</b> 7	<b>11.11%</b> 14	<b>5.56%</b> 7	<b>7.14%</b> 9	<b>12.70%</b> 16	<b>10.32%</b> 13	<b>13.49%</b> 17	<b>19.05%</b> 24	<b>13.49%</b> 17	126
Maintaining scenic vistas and other unique natural and cultural features	<b>12.60%</b> 16	<b>18.11%</b> 23	<b>13.39%</b> 17	<b>10.24%</b> 13	<b>8.66%</b> 11	<b>8.66%</b> 11	<b>7.09%</b> 9	<b>9.45%</b> 12	<b>8.66%</b> 11	<b>3.15%</b> 4	127
Maintaining public access to Lake Champlain and other recreation areas	<b>7.81%</b> 10	<b>10.16%</b> 13	<b>10.94%</b> 14	<b>10.16%</b> 13	<b>13.28%</b> 17	<b>14.06%</b> 18	<b>10.94%</b> 14	<b>10.16%</b> 13	<b>3.91%</b> 5	<b>8.59%</b> 11	128

<b>Basic Statistics</b>	<b>Minimum</b>	<b>Maximum</b>	<b>Median</b>	<b>Mean</b>	<b>Standard Deviation</b>
Maintaining high quality natural resources - forests, water, soil etc.	1.00	10.00	3.00	3.96	2.79
Supporting Addison farms/agricultural businesses	1.00	10.00	3.00	4.00	2.77
Availability of safe walking and/or cycling paths	1.00	10.00	7.00	6.89	2.54
Affordability of land and housing	1.00	10.00	4.00	4.46	2.61
Supporting home-based business and the ability to work from home	1.00	10.00	6.00	6.03	2.44
Having an identifiable village center(s) with community services and amenities	1.00	10.00	6.00	6.02	2.64
Keeping the Addison Elementary School open	1.00	10.00	6.00	6.04	3.28
Proximity to goods and services (grocery, medical etc.)	1.00	10.00	7.00	6.67	2.58
Maintaining scenic vistas and other unique natural and cultural features	1.00	10.00	4.00	4.60	2.74
Maintaining public access to Lake Champlain and other recreation areas	1.00	10.00	5.00	5.31	2.62

### Q12 Please rate each of the following aspects of living in Addison.

Answered: 132 Skipped: 10

## Addison Town Survey



	excellent	good	fair	poor	don't know	Total
The Town of Addison as a place to raise children.	37.88% 50	38.64% 51	9.09% 12	1.52% 2	12.88% 17	132
The Town of Addison as a place to retire.	25.95% 34	27.48% 36	22.14% 29	16.79% 22	7.63% 10	131
The Town of Addison as an affordable place to live.	9.85% 13	31.06% 41	37.88% 50	18.18% 24	3.03% 4	132
Number and quality of amenities and services in Addison.	7.63% 10	22.90% 30	48.85% 64	19.85% 26	0.76% 1	131
Sense of community (positive social interactions/opportunities)	16.67% 22	39.39% 52	27.27% 36	13.64% 18	3.03% 4	132
Sense of place (positive, familiar place/s to be and engage in).	24.62% 32	46.15% 60	18.46% 24	7.69% 10	3.08% 4	130
Town of Addison as a place to work or have a business.	6.92% 9	30.00% 39	31.54% 41	9.23% 12	22.31% 29	130

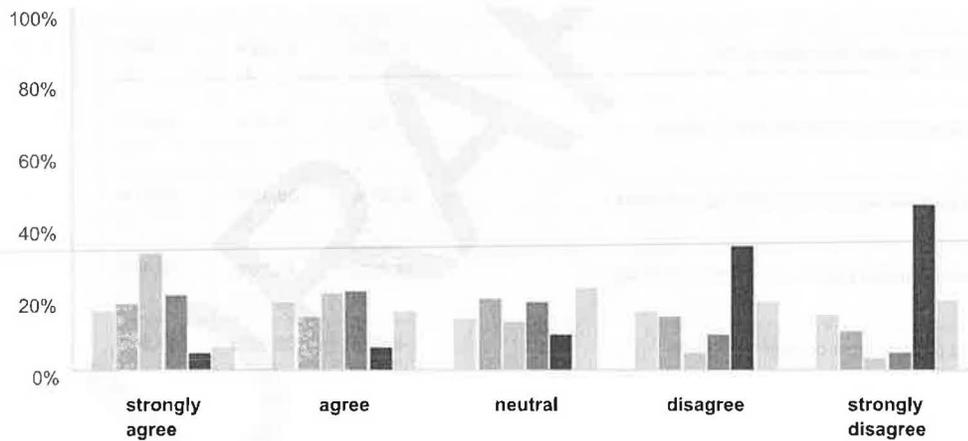
#	Other	Date
1	too cold	4/6/2015 11:50 AM
2	Property taxes are making it unaffordable to live here or try to plan on retiring here as much as I absolutely love everything about Addison.	4/4/2015 8:04 PM
3	<b>A beautiful place to find peace and serenity. Lake Champlain and our mountains need to be preserved and stay safe so that future generation will be able to enjoy our rich environment and resources.</b>	4/1/2015 6:23 PM
4	Our business is Summer Vacation Rental; our children are grown; when we were raising our children in Addison, we found most of our culture, education, and social life in Vergennes. Right now Addison is a great place for Vacations, but during the Winter we would continue to seek culture from cities like Middlebury and Vergennes. The cultural "center" is WAGS, Rogers, and the Champlain Bridge museum. We also spend time and are members at LCMM.	3/27/2015 5:26 PM
5	unethical predigous bias click one must be open and judge fairly on a equal, unbasis, continuous, fair delivery	3/25/2015 10:40 AM
6	Number of amenities is fair. Quality of amenities is good. Quality of the services is excellent, especially road maintenance!	3/24/2015 11:56 PM
7	Vermont sucks	3/24/2015 2:15 PM
8	the town of Addison is probably as affordable or more then other places in VT. Vermont is not affordable right now with what the legislatures are doing for spending in the schools and unproductive government jobs etc . If they would stop spend, spend, spend that would help!	3/12/2015 8:45 PM

## Addison Town Survey

9	Ongoing hostility to any kind of development is a problem. A new slate of board members is needed that doesn't hold current biases against development and business. Town plan and zoning regs need to be drastically rewritten to be far more permissive and ALLOW a lot more without jumping through ridiculous hoops.	3/7/2015 8:47 AM
10	It is not Addison that makes it unaffordable for retirees it is the State government. We chose to retire here 10 years ago but are seriously thinking of leaving the state because of the increased taxes and poor senate and representative attention to the needs of the taxpayers. They refuse to see the real problem, lack of JOBS, and continue to drive business out of Vermont so that those of us who stay are milked for every tax penny they can find.	3/4/2015 9:37 AM
11	The town acreage (whole town) is an excellent place to view and enjoy nature.	3/4/2015 9:11 AM

**Q13 In many places in Vermont and elsewhere, the 'rural landscape' has become a suburban one, residential development happening at the same density across the majority of a municipality, regardless of other historic, cultural or natural features in the landscape. Tell us if you agree or disagree with the following statements.**

Answered: 132 Skipped: 10



- I am concerned residential growth is encroaching on our agricultural land.
- I am concerned residential growth is encroaching on our natural resources.
- I think residential growth should be restricted in some areas in order to preserve our natural, scenic and/or agricultural land.
- I am concerned that there isn't enough affordable housing/land for seniors and young families.
- I think residential growth should be able to happen anywhere.
- I would like to see more housing/land options in walking distance to any future services and amenities.

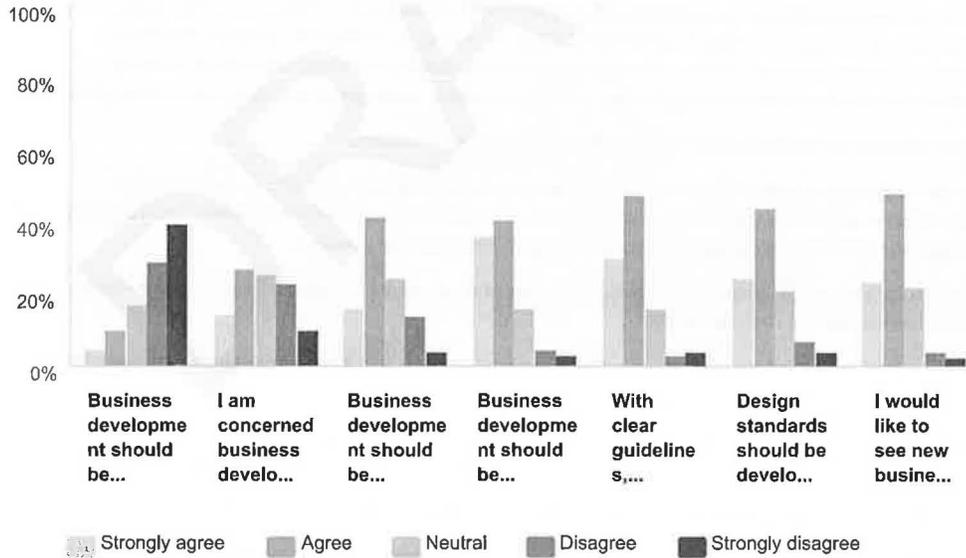
	I am concerned residential growth is encroaching on our agricultural land.	I am concerned residential growth is encroaching on our natural resources.	I think residential growth should be restricted in some areas in order to preserve our natural, scenic and/or agricultural land.	I am concerned that there isn't enough affordable housing/land for seniors and young families.	I think residential growth should be able to happen anywhere.	I would like to see more housing/land options in walking distance to any future services and amenities.	Total
strongly agree	16.56% 27	18.40% 30	32.52% 53	20.86% 34	4.91% 8	6.75% 11	163

## Addison Town Survey

agree	18.93% 39	15.05% 31	21.36% 44	21.84% 45	6.31% 13	16.50% 34	206
neutral	14.45% 25	20.23% 35	13.29% 23	19.08% 33	9.83% 17	23.12% 40	173
disagree	16.35% 26	15.09% 24	5.03% 8	10.06% 16	34.59% 55	18.87% 30	159
strongly disagree	15.66% 13	10.84% 9	3.61% 3	4.82% 4	45.78% 38	19.28% 16	83

**Q14 While agriculture still has an important place in Addison's economy, other business opportunities need to be considered for Vermont's most rural towns. Placement of any business/commercial growth is guided by town planning policies in the Town Plan and zoning regulations and consider impacts and opportunities to residents and to our natural and cultural resources. Tell us whether you agree or disagree with the following statements.**

Answered: 131 Skipped: 11



	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Total
Business development should be allowed anywhere.	4.58% 6	9.92% 13	16.79% 22	29.01% 38	39.69% 52	131
I am concerned business development will impact our rural character.	14.62% 19	26.92% 35	25.38% 33	23.08% 30	10.00% 13	130
Business development should be encouraged primarily in close proximity to our town centers (WAGS and/or Four Corners).	16.15% 21	41.54% 54	24.62% 32	13.85% 18	3.85% 5	130

## Addison Town Survey

Business development should be limited in some areas of town, in order to maintain natural and scenic resources.	<b>35.88%</b> 47	<b>40.46%</b> 53	<b>16.03%</b> 21	<b>4.58%</b> 6	<b>3.05%</b> 4	131
With clear guidelines, home-based businesses should be supported in all areas of town.	<b>29.77%</b> 39	<b>47.33%</b> 62	<b>16.03%</b> 21	<b>3.05%</b> 4	<b>3.82%</b> 5	131
Design standards should be developed for all business/commercial development.	<b>24.62%</b> 32	<b>43.85%</b> 57	<b>20.77%</b> 27	<b>6.92%</b> 9	<b>3.85%</b> 5	130
I would like to see new businesses which could offer employment opportunities to local residents.	<b>23.66%</b> 31	<b>48.09%</b> 63	<b>22.14%</b> 29	<b>3.82%</b> 5	<b>2.29%</b> 3	131

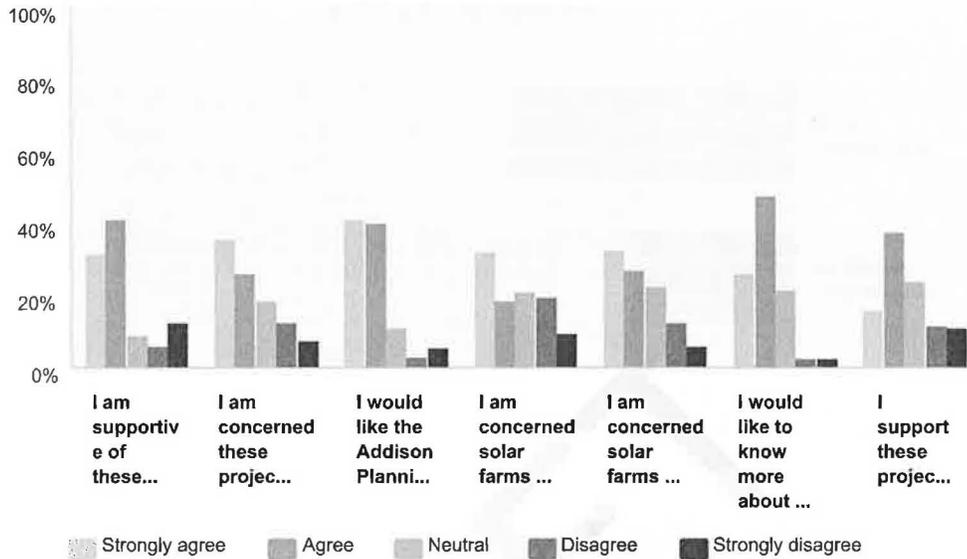
#	Other (please specify)	Date
1	One Town Center is enough. WAGS	4/17/2015 3:37 PM
2	There should only be one Town Center in the close proximity of WAGS. Their is no room around the busy four corners.	4/17/2015 2:53 PM
3	we can not afford to become a ghost town	4/6/2015 11:53 AM
4	Agricultural land should be able to have home businesses like repair shops etc in retired barns.	4/4/2015 8:08 PM
5	The natural beauty of Addison is our biggest resource. We don't need to see businesses in our town that are detrimental to our beauty, like motels or other industrial development.	4/1/2015 6:43 PM
6	The last question is a hard one because there aren't too many places in town that don't have some sort of scenic beauty so who would make that interpretation?	3/29/2015 12:45 PM
7	Please ensure that a solar farm business does not diminish the property values of others.	3/27/2015 5:48 PM
8	Planning is better than "sprawl."	3/27/2015 5:38 PM
9	Business's rise up where, when, why @location that works for the business owner.	3/25/2015 10:46 AM
10	I agree that business development is a necessity for Addison's sustainable future. However, in all future development clear guidelines will be important. Design standards MUST be developed to preserve the integrity of Addison's agricultural past, scenic vistas and natural resources. Smart development can enhance Addison as a thriving community for future generations of young families, nature enthusiasts, home based businesses and retired seniors.	3/24/2015 10:35 PM
11	Zoning and planning are used as a way for communities to legally steal property.	3/24/2015 2:22 PM
12	disagree with wording of question 4: Home based businesses should be allowed, period (non need for "clear guidelines"). Poorly worded question. disagree with wording of question 5: By agreeing to "primarily" and I agreeing that business should NOT be encouraged elsewhere in town? Poorly worded question.	3/14/2015 6:45 AM
13	There are already too many rules and restrictions on any type of development in Addison. Existing requirements need to be relaxed/eliminated, not new ones added.	3/7/2015 8:54 AM
14	Business development that follows local values and support local products should be encouraged when ever possible. Examples could include food producers, restaurants, breweries and farm to table agriculture.	3/5/2015 1:02 PM
15	Housing and busine3sses should be encouraged around the 4-corners. Do what is necessary to put empty building down the road from 4-corners to use as a residence or business, and get rid of the box trailer and rotting lumber.	3/5/2015 11:05 AM
16	Home based business should be restricted if other buildings are erected to satisfy the business.	3/4/2015 8:55 PM
17	Farm and farm related businesses are a good fit for Addison, however manufacturing businesses are less of a fit nor are they likely. Businesses that support lake recreation are a good idea. Businesses should have a minimum impact on residential areas.	3/4/2015 9:58 AM
18	How many people could actually walk to a "Town Center", either WAGS or 4 Corners? Not many ! I could just see us walking 3 miles along 22A to reach 4 Corners. Cars are necessary to get around the town.	3/4/2015 9:38 AM

**Q15 Solar farms are being developed across Addison County. Currently these projects fall under the jurisdiction of the State via the Public Service Board (PSB). The PSB needs municipal input that clearly**

Addison Town Survey

**articulates expectations and desires associated with these projects. Please tell us if you agree or disagree with the following statements.**

Answered: 130 Skipped: 12



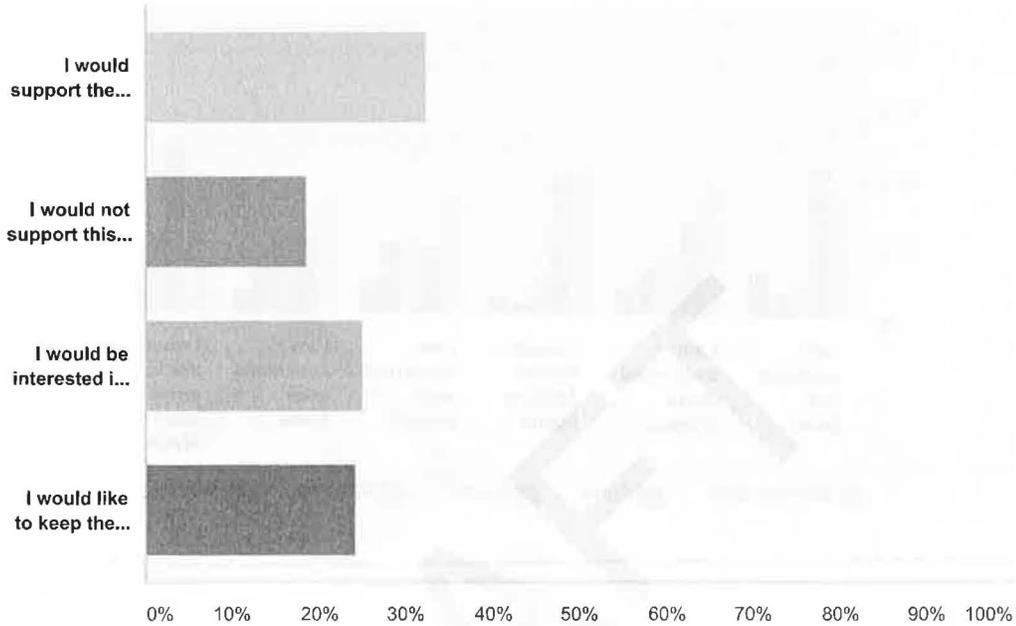
	Strongly agree	Agree	Neutral	Disagree	Strongly disagree	Total
I am supportive of these alternative energy projects if siting and design are considered.	31.54% 41	40.77% 53	9.23% 12	6.15% 8	12.31% 16	130
I am concerned these projects are happening at a rapid rate.	35.38% 46	26.15% 34	18.46% 24	12.31% 16	7.69% 10	130
I would like the Addison Planning Commission to focus efforts on siting guidelines for these projects.	40.77% 53	40.00% 52	10.77% 14	3.08% 4	5.38% 7	130
I am concerned solar farms are encroaching on agricultural land.	31.78% 41	18.60% 24	20.93% 27	19.38% 25	9.30% 12	129
I am concerned solar farms are encroaching on our cultural and scenic resources.	32.31% 42	26.92% 35	22.31% 29	12.31% 16	6.15% 8	130
I would like to know more about how these projects occur.	26.15% 34	47.69% 62	21.54% 28	2.31% 3	2.31% 3	130
I support these projects if there is substantial economic benefit to the town and landowner.	16.15% 21	37.69% 49	23.85% 31	11.54% 15	10.77% 14	130

**Q16 The selectboard has asked the planning commission to look at reducing the minimum lot size, required road frontage, and side setbacks in the Low Density Residential and Agricultural District (LDR-A), changing lot size from 5 to 2 (and smaller) acre lot sizes. As you can see from the map, this district (colored white) makes**

Addison Town Survey

**up much of the land in town. From a long-term planning perspective, this could change the look and feel of Addison. Which answer best represents your position on this planning decision?**

Answered: 124 Skipped: 18



Answer Choices	Responses
I would support the change from 5 to 2 (and smaller) acre lot size minimum across the LDR-A district.	32.26% 40
I would not support this change in the LDR-A district.	18.55% 23
I would be interested in learning about alternative zoning and subdivision strategies for this area.	25.00% 31
I would like to keep the LDR-A as 5 acre minimum lot size.	24.19% 30
<b>Total</b>	<b>124</b>

#	Other comments or concerns about reducing lot size in this district?	Date
1	Changing form 5 to 2 may make sense but maybe not everywhere	6/24/2015 12:52 PM
2	I would be interested in learning about alternatives. 5 acres is about the right size for a horse to graze or a cow to and/or raise food stuff for more than one's family or have a woodlot. it also allows for drainage of a lot that is too usually wet and boggy, possibly a pond? We have less than 2 acres in an agricultural zone and it is too small for the above reasons plus driveway and sewage considerations that could be desired in an agricultural district.	4/17/2015 4:01 PM
3	There is a lot of lots with less than 2 acres that have mound systems for best fit. We have already many lots with structures on less than one acre.	4/17/2015 3:37 PM
4	We need growth to keep taxes lower.	4/17/2015 2:53 PM
5	I need more information to make an informed decision on this topic. Not sure what the 5-acre minimum does for homeowners.	4/14/2015 11:47 AM
6	I am adamantly opposed to decreasing lot size or required road frontage in any part of Addison except very close to Addison 4 corners and WAGS. In some areas 5 acre lot size is already very much too small.	4/12/2015 11:35 AM

## Addison Town Survey

7	Would like to know what is prompting this potential change.	4/12/2015 10:38 AM
8	our controlled growth is needed ASAP and was needed five years ago. We definately need to increase the tax base to survive or merge our town with a surrounding town. We just can't continue on the path of high taxes presented to the tax payer to approve. No one wants to close a school Changes in enrollment won't go up to 100 by 2020 and the cost will keep going up for the next years.	4/6/2015 4:12 PM
9	we need a larger tax base so we can continue to live here	4/6/2015 2:06 PM
10	In siting of sewer systems, first one is the original and then there has to be an alternative site. This alone takes up 2 acres. Qvercrowding of houses tends to make for bad neighbors.	4/6/2015 1:41 PM
11	i love Addison and have raised a family here and educated my children here. Without a school in Addison, I would move, as would several of my friends.	4/6/2015 11:53 AM
12	subject to septic regs	4/6/2015 10:14 AM
13	Allowing more development in town will ease the tax burden and help the school by increasing students. Addison has become stagnant, opening up out town for others to enjoy would be a good thing. Because the state owns so much land in addison and so many acres have been sold as to the development rights, Addison will always be a rural community.	4/6/2015 9:57 AM
14	I think the lack of municipal sewer systems is likely to be the largest deterrent. Maybe there's an alternative to growth centers, rather than having a bunch of 2 acre lots every 100' on the road. I'd much rather see a plan for smaller lots but with the encouragement of cluster housing with the possibility of shared septic systems. The soils are just not likely to support adequate waste water disposal systems.	4/5/2015 8:04 PM
15	This whole idea of changing lot sizes is to 1. get more tax dollars 2. more tax dollars , because trying to keep the grade school open that is costing way too much and the state is going to force it to close and if they can get more students in that school then they can keep it open . I dont see any other reason to change lot size and have house upon house I have ten acres and wouldnt sell any of it unless I was moving out of town. I would hope the town would not tax the people who own ten acres more because now they have 3 potential lots I would first sue the town that forced me to have that much land and then sue again for forcing their plan on me. when I wish to keep my land open for nature. I have ducks geese, deer and turkeys and plenty of squirrels as I have alot of mature oaks which feeds some of them. There are plenty of houses on the market for people to buy they dont need to come here and mess up a good thing	4/3/2015 1:39 PM
16	The rationale for reducing lot sizes should not be driven by a sense that this would increase population for the school. If there are jobs to support this expansion, oK. However, any movement in this direction must be driven by solid economic values.	4/1/2015 9:37 PM
17	I think the makeup of our land is not conducive to finding enough land within a 2 acre or less lot to enable installation of a lot of individual septic systems. On the whole, I worry about what would happen if we ever had a drought like what happened in the 60's. We could end up with small pockets of lots throughout our town that do not have the look and feel of our town. I know that we are struggling with the whole issue of school taxes, declining enrollment, etc but just allowing unrestricted development on small lots is not the way to go.	4/1/2015 6:43 PM
18	I support the change for closer nit neighborhoods. Like around the lake and near the stores. Changing more rural areas to 2 acre lot size seems not necessary.	3/29/2015 5:07 PM
19	I would support this change as long as a suitable septic system was possible. By allowing people to build on smaller acreage it would keep more farmland active. I would however want to have something in place to discourage big time developers that might flock to Addison, build a lot of houses and then leave. Maybe put a number on how many lots in a multi lot subdivision if there isn't something already in place. That would not discourage development, only sprawl.	3/29/2015 12:45 PM
20	Well, it might be worth a look in certain designated areas where denser housing(3 acres) would not negatively impact neighbors. What about some kind of cost-benefit analysis. How would this kind of change and potential growth impact schools and other community services? How long would an all-volunteer Fire Department be able to do the job? Addison is a lovely town as it is but change is inevitable. Thoughtful, planned change can serve us all well. We love Addison.	3/27/2015 6:11 PM
21	I can't find a color key to tell me what these zones are? I strongly support community planning rather than commercial sprawl and junkyard entrepreneurship. One thing that would help us with our rental business would be to know what weeks the manure will be spread. We understand why it is so good but our guests from New York or New Jersey don't. My husband grew up in Vergennes; I've been coming every summer for 56 years. We've seen lots of improvements and think is is almost perfect as it is.	3/27/2015 5:38 PM
22	We really need to have more commercial zoning if we want to reduce the tax rate on home owners in town and if we don't have anymore commercial land zoning that is out of the qsttion there is no comercial zoning land available in town that is not currently being used	3/27/2015 5:19 PM

## Addison Town Survey

23	I would support a change to a 10 acre minimum lot size in the LDR-A district. I would be interested in a Village Neighborhood designation created in proximity to the Village Commercial district with smaller lot sizes. If Addison is to increase availability of smaller residential lots, consideration must be given to developing a municipal sewer system. This step is of utmost importance if we are to maintain sanitation for people and safeguard the possible runoff from more private systems than present resources can feasibly support.	3/26/2015 12:43 AM
24	I think it would be ok to reduce size as long as it is to put in a housing development. I would NOT be in support of it becoming smaller if it meant allowing trailer parks which would significantly change the look of the area and the potential need for police involvement.	3/25/2015 8:31 AM
25	If we wanted to make smaller lot size minimums to increase residential opportunities, I could see that happening in and around the Village Commercial District. This would help attract and keep young families and retirees by making the town a more walkable, bikeable, and affordable community. Keep the open character of the LDR-A land we all live here for. In fact, I was told the minimum was 10 acres, when did it change to 5?	3/25/2015 12:32 AM
26	I could support higher density for designated residential areas to create intentionally walkable & bikable neighborhoods clustered near the Addison town center. This would be especially attractive if business development is integrated into the town so that residents can walk & bike to work and community services and amenities. Higher density neighborhoods should be subject to considered architectural & landscape design guidelines and should be interspersed among deliberately preserved agricultural land & vistas. I would NOT like to see Routes 22A & 17 lined w/ rows of 2 acre (and smaller) lots with driveways and garages pressed against the road (result of shallower required setbacks) blocking access to the rural scenery which makes Addison a special place.	3/24/2015 10:35 PM
27	This is in answer to question 17 - I live in the "shoreland residential district", and I feel that the property tax burden in comparison to the other parts of the town are out of line. Any house with lake frontage is taxed extremely high, and this discourages long term holding and re-sale of any lake property. Many of these lake homes are second homes, so the owners only use them (and other infrastructure or amenities) part of the year. Many of them are also rented which brings in additional revenue (i.e. meals, shopping, gas, recreation) to the town and the county. Many of these lake homes are new within the last 15 years. Since the town survived for 200 years prior to them being here, why do they need to be taxed so heavily, given their part-time use, and the additional revenue they may produce? I think a more balanced approach to taxing all property owners would be good for the long term health of the town.	3/24/2015 11:32 AM
28	I do not support a change in the zoning to 2 acre lots with reduced frontage. You will regret it. Bad idea. I came from a southern new england town that did just that and the quality of rural life was greatly diminished as well as stressed town services and the tax increases to support it. I came to Addison to avoid this.	3/24/2015 11:13 AM
29	Could more affordable housing be achieved by infilling/expanding the village areas? That would be preferable to suburban-style development of the LDR-A areas.	3/24/2015 11:06 AM
30	I feel those who own ,and would like to share their land with someone else, also living on it, should be allowed to do so.....so homes are consolidated, together.	3/23/2015 10:21 PM
31	lots should at least be 5 acers, keeps housing from being stacked together close proximity	3/23/2015 6:03 PM
32	I believe the views from Rte 22A and Rte 17 are a big asset tourist-wise. Would recommend holding on to those views. (Perhaps even compensating landowners to maintain those vistas). Otherwise reduction of density requirements in other areas may be advisable for affordability and landowners.	3/23/2015 5:25 PM
33	2 acre lot size will encourage subdivisions as developers find it is cheaper to put more houses with a defined acreage in 10 acres, Currently can put 2 house lots on 10 acres and 2 acre lots on 10 acres yield 5 houses. Local developers and builders will embrace this 2 acre proposal.	3/21/2015 8:52 PM
34	Very poorly worded questions here. Also regarding the solar questions, same comment. Questions are written with a clear bias, intended to illicit a particular response that the Planning Commission apparently wants to see. This entire poll is seriously flawed in that regard, and the results will have to be accorded due weight as a result.	3/14/2015 6:45 AM
35	What about looking at cul-de-sacs where the Town Planning Commission has a strong voice in the development of such a site? My thought is that a number of acres of land (5 or more per building lot) is set aside, and then the houses are built in a semi-circle (or rectangle) shape with a looped road (driveway) to access the homes. This protects the land, and allows for "cluster" housing. Houses can be clustered together, but there are only 2 entrances / exits, therefore cutting down on the number of driveways / entrances onto the roads. Hopefully this makes sense....	3/9/2015 5:00 PM
36	The question is asked in a very biased way. It's clear that the PC doesn't want to do this and will do everything in it's power to kill it, which is unfortunate.	3/7/2015 8:54 AM
37	Much of lot size will be driven by waste water disposal concerns. I would prefer that guidelines be developed to site or screen mound systems on smaller lots to minimize their visual impact.	3/5/2015 1:02 PM

## Addison Town Survey

38	It doesn't seem like it needs to be all or nothing. Two-acre lots makes sense in some areas, but certain areas it should remain as 5-acre lots. Encourage areas like Goose Bay Estates and require that they put in multi-home waste disposal systems. 17. We need to support our Fire Department and Vergennes Area Rescue Squad. They provide an extremely important role in our safety.	3/5/2015 11:05 AM
39	I would be interested in looking at other alternatives and strategies being discussed.	3/4/2015 8:55 PM
40	Before we jump into zoning changes in LDR-A we need to do a financial impact study as the real benefits the the town now and in the future. Any given month there is existing housing in Addison over a variable price range from \$150,000 and up that doesn't require substantial up front investment like building from scratch would (lot survey, septic mound, site prep, construction costs, etc. all will cost more than \$100K. Given population projections for Vermont and Addison specifically I do not see the urgency to jump into zoning changes in LDR-A district. The population is flat and going negative. If only low income residents are added then the rest of us will see our taxes will go up not down. The benefit to town tax base need to be answered in hard numbers.	3/4/2015 9:58 AM
41	Rural sprawl would further decrease housing values and lead to unsightly small crowded lots. The town does not do anything about cluttered, unsightly properties as it is. What would our town look like if these proliferated. Our dirt roads cannot handle more traffic. There are already many affordable houses for sale in Addison and I do not believe that demographics support the need for additional housing at the cost of the rural character of the town. Sprawl would decrease housing values and in the long run would not add to the town tax base. Remember Vermont is suffering from net migration of 24 to 48 year olds. No jobs = no young families. The legislators are bent on closing small schools and if the town loses its school it certainly could not hope to attract young families. Without the school the town, like many other small towns in Vermont would atrophy. Poor planning in the past has made developing town centers in Addison almost impossible. I believe that they would try to take land from the school to develop 4 Corners. Where else would they get land to do it? They are already looking for a "land swap" with the school for the anticipated renovation of the old Town Hall, at a cost of millions, and the building is not large enough to hold a town meeting. If we need a broader tax base how can we consider this expenditure? If we lose our rural beauty there is no incentive to move into Addison.	3/4/2015 9:38 AM
42	I do not support the reduction of lot size across the ENTIRE LDR-A region. I do support reduction in lot size, for purposes of developing more affordable housing (provided the town is attractive enough to potential buyers/renters to move here), in parts of this region. My suggestion: where major through routes already exist (Routes 22A & 17), which are paved and can handle the potential increase in traffic density, increased housing density would be accommodated by this infrastructure, and would not seriously detract from the visual appeal of the region. Dirt roads should be left with the current 5 acre lot size, preserving the rural character and avoiding increased wear and tear on dirt roads. Whether lot size should be reduced on ALL paved roads or just the major thoroughfares is open for debate. Disclosure: I live on a dirt road, therefore risk being labelled a NIMBY. I trust that the reasoning above helps to avoid that label.	3/3/2015 7:45 PM

### Q17 Anything else you would like to tell us about living here?

Answered: 42 Skipped: 100

#	Responses	Date
1		4/17/2015 3:49 PM
2	Our taxes keep going up b/c have not had smaller lots.	4/17/2015 3:37 PM
3	We need to free ourselves from fossil fuels.	4/17/2015 3:03 PM
4		4/17/2015 2:38 PM
5	more public access to the lake	4/17/2015 2:00 PM
6	7	4/14/2015 11:47 AM
7	for traffic from the north or south going west through the four corners is just about an accident waiting to happen so why would we want a town clerks office or anything else located in the area?	4/6/2015 2:06 PM

## Addison Town Survey

8		4/6/2015 11:36 AM
9		4/6/2015 9:57 AM
10		4/4/2015 8:08 PM
11		4/3/2015 4:03 PM
12		4/1/2015 9:37 PM
13	I love Addison. I love the people, the town, the free space and open air. I really appreciate all the work our appointed/elected officials do and the issues they have to tackle and the many complaints they have to deal with within our community. Good job!	4/1/2015 6:43 PM
14		4/1/2015 8:38 AM
15		3/29/2015 12:45 PM
16		3/28/2015 12:26 PM
17		3/27/2015 5:38 PM
18		3/27/2015 5:19 PM
19		3/27/2015 11:29 AM
20		3/26/2015 12:43 AM
21		3/25/2015 2:56 PM
22	Get some ethics. Do it legal or do not do it!	3/25/2015 10:46 AM
23		3/25/2015 8:31 AM
24	Thanks for doing this survey. It's important to plan our growth. We invested in Addison because we believe it's the next bedroom community for Vergennes and Middlebury, and to some degree Burlington. At the same time we can't lose the open character that we all love.	3/25/2015 12:32 AM
25		3/24/2015 10:35 PM
26	My neighbor lets her dog shit on my lawn. How could I prevent this?	3/24/2015 7:02 PM
27		3/24/2015 9:06 AM
28	I grew up in this town and have seen many homes built. This changes the feel of the area and do not want to see it become not as private. This I am sure is one reason for people wanting to live here. I find on the other hand having children that to get anything or have them be involved with sports we have to travel. This may also be a need for vergennes to provide more options for other towns children. In regards to solar as questioned in the survey, it would be great to have the citizens of the town of Addison have an opportunity to benefit from such growth.	3/24/2015 7:37 AM
29	Consider the above comments in view of the fact that I am not a resident of Addison, per se. I own a camp on the lake which we stay at during the summer. Am very interested in the future of Addison from that perspective, from a tax perspective and as a neighbor.	3/23/2015 5:25 PM
30		3/23/2015 1:27 PM
31	Solar farms that raise electric rates should not be constructed. When they become economically viable and competitive on their own right, ie without subsidy, I'd be in favor of them, not until then.	3/22/2015 6:28 PM
32		3/21/2015 8:52 PM
33		3/21/2015 12:13 PM
34		3/9/2015 5:00 PM
35	The biggest problem is the deep seated anti-development bias of the existing boards. Many of the questions in this survey are designed to give a certain outcome, so are basically rigged. Another good example of this is the public statement made by a member of the PC at the 2015 Addison Town Meeting in opposition to a nearby solar project. Clearly these people are not able to perform their job in a neutral, objective way and should be immediately replaced with individuals who can do so.	3/7/2015 8:54 AM
36	.	3/5/2015 1:02 PM

## Addison Town Survey

37	Need to be more active on the delinquent tax list folks and collecting what is due.	3/4/2015 8:55 PM
38	With regard to solar arrays, a real difference difference exists between home owner thermo solar or roof top solar than industrial solar that is being driven by investors looking for tax shelters. These people find Addison and 22A an easy target. Because we are rural and have a high percentage of low income residence we are exposed, thanks to the PSB, to what is commonly called "Environmental Injustice" where communities that do not have resources to battle corporation are run over by fast moving developers.	3/4/2015 9:58 AM
39		3/4/2015 9:38 AM
40		3/4/2015 8:26 AM
41	A follow-up to 15: I support solar farms, but feel that roof acreage should be exploited in preference to (potential) agricultural land. A follow-up to 17: There's nowhere to provide any response! Response to this section:	3/3/2015 7:45 PM
42		3/3/2015 2:29 PM

DRAFT

