

Enosburg Falls Village

Municipal Plan



THE BRIDGE OF FLOWERS AND LIGHT

Adopted by the Village Trustees on August 26, 2008

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CHAPTER 1. INTRODUCTION

Section 1.1 Purpose.

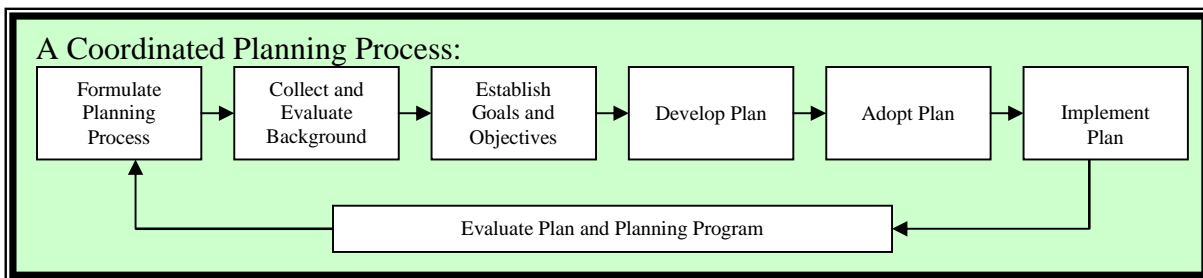
The purpose of this plan is to help the Village of Enosburg Falls prepare for the future by making appropriate decisions. This Plan sets forth goals and policies for the future and outlines a framework to guide and inform the decisions of citizens, municipal boards and employees, and developers towards attainment of those goals and policies.

Section 1.2 Planning Process.

The Village of Enosburg Falls is engaged in a coordinated planning process led by the Village Planning Commission, and the goals, policies, and recommendations in this Village Plan. The Planning Commission has many responsibilities authorized by Vermont Law, including but not limited to, preparing a comprehensive plan and subsequent updates and preparing zoning and subdivision bylaws to implement the Village Plan. In addition to these tasks, the Planning Commission is authorized to perform other acts or functions as it may deem necessary or appropriate to implement the Village Plan and fulfill the duties and obligations of Vermont Planning Law (Title 24, Chapter 117).

What is a Village Plan?
The Village Plan evaluates data and trends relating to growth and development, village character, the provision of facilities and services, and compatibility with adjacent municipalities and the region, identifies goals and policies to guide community decision making, and sets forth an implementation program.

According to Vermont Planning Law, municipal plans expire every five years. To comply with the law, the Planning Commission reviews the plan and proposes amendments to reflect new trends and goals in the community at least every five years. During this process, the Planning Commission seeks public input on current issues in the community, including challenges, assets, needs, and goals, which the Planning Commission uses for preparing plan amendments. In addition, the Planning Commission provides drafts for public review and comment. Following public participation and comment, the Village Trustees consider the proposed plan for adoption. The flow chart below illustrates a coordinated planning process.



Section 1.3 Citizen Participation.

During the preparation of all Village Plan updates, the Planning Commission has sought the help of Enosburg Falls residents, local business owners, public officials, and municipal employees. Village surveys were conducted in 2002 and 2007 to provide the Planning Commission with guidance on specific planning issues (see Appendix A for the results of the 2002 and 2007 Village surveys). In addition, public input is sought through the plan adoption process with two or more public hearings held by the Planning Commission and the Village Trustees.

In March and April of 2003, the Vermont Council on Rural Development (VCRD) sponsored an Enosburg Community Visit, which was a great opportunity for a community wide discussion on overcoming challenges and achieving community goals. The 'Visit' consisted of nine public forums that focused on specific community issues including: Apathy and Disconnection from the community; Crime and Drugs; Downtown Revitalization; Utilities; Economic Development; Youth, Recreation and a Community Center; a Town/Village Merger; Housing; Education and Community Involvement. A variety of state, federal, and non-profit agencies facilitated discussions. Following these discussions, VCRD identified and prioritized the issues based on the public forums and built teams to address each topic. The priority challenges identified from the visit, which are important to consider in drafting and implementing this plan are listed below:

Community Visit Priority Challenges

- Village revitalization;
- Town/Village division issues, with particular note of the Village ownership of electric services acting as a barrier to a Village/Town merger;
- Public safety/drug and alcohol issues;
- Education issues with particular mention of concern with literacy for all ages, lack of drive for educational attainment, and a need for a closer partnership between the community and the school.

Section 1.4 Coordination and Compatibility.

Implementation of this plan will require cooperation and communication between the Village and adjoining towns. Specifically, it is important to foster a good relationship with the towns of Enosburgh and Berkshire to protect the Village's public drinking water supply and in addition to work collaboratively on other common interests. The Village is an active participant in the Northwest Regional Planning Commission, which provides the opportunity to address on behalf of the Village, local and regional issues impacting the area. For further discussion on planning coordination and compatibility with neighboring towns and the region see Chapter 13.

Section 1.5 Implementation.

The planning process does not stop with adoption of this plan. Each section concludes with a set of goals, policies, and recommendations. The policies are intended to provide general guidelines for actions and responses to the issues raised by growth and change over the next 5 years. The recommendations call for specific actions that will require continued involvement. The Implementation Plan in Chapter 14 includes a worksheet that lists all the recommendations contained in the plan. This worksheet will be used to establish a time line and identify human and financial resources necessary to carry out the recommended actions.

CHAPTER 2. COMMUNITY PROFILE

DISCLAIMER

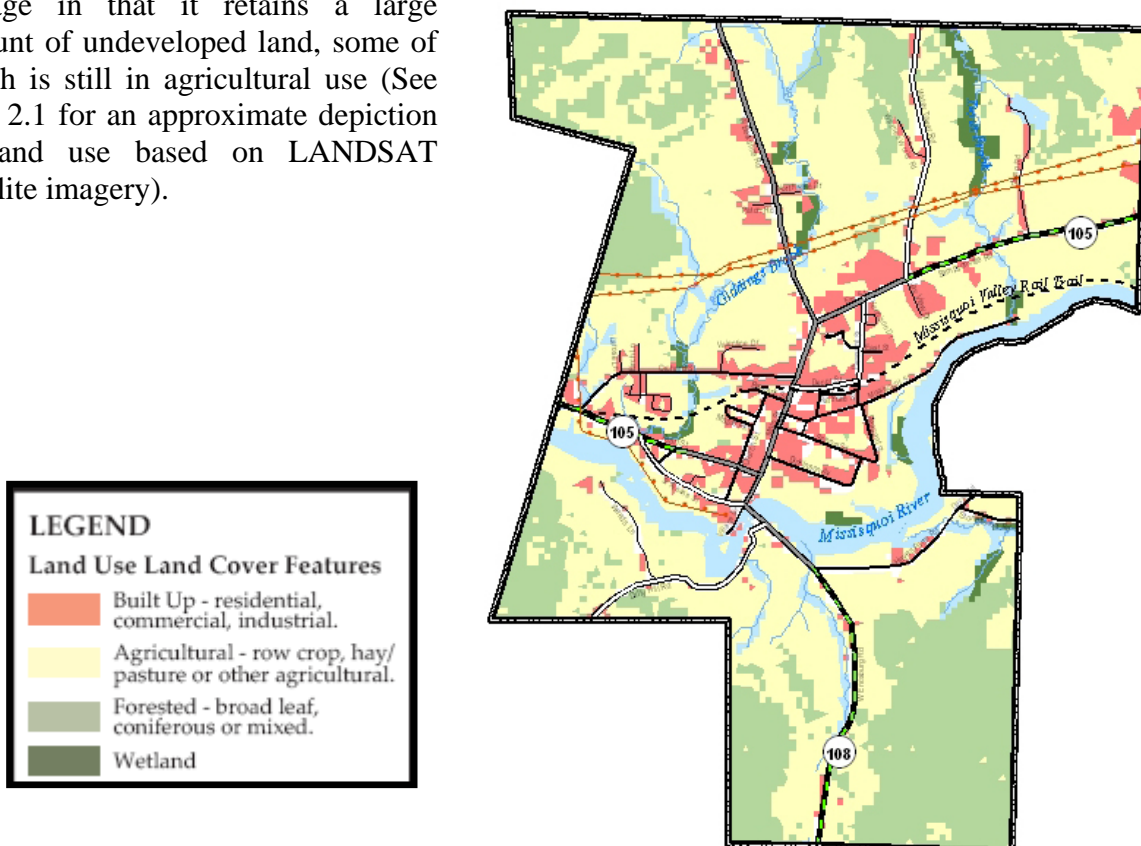
The Bureau of the Census, an agency within the Department of Commerce, carries out the Census of Population and Housing every ten years. The first census was taken in 1790 and latest census was taken in 2000. In the year 2010, another census will be conducted; however, because of the amount of time that is needed to compile the data, it will not be available until the year 2012 at the earliest. The Enosburg Falls Village Plan contains 2000 Census because, in most cases, this is the most current data available. In the course of ten years, many things can change in a town, a county, a state, and so forth. The 2000 Census data that has been used in this Village Plan, was at the time of the count, accurate and did reflect what was happening to the Village at that time.

Section 2.1 Overview.

The Village of Enosburg Falls, chartered in 1888, lies in the northwestern corner of the Town of Enosburgh in central Franklin County. The Village is bounded by the Towns of Berkshire, Franklin, Sheldon, and Enosburgh.

The Village occupies 3.6 square miles of land area, with an approximate population density of 409 persons per square mile based on the 2000 Census population of 1,473 persons. It lies primarily in the Central Highlands physiographic region of Vermont, and its terrain is characterized by broad valleys and rolling hills. The primary settled area of the Village is located just north of the Missisquoi River.. Enosburg Falls is unique for a Village in that it retains a large amount of undeveloped land, some of which is still in agricultural use (See Map 2.1 for an approximate depiction of land use based on LANDSAT satellite imagery).

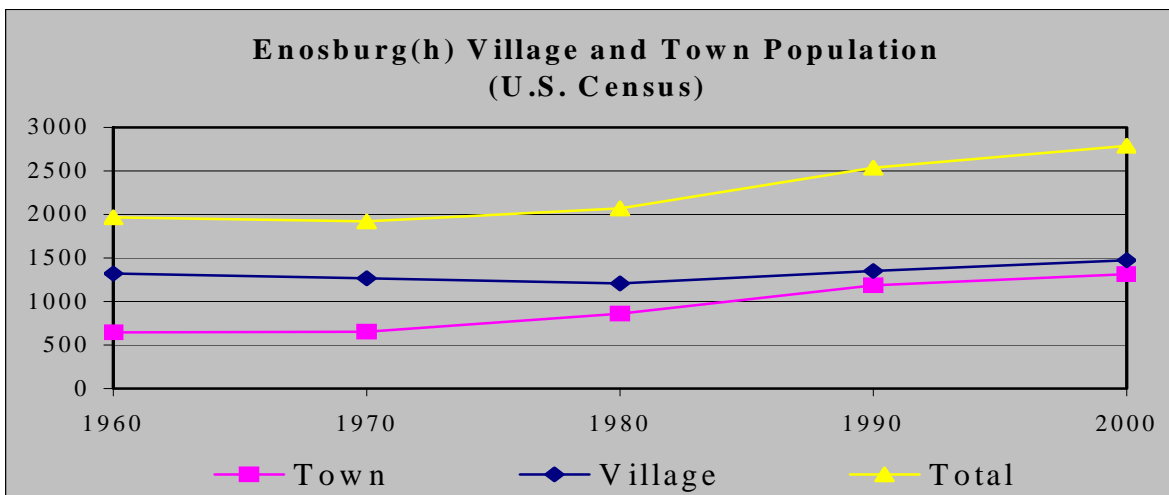
Map 2.1 Enosburg Falls Land Use/Land Cover



Section 2.2 Population.

After two decades of decline, the Village population grew by 12% between 1980 and 1990, and 7.3% between 1990 and 2000, bringing the population to 1,473 in 2000. This growth is slightly higher than the statewide increase during the same period (10% and 8.2%, respectively) and just lower than Franklin County’s increase during the same period (15% and 14%, respectively). Like other rural areas, Enosburgh Town’s population (outside the Village) declined during the 1940s and 1950’s and then rebounded with increases during the next four decades (by just one percent in the 1960’s, 32% in the 1970’s, 37% in the 1980’s, and 11% in the 1990’s). As illustrated in Figure 2.1 below, the Village and Town of Enosburg(h) are approaching equilibrium in population. Since 2000, population estimates show a small decline in the Village and the Town with a 2006 estimate of 1,461 in the Village and 1,294 in the Town (see Table 2.1).

Figure 2.1



	April 2000	July 2001	July 2002	July 2003	July 2004	July 2005	July 2006
Town	1,315	1,323	1,325	1,317	1,314	1,306	1,294
Village	1,473	1,488	1,502	1,490	1,483	1,473	1,461
Total	2,788	2,811	2,827	2,807	2,797	2,779	2,755

Data Source U.S. Census annual population estimates based on 2000 Census

According to the 2000 Census, the Village has a high percentage of native Vermonters, (84% as compared with Enosburgh Town at 50%). In Franklin County and throughout the State as a whole, 96% of residents reported being Vermont natives.

Section 2.3 Education.

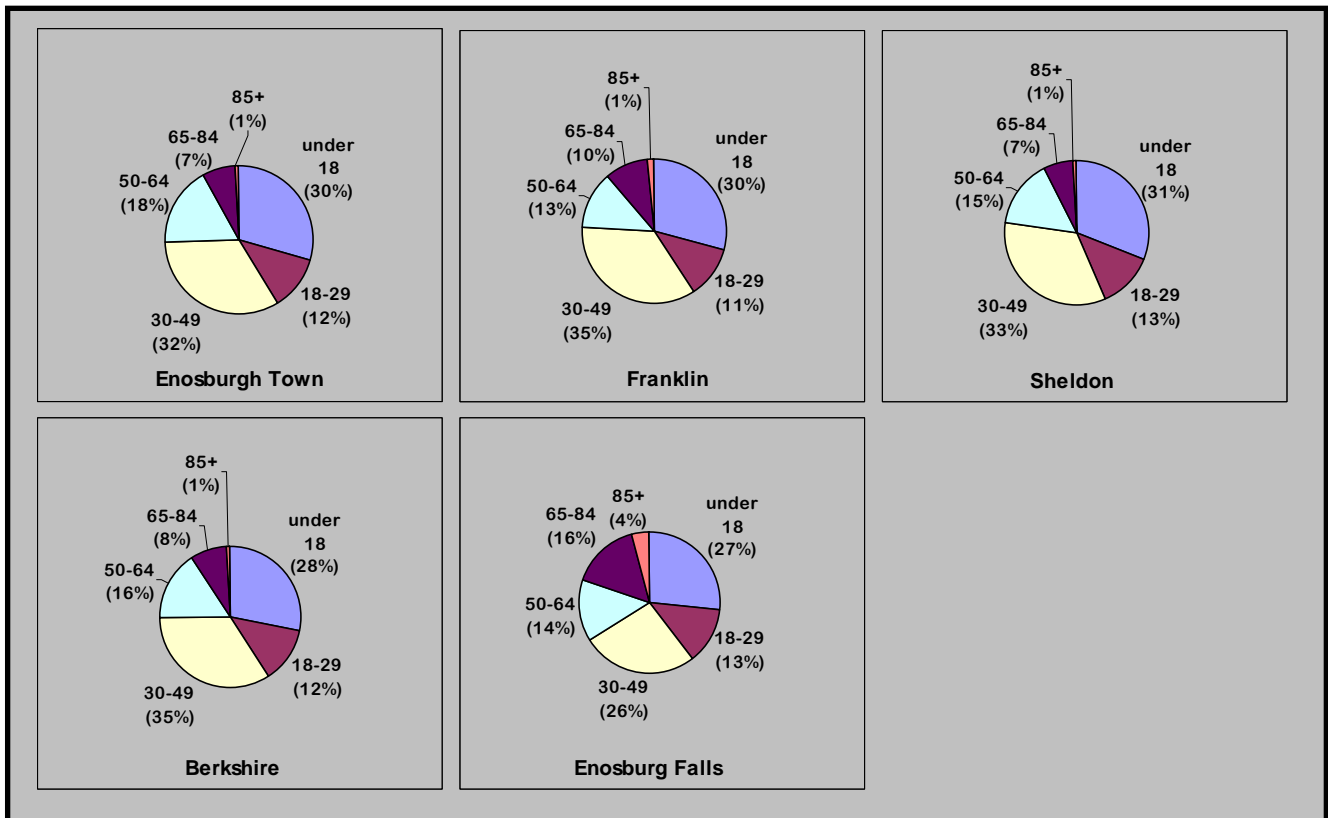
Of the 975 Village residents 25 years and older in 2000, 43% are high school graduates, and about 7.8% have a Bachelor’s Degree or higher. About 41% of Franklin County residents and 32% of Vermont residents who are 25 and older have high school diplomas. Franklin County and Vermont have higher percentages of residents with a Bachelor’s Degree, with just over 18%

and 12% respectively. These figures are important when planning for school programs that encourage higher education, which lead to obtaining high paying jobs.

Section 2.4 Age.

As illustrated in Table 2.3 above, age groups make up similar percentages of population in Enosburg Falls and surrounding towns, with the under 18 and 30 to 49 years age groups making up the largest percentages. However, Enosburg Village maintains the highest percentage of people 65 and over and people 85 and over compared to surrounding towns. A large and increasing senior population has implications for the type of services and facilities, which are needed in the community, such as senior housing and assisting living options, as well as for the resources available to pay for them.

**Figure 2.2
Age Distribution in Enosburg Falls and Surrounding Towns (2000 U.S. Census)**



Section 2.5 Disabilities.

The Census gives information about the proportion of the population with disabilities. Of non-institutionalized Village residents between the ages of 21 and 64, 27% have a disability, and 40% of these are completely unable to work (See Table 2.2 below). Compared to the rest of the County, Enosburg Falls has a higher proportion of disabled residents. It is important to consider this population when planning for access to recreation, employment, and facilities.

TABLE 2.2 POPULATION BETWEEN THE AGE OF 21 AND 64 WITH A DISABILITY, NON-INSTITUTIONALIZED, 2000			
	Population with a Disability		% unable to work
	Actual	%	
Berkshire	147	17%	69%
Enosburg(h)	398	27%	40%
Franklin	117	17%	34%
Sheldon	238	21%	33%
Franklin County	4,941	19%	39%
Source: U.S. Census, 2000			

Section 2.6 Household Size & Type.

How the population congregates into households affects the amount and type of housing and employment opportunities required in the community. The Village and Town’s average household size matches that of the county at 2.6 persons. Over the last few decades, average household size has been decreasing, which means that more houses are required to provide shelter for a population. This trend is a reflection of a larger number of single occupant households, an increasing number of single parent households, and smaller families (see Table 2.3).

TABLE 2.3 HOUSEHOLD TYPES, ENOSBURG FALLS, 2000		
	Number	Percent of Total
Family Households	378	64%
<i>Female Householder, no husband</i>	66	
Non-Family Households	213	36%
<i>Householder Living Alone</i>	181	
Total Households	1058	100%
Source: US. Census, 2000		

Section 2.7 Income.

As shown in Table 2.4 below, both Village and Town 1999 median incomes lag nearly \$8,000 or 24% behind those of Franklin County and the rest of the state and in addition, the Village and Town have a higher poverty rate. Further supporting these statistics, 5.7% of families in Enosburg Falls received assistance through the REACH UP program in 2005 and 18% of households received food stamps in the same year (Vermont Department Human Services, 2005). The REACH UP program helps families with children by providing services that support work, cash assistance for basic necessities, and health insurance.

TABLE 2.4 MEDIAN HOUSEHOLD INCOME POVERTY RATE, 1999		
	Median HH Income (1999)	Percent Families Below Poverty Level (1999)
Enosburg Falls	\$33,683	8.3%
Enosburg Town		
Franklin County	\$41,659	7.0%
Vermont	\$40,856	6.3%
Source: U.S. Census, 2000		

Section 2.8 Employment.

Of the 1,375 Enosburg(h) (Town and Village) workers over the age of 16 responding to the 2000 Census, 1,311 (95%) commute to work. The mean travel time for those commuting to work was 30 minutes, which places a majority of the places of employment in Franklin County.

A relatively small percentage of workers within the Village are still employed in farming and forestry (4%); however, this figure lower than only Berkshire and Franklin (6%) and Fairfield (5%). The Village has a large number of professionals and workers in managerial/professional occupations, sales/clerical/technical occupations, and production/transportation occupations. (See Table 2.5 below)

TABLE 2.5 OCCUPATION OF EMPLOYED PERSONS 16 YEARS AND OLDER, 2000		
	County	Village
Managerial/Professional	7,064 (31%)	123 (27%)
Service	2,928 (13%)	190 (14%)
Sales/Clerical/Tech.	5,558 (24%)	301 (23%)
Farming/Forestry/Fishing	518 (2%)	53 (4%)
Construction/Maintenance	2,472 (11%)	124 (10%)
Production/Transportation	4,525 (19%)	284 (22%)
Source: U.S. Census, 2000		

The average annual wage paid to employees working in Enosburg(h) during 1990 was \$16,376, which rose to \$29,625 for males and \$22,125 for females by 2000. This represents an 81% and 35% increase respectively in just 10 years. By comparison, the average annual wage in 2000 for Franklin County is \$32,009 for males and \$24,078 for females, a 72% and 30% increase over 1990 respectively.

Section 2.9 Housing.

The number of housing units in Enosburg Falls increased from 1,350 in 1990 to 1,473 in 2000, a 9% increase (see Table 2.6). This is a much smaller increase than what the county or the state has experienced. The number of housing units is growing at a faster rate than the population which, given the effect of decreasing household size and an increasing number of households, could indicate a shortage of housing units.

TABLE 2.6 PERCENT GROWTH IN POPULATION, NUMBER OF HOUSEHOLDS & HOUSING UNITS, 1990 - 2000.									
	Population			Households			Housing Units		
	1990	2000	Percent Change	1990	2000	Percent Change	1990	2000	Percent Change
Enosburg Falls/Town	1,350	1,473	9%	567	591	4%	602	618	3%
Franklin County	39,980	45,417	14%	14,326	16,765	15%	17,250	19,191	11%
Vermont	562,758	608,827	8%	210,650	240,634	14%	271,214	294,382	9%

Source: U.S. Census, 2000

Of the 618 housing units in Enosburg falls, 36% are inhabited by renters (see Table 2.7). This is a relatively high percentage of rentals. The Village has relatively few vacant housing units, which is an indicator of a tight housing market.

TABLE 2.7 OCCUPANCY STATUS OF HOUSING UNITS, 1990 AND 2000				
	Village		County	
	1990	2000	1990	2000
Occupied	94%	96%	74%	87%
Owner occupied	59%	60%	54%	66%
Renter occupied	35%	36%	20%	21%
Vacant	6%	4%	15%	13%
Seasonal use	1%	2%	11%	10%
Total Housing Units	602	618	19,319	19,191

Source: 1990 and 2000 U.S. Census

The majority of the Village’s housing is connected to public sewer lines (92.9%) and public water (98%). As of the 2000 Census, only 1% of homes lack complete plumbing facilities, while only 0.8% lack a complete kitchen. Like elsewhere in the state, a high percentage of the housing stock in Enosburg(h) (42%) was built before 1939. About 17% was constructed during the building boom of the 1980s.

According to the 2000 U.S. Census, the median home value in Enosburg Falls is \$82,500 (in 1999 dollars). According to property transfer tax records, the median sale price for a home in Enosburg(h) was \$82,000 in 2000 and \$127,000 in 2005, over a 50% increase. The 2005 median sale price for a home in Franklin County was \$175,000 and in the state was \$185,000. The availability and development of affordable housing is discussed in Chapter 5, Housing.

Section 2.10 Grand List.

As shown in Table 2.8, the value of the Town’s Grand List rose 9.6% between 1997 and 2006. Growth in the number of parcels was much more conservative – between 1997 and 2006 the Village gained 8 new parcels.

TABLE 2.8 ENOSBURG FALLS GRAND LIST TRENDS, 1997-2006				
	1997	2000	2003	2006
Grand List	\$451,098	\$469,734	\$494,892	\$494,246
Parcels	539	540	551	547
Source: Grand List				

Section 2.11 Property Tax Burden.

In addition to school taxes, Village residents must also pay municipal taxes to support Village services. A comparison of the Village tax rate with some other incorporated municipalities is shown in Table 2.9. These rates reflect Village taxes. The school tax and Town tax are not included in the listed rates.

TABLE 2.9 MUNICIPAL TAX RATE, 2006	
St. Albans City	2.29
Enosburg Falls	0.86
Swanton	0.94
Morrisville	0.01
Johnson	0.18
Source: Town/Village/City Reports, 2006	

CHAPTER 3. HISTORIC AND SCENIC RESOURCES

GOAL:

To protect and preserve the historic and scenic features of the Village.

Section 3.1 History of Enosburg Falls.

The first Vermonters were most likely residents of the Lower Missisquoi watershed. Around 12,000 years ago, when prehistoric people first settled the area, much of the land in the region was submerged under the Lake Champlain Sea. The earliest known human settlements in the state are along the margins of what used to be the Champlain Sea. This margin is along the western side of the watershed, reaching as far east as St. Albans and the Highgate area.

Between 10,000 years ago, when the Champlain Sea receded, and 350 years ago, when European colonists displaced native populations, the residents of the region based their choice of home turf upon environmental factors. Archeological research indicates that likely sites were within 200 feet of surface water of any kind, having a gentle slope and moderate or well-drained soils. These are the areas that are most likely to contain archaeological remains of Enosburgh's early inhabitants.

The Town of Enosburgh was granted May 12, 1780 and chartered May 15 of the same year by Governor Thomas Chittenden to Major General Roger Enos. General Enos was the father of Ira Allen's wife Jerusha and he served as one of Benedict Arnold's officers in the invasion of Canada.

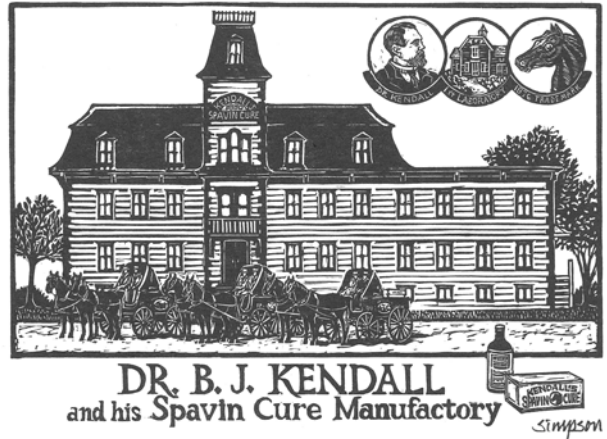
Photo 3.1 Missisquoi Street Circa 1920

Photo Credit: Janice Geraw



The growth of Enosburgh is traceable from the establishment of one particular company and the completion of the Missisquoi Valley Railroad in the early 1870's. The B.J. Kendall Company, established in 1870, produced hogsheads of patent medicine for the cure of horse spavin. The Kendall Company was located in the northwestern corner of the Town near the railroad, which helped influence the area to become the center for business and residential development. The Kendall Company served as an engine for rapid growth in the Village, and contributed significantly to the community's social as well as its physical growth.

Photo 3.2 Spavin Cure Manufactory Post Card



The Village of Enosburg Falls was incorporated in 1888 as one of the smallest village populations in the state. Shortly after this, a high school was built behind the site of the present high school. The Enosburg Grade School was established in 1890, and by 1900 ranked among the best in the state.

Many of the Village's existing structures exemplify its historic, religious, political, commercial, industrial, and agricultural development. The Enosburg Telephone Company formed in 1895 when a line was built from Enosburg Falls to West Enosburg, Enosburg Center, and East Enosburg. The central office and exchange was maintained in Enosburg Falls. This building is now the home of North Country Cablevision Inc.

Photo 3.3 The Opera House

Photo Credit: Janice Geraw



The Opera House, built in 1892, still functions as the center of numerous community activities. It is one of the most commodious and handsome public halls in the state. The Opera House is now owned by the Village and Town and is on the National Register of Historic Places. The Town Selectboard appointed a special committee to seek grants and other funding, while also overseeing the restoration of the facility. To date, remarkable progress has been accomplished with the restoration program.

Agriculture has long been one of the area’s important industries. Enosburgh claims title “Dairy Center of the World” by serving as a collection point and processor of Franklin County’s milk into food products. In addition, Issac Farrar, an early settler, originated the use of wooden spouts for tapping maple trees. For some time, Enosburgh was the location of one of the largest manufacturers of equipment and supplies for maple syrup producers.

Photo 3.4 Enosburgh Falls Historical Society in former Railroad Depot
Photo Credit: Janice Geraw



The state historic survey lists 3 districts of historic significance in Enosburgh Falls: the Downtown Historic District, the Historic Railroad District and the Orchard Street-North Main Street Historic District. The Enosburgh Historical Society is active in promoting the preservation of Enosburgh(h)’s historic resources. These organizations have pursued state and national designation for local properties and presented programs to educate and inform the public about local history, see Table 3.1 below for the State Register of Historic Sites. See Appendix B for maps of Village historic districts and sites listed below.

TABLE 3.1 STATE REGISTER OF HISTORIC SITES IN ENOSBURG FALLS		
Name of Site	Map Reference	Site Number
Aseltine & Greenwood Block	Map 1, #7	0603-13
B.J. Kendall House	Map 3, #16	0603-6
Carmi Marsh House	Map 3, #45	0603-4
Catholic Church	Map 2, #76	0603-18
Dr. William Hutchinson House	Map 3, #15	0603-8

TABLE 3.1 STATE REGISTER OF HISTORIC SITES IN ENOSBURG FALLS		
Name of Site	Map Reference	Site Number
Dr. A.J. Darrah House	Map 1, #4	0603-10
Enosburg Falls High School	Map 1, # 10	0603-20
Enosburg Falls National Bank	Map 1, #3	0603-11
Kendall’s Spavin Cure Building	Map 3, #43	0603-1
Masonic Hall	Map 1, #8	0603-15
Merrill Block	Map 1, #44	0603-14
Methodist Church	Map 1, #84	0603-19
Moses Perley House	Map 3, #17	0603-5
Northern Telephone Company Building	Map 1, #42	0603-3
Old Post Office	Map 1, #13	0603-16
Olin Merrill House	Map 3, #3	0603-9
Opera House	Map 2, #7	0603-2
Original Spavin Cure Building	Map 3, #16A	0603-7
Perley Block	Map 1, #6	0603-12
Silver Auction House	Map 1, #38	0603-17
Source: Vermont Historic Sites and Structures Survey for Enosburg, 2008		

Section 3.2 Scenic Resources.

The area’s scenic resources are intimately tied to and dependent upon its history. This is particularly the case in the more densely settled area of the Village. Certain streetscapes and the mixture between developed areas and open space give Enosburg Falls the character and feeling that both residents and visitors recognize. Views of Jay Peak offer a spectacular backdrop to a small village and agricultural setting. The land uses in the area surrounding the business district - farming, forestry and more dispersed residential development - supply contrast and definition to the more intensely used and settled central Village.

One of Enosburgh's most scenic treasures is hidden to many tourists, friends, and rail trail users traveling through the Town and Village who are not familiar to the area. They have to stop and ask if and where the waterfalls are. When they do locate the area they are usually impressed

Photo 3.5 The Falls and Bridge of Flowers and Light
Photo Credit: Janice Geraw



with the falls and the beautiful arch bridge, now known as the Bridge of Flowers and Light, which is especially picturesque when seen from down river. Originally, a wooden covered bridge spanned the Missisquoi River on this spot. In July of 1915, the wooden bridge was dynamited and replaced with the cement arch bridge that same year and it served its purpose until 1969. In 1969, a 245 foot long bridge was constructed just north of the cement one. In the 1990's the cement arch bridge was deteriorating to the point that a

Photo 3.6 Down River from the Falls
Photo Credit: Janice Geraw



decision had to be made as to whether it should be preserved or destroyed. Then Village Manager, Stephen McNeil worked very hard in securing grants to preserve the bridge. In addition, to help defray costs bricks were "sold" to place on the floor of the bridge on which one could have their name or the names of loved ones inscribed. The Bridge of Flowers and Light was dedicated on June 7, 1999 in a wonderful ceremony. The children from the elementary school marched to the bridge carrying flowers that were thrown over the bridge during the proceedings. In the summer, the bridge is surrounded by flowers and community members and visitors are invited to stroll among them and along the bricks and view the falls. However, the bridge provides a spectacular view any time of year.

In order to promote the bridge and falls as a scenic destination for visitors, the Planning Commission recommends installing a scenic "turn out" on Duffy Hill Road where visitors can stop and take pictures of the bridge and falls; the installation of signs on Routes 105 and 108 coming into the Village announcing a bridge and falls as a scenic destination; and the installation of a sign with arrow at the intersection of Pearl and Main Streets and on the Rail Trail.

Section 3.3 Policies and Recommendations.

POLICIES:

- 3.1 Ensure that the historic integrity of the Enosburg Opera House is protected in perpetuity.
- 3.2 Support the efforts of the Enosburg Historical Society in protecting the historic character and buildings of the Village and in informing the public about local history.
- 3.3 Recognize and promote Enosburg's historic setting, the Missisquoi Valley Rail Trail, and the Brown Walkway for their contribution to the Village's economy and quality of life.
- 3.4 Encourage and support adaptive reuse of historic buildings.

RECOMMENDATIONS:

- 3.1 Review the allowable land uses, dimensional requirements, and parking requirements for residential districts to ensure that they promote the historic character of Village neighborhoods.
- 3.2 Monitor changes made in the 2008 Land Use and Development Regulations providing incentives for the adaptive reuse of historic structures.
- 3.3 Consider historic/scenic character in decisions regarding paving, widening of streets, installation of sidewalks, and development permits.
- 3.4 Fully enforce bylaws for landscaping and screening and the visual effects of clearing when conducting site plan review of subdivision, commercial, and industrial applications.
- 3.5 Work with the Trustees to publicize the falls and the Bridge of Flowers and Light as a scenic destination in Enosburg Falls.

CHAPTER 4. ECONOMY

GOALS:

1. *Support economic growth which will complement existing firms and the vitality of the downtown business district.*
2. *Enhance the quality of life for residents of the Village, the Town and the region.*

Section 4.1 Brief History of the Village Economy.

The Village of Enosburg Falls is a trading and service center for the towns of central Franklin County. The Village’s role as a trading and industrial center began well over 100 years ago when the Pierce Patent Broom and Socket Factory (the first saw mills), a woolen mill, and other manufacturing plants located on the island and mainland at the southern end of Main Street. Central Main Street saw its first commercial development in the early 1800’s. In 1880, Dr. B.J. Kendall and his business partners opened up North Main Street to development with the construction of the Spavin Cure Building. The completion of the Village infrastructure, including some paved sidewalks, led directly to the heyday of the Village economy around 1925. Since the decline of the railroad and associated industry, Enosburg Falls has shaped into a small regional center, providing services for the towns of eastern Franklin County.

Today, Enosburg Falls is home to a diversity of enterprises, which provide for many of the needs of local residents, offer employment opportunities, and yield tax revenues to support municipal infrastructure and the education system. Local employers with 12 or more employees are shown below.

TABLE 4.1 MAJOR ENOSBURG FALLS EMPLOYERS, 2000		
Employer	Employees	Product
Enosburg School District	240 (full time, part time, and temporary)	Education
Village of Enosburg Falls	16	Municipal Services
McDermott’s Milk Transport	45	Farm Trucking
Franklin Foods	75-80	Milk Products
Champlain Chevrolet	20	Auto sales
Brownway	18	Community Care
Hannaford’s Supermarket	102	Grocery Products
Sticks and Stuff	15	Building Supply/Hardware

Competition for industry is high, and Enosburg has not experienced any improvement in its manufacturing economy in recent years. There is over 100 acres of land with municipal water and sewer zoned for industrial development on RTE 105 at the north end of the Village.

The agriculture industry, once central to the local economy had declined and with it, some of the associated business activity. Nonetheless, the Village still has working farms and they continue to contribute to the economic welfare of the Village and area. Agricultural related companies located in the Village, primarily because it is central to the region's farms, include McDermott Trucking and Franklin County Cheese Company.

Photo 4.1 The Hayes Farm

Photo Credit: Janice Geraw



Section 4.2 Challenges for the Future.

Enosburg Falls faces many economic opportunities in the future. The Enosburg Falls Economic Development Corporation (EFEDC) was formed in the 1980's to assist industry with start-up and expansion capital, and is still serving the economic community of Enosburg Falls. The corporation has been engaged in economic development over the past decade. During this period, there have been tangible improvements in the Village, including a marketable industrial park.

In 2003, the Village Trustees and the EFEDC commissioned Mad River Research to complete a Downtown Business Plan to provide information and analysis necessary to strengthen and expand the economy of downtown Enosburg Falls. The consultant, Jim Boyland of Mad River Research, told

**Photo 4.2
Main Street Looking at New Falls Housing Inc. Building
Photo Credit: Janice Geraw**



Enosburg Village Trustees that the downtown is at a critical point in its economic life, and the study recommended creative ways for the "burg" to take advantage of certain strengths to address challenges.

The study analyzed four areas relevant to making decisions on how best to strengthen the Village economy, which the Planning Commission will use in their short and long term plan development. The four areas include::

- Staff for economic development efforts
- Housing and Downtown Rehabilitation
- Retail Evolvement
- Downtown appeal/attractiveness

The Downtown Business Plan stated that downtown Enosburg Falls can best be described as “in transition”. It noted that a walk through downtown revealed some thriving retail businesses. According to the Plan, the challenge facing the downtown merchants and the Village in 2003 was twofold:

- Revitalizing the underutilized space in the downtown area to bring more life, curbside appeal and consumer foot traffic back to downtown;
- Solidifying a connection between the Hannaford’s Supermarket and other downtown merchants that is strong enough to bring more consumer dollars into downtown.

Since completion of the Downtown Business Plan, the Depatie/Abbott blocks have been redeveloped into new storefronts and housing following a devastating fire in 2005. The tragedy has spurred a period of rejuvenation. As of the beginning of 2008, all storefronts but one are occupied with various small businesses and the new block seems to add a fresh new appeal to Main Street. While progress has been made on the first challenge, these challenges are still valid. The Planning Commission believes the Enosburg Falls Downtown Business Plan is an excellent tool that will aid in planning the economic future for Enosburg Falls.

Section 4.3 Policies and Recommendations.

POLICIES:

- 4.1 Promote cooperation, support activities, and recommendations outlined in the Enosburg Falls Downtown Business Plan September 2003.
- 4.2 Promote continued viability of the Central Business District by acknowledging and addressing expansion needs of existing businesses and potential new businesses.
- 4.3 Promote a diversified and stable economy by encouraging compatible industrial development, and supporting the expansion of existing business and industry.
- 4.4 Promote and encourage development of agribusiness and other support businesses and cooperatives in the Industrial Park as a means to stimulate the agricultural economy.
- 4.5 Promote the creative adaptation and reuse of existing buildings to accommodate economic activities.
- 4.6 Encourage events and activities, such as art exhibits, musical events, craft fairs, and farmer's markets as a further attraction to the Central Business District.
- 4.7 Recognize that recreation needs in the Village have a direct impact upon the economic vitality of the Village and area.

- 4.8 Recognize that safety and security needs of business, industry, and all residents directly impact the economic vitality of the Village and Central Business District.
- 4.9 Recognize that the sanitation and physical attractiveness of the Village and Central Business District directly impact the economic vitality of the Village.

RECOMMENDATIONS:

- 4.1 Establish and maintain communications with the Enosburg Falls Economic Development Corporation, Village and Town officials, school district, and local business people to best serve the citizens of the Village and surrounding areas.
- 4.2 Work with other communities in the region to promote economic development in the Village.
- 4.3 Work with the Franklin County Industrial Development Corporation and the Enosburg Falls Economic Development Committee to encourage occupancy of the Enosburg Falls Industrial Park.
- 4.4 Actively promote utilization of the Missisquoi River and Missisquoi Rail Trail as recreational resources and attractions to the Central Business District.

CHAPTER 5. AFFORDABLE HOUSING

GOALS:

- 1. To promote safe, healthy and affordable housing for all segments of the population.*
- 2. To ensure the provision of adequate housing of a variety of types for all incomes and ages in an environment that is safe, visually attractive, and satisfies the day to day living requirements of the Village residents.*

Communities require adequate volumes and a variety of types of safe, healthy, and affordable housing opportunities. Unfortunately, sufficient numbers of affordable housing for the low income and workforce population are lacking in most communities throughout the County. The workforce population is an important and large cohort of the population, making up 69.3% and 72.8% of all employed persons in Franklin County and Enosburg Falls respectively, according to the 2000 U.S. Census. This population includes our retail sales and production workers, emergency personnel, farmers and construction, and maintenance and service workers.

The state defines "affordable housing" as housing that consumes no more than 30% of a household income where the income is no more than 80% of the county median or metropolitan statistical area (MSA) median income, if it applies. Housing costs include not only the mortgage, but taxes and insurance for owner-occupied units. In the case of rental units, the cost is defined as rent plus utilities. All of Franklin and Grand Isle County have recently been added to the Burlington-South Burlington MSA; however, data has not been updated to include the two counties. Using the MSA income would skew the affordability analysis in Enosburg Falls due to the much higher median income in Chittenden County. Therefore, this affordability analysis uses the Franklin County median income.

In 2000, the U.S. Census determined median household income in the Village of Enosburg Falls to be \$30,221 vs. \$41,659 in Franklin County as a whole. Low income households are those with income 80% of the median, while very low incomes are those at or below 50% of the median. According to the 2000 census, approximately 58 households in Enosburg Falls were considered to be below median income but not low income; an additional 236 were low income; and of those, 130 were very low income. A total of 178 individuals were under the poverty level.

Using the state definition of affordable housing outlined above, the following two tables illustrate the income available for homeownership and for rent each month for each of these groups, median sale price for year-round primary dwellings or median gross rent, and the difference between the two, known as the affordability gap. The maximum affordable mortgage for the Franklin County median income is close to \$40,000 less than the median price of homes sold in Enosburg Falls during 2005, while for lower incomes the gap gets even larger. Rental housing in Enosburg Falls appears to be more affordable for median and low incomes, while very low incomes have a gap of 63 dollars.

TABLE 5.1 AFFORDABILITY GAP FOR HOME OWNERSHIP IN ENOSBURG FALLS								
	Med. County HH Income (1999)	30% of Income Per Month	Taxes & Insurance	Income Available for Housing per Month	5% Down Payment	Maximum Affordable Mortgage	Median Sale Price Primary Residences (2005)	Owner Affordability Gap
Median	\$30,221	\$756	\$250	\$506	\$4,237	\$89,056	\$127,000	-\$37,944
Low (80%)	\$24,177	\$604	\$250	\$354	\$2,971	\$62,310	\$127,000	-\$64,690
Very Low (50%)	\$15,111	\$378	\$250	\$128	\$1,071	\$22,527	\$127,000	-\$104,473

Data Source: Median Household Income (2000 U.S. Census); median home sale price (Vermont Housing Data); taxes and insurance (NRPC estimate); all other figures computed by NRPC

TABLE 5.2 AFFORDABILITY GAP FOR RENTING IN ENOSBURG FALLS			
	Income Available for Rent/ Month	Median Gross Rent (2000)	Rental Affordability Gap
Median	\$756	\$441	\$315
Low (50 - 80%)	\$378-\$604	\$441	\$163 to -\$63
VeryLow ($\geq 50\%$)	\$378	\$441	-\$63

Data Source: U.S. Census

There are currently two developments of subsidized low-income housing in Enosburg Falls. Pleasant Street Apartments provides 24 apartments (8 one bedroom and 16 two bedroom), five of which are market rate and the other 20 of which are available to families making 50 to 60 percent of the median income. The second development of affordable housing, Falls Housing Inc., was completed in 2006

Photo 5.1 New Block and Falls Housing Inc. Photo Credit: Janice Geraw

after rehabilitation of the Depatie Block on Main Street in the center of the Village, which was destroyed by fire in 2005. The redevelopment includes six units in the upper levels of the Merchants Bank Buildings, with a total of 28 units. One unit is market rate, while the remaining 27 are available to households earning 60% of the median income. Given the



disparity between median income and the median sale price, the need for more affordable housing is apparent.

Adequate provision of housing options for the elderly is important as the baby boomers age, increasing the proportion of the elderly in the community. There is one level 3 assisted living facility (Brownway) and one apartment complex (Riverview Apartments) available to the elderly and disabled through Section 8 funding. Brownway, a 36-unit care facility with some subsidized rooms, has no vacancy and a marginal waiting list. Riverview Apartments, which offers 30 units of housing for elderly and disabled with rents pegged to income, does not currently have a waiting list. This is a change from the recent past, when both facilities maintained an extensive waiting list for occupancy.

Section 5.1 Policies and Recommendations.

POLICIES:

- 5.1 Encourage high densities of housing only where they can be properly served with infrastructure.
- 5.2 Create and/or maintain sound, viable neighborhoods for the residents of Enosburg Falls.
- 5.3 Encourage efforts to retain and improve the quality and vitality of older neighborhoods through restoration of deteriorating buildings.
- 5.4 Encourage rehabilitation of abandoned or deteriorating structures to the extent this is economically feasible as an alternative to construction of new structures.
- 5.5 Maintain existing rental units and support the creation of new ones with consideration for the character of the surrounding neighborhood.
- 5.6 Recognize balance and interrelationship between housing and economic development.
- 5.7 Encourage development of senior housing opportunities.
- 5.8 Promote and support zoning that allows and encourages increased densities for the purpose of providing affordable housing, such as planned unit developments, while preserving the character of older neighborhoods/villages/downtowns.
- 5.9 Promote housing developments that provide opportunities for a mixture of incomes.
- 5.10 Promote housing developments that include or provide access to commercial, civic, and recreational uses.

RECOMMENDATIONS:

- 5.1 Consider adoption of a basic building code to ensure health and safety of residents and prevent blight that detracts from the historic and scenic integrity of the Village.
- 5.2 Stabilize service costs such as sewer, water and electrical hook ups throughout the community in order decrease homeownership and home rental costs.
- 5.3 Consider applying for grant funds, such as the Community Development Block Grant, for renovation/rehabilitation of buildings for housing or economic development.
- 5.4 Encourage the use of planned unit development incentives to create permanently affordable housing.
- 5.5 Consider municipal impacts when reviewing new development proposals, such as educational, fire, police and emergency services, highway maintenance, electrical and municipal water and wastewater systems.

CHAPTER 6. EDUCATION

GOAL:

Coordinate enhancement and expansion, as needed, of educational services and facilities to meet the current and future needs and requirements of the community and areas served.

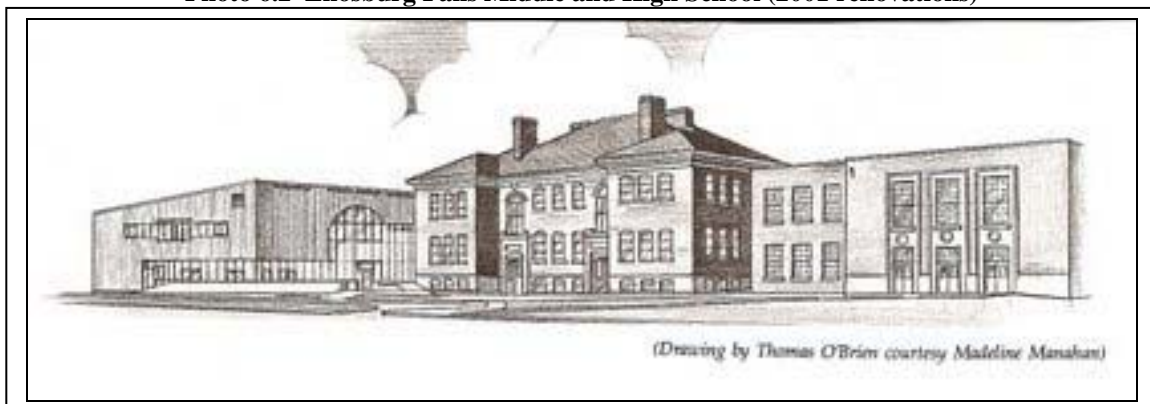
Section 6.1 History.

Beginning in 1806, Enosburgh Town leaders arranged for the orderly education of local youth by dividing the Town into districts, which were made up of farms or lots. Enosburgh Falls began its educational history as District Number 7, composed of 18 lots. The first school in the Village was built of logs in the 1820's, according to Janice Geraw's history of Enosburgh, and was replaced after being "set fire to by one of the pupils." The present Enosburgh Falls Middle & High School was originally built in 1907, over 100 years ago, as a Kindergarten through grade 12 facility. Voters have approved three additions to the middle and high school, in 1945, 1981, and the most recent in 2001 (completed in 2004). In 1954, Town and Village school administrators closed the scattered school districts throughout Town and approved plans for a new elementary school to be built in the Village, which was built in 1956 and was last expanded in 1988.

Photo 6.1 Enosburgh Falls Middle and High School Circa 1907



Photo 6.2 Enosburgh Falls Middle and High School (2001 renovations)



Section 6.2 Educational Facilities and Enrollment.

The Enosburg Falls School District is run by an elected five-member Prudential Committee and is staffed by a collaborative team. The Enosburg Falls School District is a member of the Franklin Northeast Supervisory Union. Other members in this union are: Bakersfield, Berkshire, Montgomery, and Richford.

TABLE 6.1 ENOSBURG FALLS SCHOOL ENROLLMENT (2006-2007 SCHOOL YEAR)														
2006-2007	K	1	2	3	4	5	6	7	8	9	10	11	12	Total
Elementary	30	32	26	38	41	28								195
Secondary							45	48	43	103	100	75	83	497
Total														692

The Enosburg Elementary School includes kindergarten through grade five. In 2005, grade 6 was moved to the Middle School to relieve the Elementary School from space limitations. Since that time, enrollment at the Elementary School has been relatively stable at around 200 students; however, the enrollment number fluctuates up and down throughout the school year and in recent years has been increasing. Even though grade 6 was moved to the Middle School in 2005, space limitations remain an issue for the Elementary School. Several things contribute to the space crunch including, an increase in the number of special needs students and the facilities and staff to serve them and increasing enrollment. Currently, the school uses the gymnasium as the cafeteria, which adds an additional space constraint. The Village has begun discussions on how to address the space limitations in the Elementary School, but there are no official plans yet.

Enrollment at the high school over the last 10 years has fluctuated around 500, the fluctuation due to the presence of tuition students who may choose to attend high school at Enosburg, Richford, Saint Albans, Swanton or Lamoille Union.

TABLE 6.2 ENOSBURG FALLS MIDDLE & HIGH SCHOOL ENROLLMENT INFORMATION										
	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	2005-2006	2006-2007
August Enrollment	492	503	498	402	403	396	402	491	488	508

Enosburg High School receives tuition students from the towns of Bakersfield, Berkshire, Fairfield, Sheldon, and Montgomery. Many towns served by the school system are growing more rapidly than Enosburg Falls and, forecasting the number of tuition students, a most important factor in planning and budgeting has become most difficult. The 2004 renovation to the Middle and High School was planned for a maximum capacity of 500 students in the high school and 200 students in middle school. Capacity is sufficient for the current number of students (see Table 6.2) and for many years to come at the current rate of growth. However, special programs and extracurricular activities currently compete for space and the more activities and programs offered, the more space is needed. A solution in this regard is to look for nearby opportunities to locate selected programs and activities.

The Cold Hollow Career Center (CHCC), built in 1981, offers career and technical education to area high schools as well as adult students, including Enosburg Falls, Enosburgh Town, Richford, Bakersfield, Berkshire, Fairfield, Montgomery, and Sheldon.

All Enosburg Falls educational facilities are located in or near the center of the Village. This provides convenience for transportation and for community use of the buildings and adjacent athletic fields. The school complex was in effect landlocked until recent land acquisitions made it possible to expand the school buildings near its existing location.

Continuing education for adults is available in St. Albans, Burlington, or Plattsburg, New York. In St. Albans and Burlington, the Community College of Vermont offers courses and degree programs. Numerous colleges in the Burlington area include the University of Vermont, Burlington College, St. Michael's College, and Champlain College.

Section 6.3 Policies and Recommendations.

POLICIES:

- 6.1 Assure that the quality of school facilities and capacity is sufficient to meet planned community growth.
- 6.2 Assure access to educational and vocational opportunities are broadened and maintained, though such programs as Adult Education, GED and free library services.

RECOMMENDATIONS:

- 6.1 Hold annual meetings with representatives from the Village Trustees, Town Select Board, Prudential Committee, and Franklin Northeast Supervisory Union to insure better communication and coordination of all planning needs and issues.
- 6.2 Identify future land needs for expansion of buildings and recreational facilities.
- 6.3 Coordinate capital budgeting and programming between the Village, Town and School District.

CHAPTER 7. TRANSPORTATION

GOAL:

To provide for efficient and safe transportation systems to serve the needs and preferences of the traveling public, while encouraging energy conservation.

Section 7.1 History.

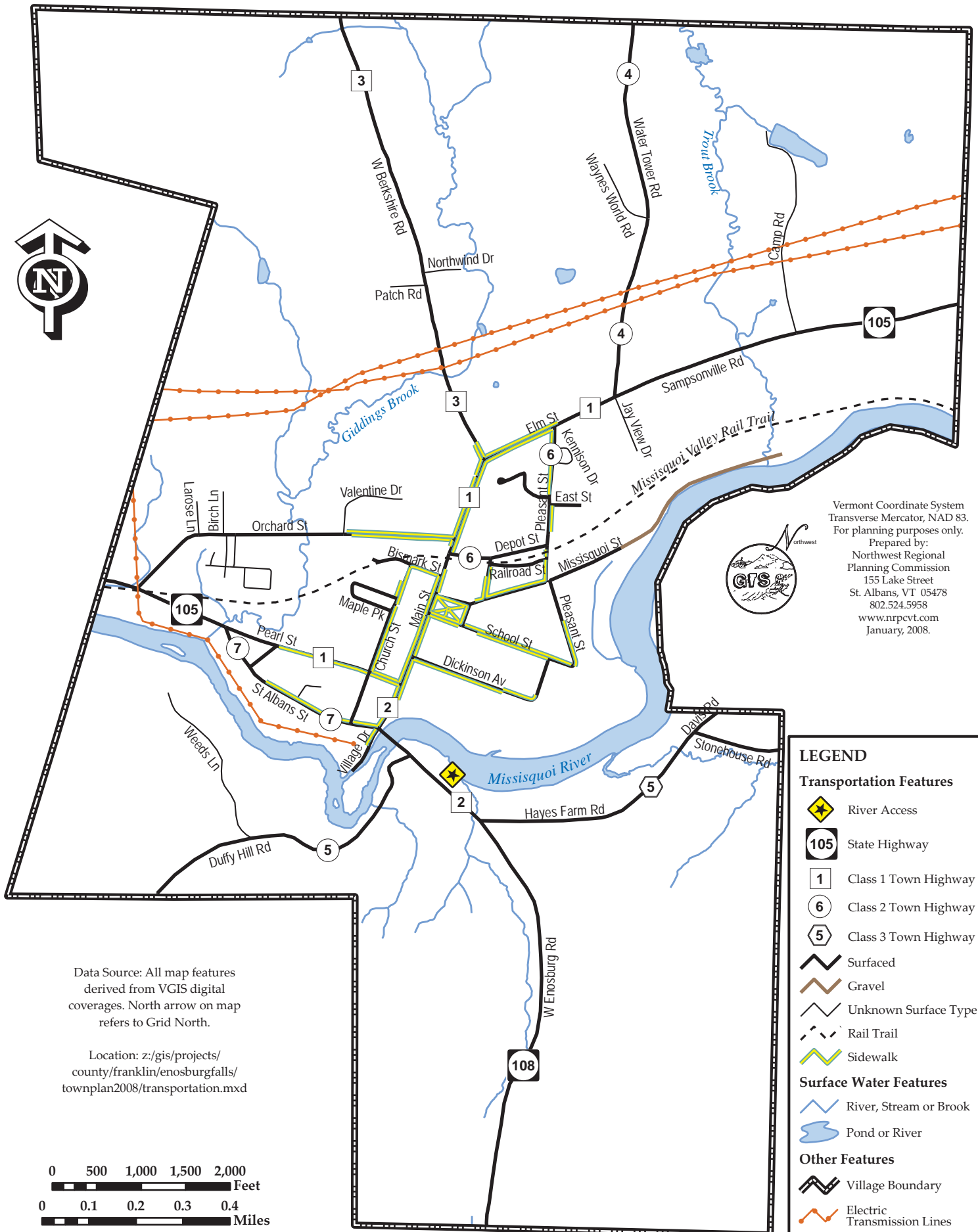
The completion of the Missisquoi Valley Railroad in 1871 brought new businesses, homes, and the need for an expanded road system to the Village. Depot, Pleasant, Orchard, Church, and Pearl Streets were all added to accommodate the new growth. Historical records clearly demonstrate the way that the quality and location of the transportation systems affects the location, density, and intensity of local land use; however, land use decisions can have and do have dramatic impacts upon the function of the transportation network.

Section 7.2 Local Roads.

Enosburg Falls currently has approximately 11.9 miles of roadway, including 2 miles of State Highway, (Routes 105 and 108), and just over 9 miles of local roads. Highways and roads are classified as either Class 1, Class 2, Class 3, or Class 4. Enosburg Falls has 2.4 miles of Class 1 highway, 3.3 miles of Class 2 highway, 4.0 miles of Class 3 highway, and no Class 4 highways. Class 1 highways have shared maintenance responsibilities between the Vermont Agency of Transportation (VTRANS) and municipalities. VTRANS is responsible for scheduled surface maintenance or resurfacing and center line pavement markings, while municipalities are responsible for pothole patching, crack filling, crosswalks, and parking; there is joint authority on highway protection matters such as obstructing travel, marking of hazards, installing utilities, etc. Municipalities are responsible for Class 2 highways, except that VTRANS is responsible for center line pavement markings if notified. Municipalities are entirely responsible for Class 3 and Class 4 highways. Vermont Statute requires that Class 3 highways be maintained to a standard where a pleasure car could travel them during all seasons of the year. Class 4 highways are not required to be maintained. For an illustration of the transportation system in the Village, see the Transportation System Map in this Chapter.

The Village is faced with ever increasing car and truck traffic flow, which wears hard on the Village's streets. In addition, excessive speed on Village streets has become a problem, specifically on Orchard Street (see discussion in Section 7.6). Given the increase in traffic, it is important to adequately plan for needed maintenance and improvements.

VILLAGE OF ENOSBURG FALLS Transportation System - Map 7.1



Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest Regional
Planning Commission
155 Lake Street
St. Albans, VT 05478
802.524.5958
www.nrpcvt.com
January, 2008.



LEGEND

Transportation Features

- River Access
- State Highway
- Class 1 Town Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Surfaced
- Gravel
- Unknown Surface Type
- Rail Trail
- Sidewalk

Surface Water Features

- River, Stream or Brook
- Pond or River

Other Features

- Village Boundary
- Electric Transmission Lines

Data Source: All map features derived from VGIS digital coverages. North arrow on map refers to Grid North.

Location: z:/gis/projects/county/franklin/enosburgfalls/townplan2008/transportation.mxd



Section 7.3 Public Works Department.

The Public Works Department, with three employees, is responsible for the upkeep of local roads among many other duties. The Department owns the following equipment:

1984 Pelican Sweeper	2002 International Dump Truck
2002 Chevy 1 Ton Dump Truck	2002 John Deere Loader Backhoe
2005 ½ Ton Pick-up Truck	

There is a replacement fund, which receives yearly allocations for Public Works Department equipment. The Pelican Sweeper may need to be replaced in the next 5 years.

In 1991, the Village purchased the former state garage building on Dickinson Avenue for use as the Public Works Department Garage. In 2002, an addition was added to this facility to house Village vehicles. The Public Works Department Garage is adequate in terms of space and condition for the near future. The Duffy Hill Barn is also used for Public Works Department storage and is in strong need of rehabilitation. The Department is working on plans to move their equipment to another location.

Section 7.4 Condition of Roads.

As was noted in the 1993 Village Plan and again in the 2002 Plan, the Public Works Department is having difficulty keeping up with maintenance of the Village roads due to increases in traffic flow and lack of adequate funding. The 2007 Village Survey asked respondents to rate the quality of Public Works Department services with 1 being excellent and 5 being poor. While 42% gave the department a rating of 2 out of 5 and 15% a rating of 3 out of 5, 21% rated the Public Works Department at 4 and another 15% at 5. Residents in the 2002 Enosburg Falls Village Survey were asked to grade the quality of Village roads. 88% of those responding to the 2002 survey question said that streets were fair or poor. The results of these surveys clearly indicate that the improvement and maintenance of Village roads should remain a high priority for Village planners and management. Funding for road improvements will remain very difficult to acquire.

With a Vermont Class II Resurfacing Grant, the Public Works Department reconstructed 950 feet of Orchard Street in 2001 and 1,600 feet in 2002. The costs of these improvements were a lot higher than what was originally anticipated, which delayed finishing the project. The Department anticipates completion of the remaining 1,200 feet by end of 2007. It will be critical that the Planning Commission work with the Village Trustees and State Representatives in an effort to secure as much state and federal aid as possible through any and all available grants. Only with federal and state aid will the Village be able to address this critical need.

Section 7.5 Sidewalks and Pedestrian Paths.

The Village provides a network of sidewalks throughout commercial and residential districts, which provide safe and accessible routes for foot traffic throughout the community. There is an annual appropriation voted for sidewalk construction and maintenance, which receives yearly allocations at the Village annual meeting.

Various streets, in both High-Density Residential neighborhoods and the Central Business District, are equipped with sidewalks. Most streets have sidewalks on both sides of the street for particular sections; see the table below for specifics and footage.

TABLE 7.1 ENOSBURG FALLS VILLAGE SIDEWALKS, 2008			
Street	Feet		
	Side 1	Side 2	Side 3
Archambault Street	230	230	460
Bismark Street	300	280	580
Church Street	1,780	1,450	3,230
Depot Street	1,060	0	1,060
Dickenson Avenue	1,025	1,061	2,086
East Street	302	302	604
Elm Street	1,585	965	2,550
Lincoln Park (distances separated from adjacent streets)	965	0	965
Main Street	3,230	2,885	6,115
Maple Park	470	635	1,105
Missisquoi Street	1,558	1,280	2,838
Orchard Street	1,220	1,220	2,440
Pearl Street	1,430	350	1,780
Pleasant Street	2,610	1,990	4,600
School Street	1,420	1,300	2,720
St. Albans Street	1,340	0	1,340
Stebbins Street	220	Inc. in Lincoln Park	220
Valentine Drive	750	0	750
Village Drive	80	0	750
W. Berkshire Road	215	0	215
W. Enosburg Road	550	0	550
Number of Streets	21	13	21
Feet of Sidewalk	22,340	13,948	36,288

In addition, the Missisquoi Rail Trail is a positive addition to the transportation needs of the Village, which provides access to over 26 miles of multi-use trail spanning the countryside from St. Albans City to Richford. Enosburg Village is home to 1.93 miles of the Rail Trail, providing direct access from downtown. See Section 9.5 of the Utilities and Facilities Chapter for further discussion of the Rail Trail.

Section 7.6 Public Transportation.

Local public transportation via buses and vans is provided by the Northwest Vermont Public Transit Network (NETWORK). The NETWORK is discussed further in Section 10.3 of the Energy Chapter. Passenger bus service to destinations beyond Franklin County is available on Greyhound Lines from St. Albans.

Presently the nearest rail service for freight is in Richford (Canadian Pacific) and St. Albans (New England Central Railroad). Amtrak passenger service is available in St. Albans via a route that travels south to New York City and eventually Washington D.C.

The nearest airport is the Franklin County Airport in Highgate, which supplies local air service. Larger interstate and international flights are available at the Burlington Airport, and at Mirabel and Trudeau airports in Quebec.

Section 7.7 Specific Transportation Issues.

Excessive Speed on Orchard Street and Other Streets. Orchard Street acts as a de facto bypass to Main Street. It is used by cars as an alternate route to avoid congestion in the Central Business District. Excessive speed on Orchard Street as well as other streets is an issue and must be addressed. Excessive speed causes both a safety hazard and undue noise for a residential area. The Planning Commission will work with the Village Trustees in developing programs to slow traffic on Orchard and all other streets, to the to posted speed limit.

Parking. Village officials have recently spent time evaluating the adequacy of parking in the Central Business District in response to public sentiment that additional parking options were needed downtown. In 2006, the Village Trustees hired David Spitz as a planning consultant to complete a Downtown Parking Study. The study summary states that “the consultant did not observe significant parking shortages in downtown Enosburg Falls during the course of the study”; however, the study was completed when the space that occupied the former Depatie Block was empty, which likely caused a short term decrease in demand. The study provides the Village Trustees with two plans for increasing parking spaces downtown, but recommends that the Village reassess the need for additional parking spaces after completion of the Depatie Block redevelopment before implementing any of the plans. The Trustees have not yet taken any action in pursuing additional parking based on the studies recommendations.

The 2007 Planning Survey provides the Village with some valuable data on public sentiment regarding the need for additional parking spaces downtown. When asked whether parking is adequate downtown, 58% of respondents thought that it is not. However, in another question, 63% of survey respondents answered that they either never have trouble finding a parking spot within a short walk from their downtown destination or they can usually find a parking spot within a short walk from their downtown destination, but sometimes have to circle a few times before one opens up or park further away. The Planning Commission will work with the Village trustees in finding solutions to this problem and opportunity.

Enosburg Falls Industrial Park. As currently built out, the Enosburg Falls Industrial Park is in need of a second access route, for both safety and traffic patterns.

Intersection with Route 105 and Hannaford Shopping Center. The intersection with Route 105, Watertower Road, and the Hannaford Shopping Center is un signaled and has a high accident rate. The State of Vermont owns the Route 105 Right of Way and therefore is responsible for improvements. In 2007, the Village petitioned VTRANS to evaluate the intersection to determine if it warranted a traffic light; however, VTRANS maintains that the intersection does not yet warrant signalization. VTRANS did make alternate improvements to

the intersection including lowering the speed limit from 40 MPH to 30 MPH, and repainting the road marks on Rt 105 and the intersection with Watertower Road. In addition, VTRANS has posed the question to the Village whether Watertower Road could be straightened to make a "T" at the intersection rather than a "Y" coming onto Rt. 105; Watertower Road is owned by the Village and it would be required to pay for such an improvement. No decision on this matter has been made.

Section 7.8 Policies and Recommendations.

POLICIES

- 7.1 Recognize the link between land use and transportation and coordinate transportation improvements to facilitate and complement the desired type, location, density, and timing of local development.
- 7.2 Participate in regional transportation planning efforts, including the Transportation Advisory Committee, Northwest Vermont Public Transit Network, Inc., the Missisquoi Valley Rail Trail Council, and Central Vermont Railroad Recreation Path Committee.
- 7.3 Maintain good quality, safe local roads and streets, sidewalks, bridges, and equipment needed for their maintenance.

RECOMMENDATIONS

- 7.1 Propose traffic studies on key Village streets to provide information for local road/street management.
- 7.2 Develop speed control programs that may include speed bumps, law enforcement, and citizen involvement.
- 7.3 Work with the Village Trustees to implement the recommendations of the Village Parking Study and assess the effectiveness of the parking regulations in the Enosburg Falls Land Use and Development Regulations.
- 7.4 Continue to contract with State Police and Sheriff to enforce local traffic ordinances at least 5 days per week.
- 7.5 Participate in regional transportation planning efforts.
- 7.6 Maintain a current Capital Budget & Program that includes local street and sidewalk improvement, bridge repair and replacement, and equipment replacement in response to projected community needs.

CHAPTER 8. PUBLIC UTILITIES

GOAL:

To provide public utilities and services in a manner that supports existing development and facilitates future growth at the appropriate time, scale, and location.

Section 8.1 Water System.

The Village's first water system was an aqueduct installed behind the Kendall Plant to carry spring water from Ladd's Brook. Records show the water traveled through wooden pipes to households that could afford to pay the user fees. The Village gained full control of the water system at the 1924 Village Meeting; ensuring access to public utilities for all residents throughout the Village.

Today, Enosburg Falls is served by a municipal water system supplied by two drilled wells located in the Town of Berkshire. Well #1 has been in service since 1960 and Well #2 since 1979. Well #1 has a capacity of 616 gallons per minute and is presently pumped 3 hours per day; Well #2 has a capacity of 420 gallons per minute and is pumped 10 hours per day. Demand for municipal water was 15% of combined well capacity in 2007 and therefore no additional capacity needs are anticipated in the near future. A new reservoir with a capacity of 750,000 gallons was built in 1990. A 16-inch line carries water from the reservoir to the intersection of Water Tower Road and Route 105. A 10-inch line extends from there to the corner of Pleasant and Elm Streets. From this point, water is carried down Elm and Main Street through an 8-inch and 6-inch line respectively.

The systems water quality is excellent. Water is treated with both chlorine and fluoridates. Treatment is monitored daily, and samples are sent to the Vermont Health Department for testing twice a month.

There are no major water system expenditures expected in the next 5 years. However, some line improvements are planned. Progress has been made in the improvement of water pressure in the northern section of the Village. New lines have recently been completed to the industrial park, Depot, Archambault, Stebbins, Bismark, and Orchard Streets. In the Business District water pressure/flow, which continues to be a concern of the fire department, must be addressed.

Section 8.2 Village Electric Department.

The Village of Enosburg Falls is serviced by its own Electric Light Department (EFELD), which was built in 1898 at a cost of \$16,827.34. The local utility includes two hydro plants with a combined generating capacity of 900 kilowatts (kW). In addition to this hydro generation, the department has one diesel generator with a capacity of 600 kilowatts. In 2006, these department resources generated 17.98% of total electric demand, compared to 18.5% in 2001. During the year, EFELD generated a high of 34.87% in April 2006 and a low of 10.99% in October. Additional sources of electricity include Hydro Quebec and purchases from the New



**Figure 8.1 EFELD
Service Area
Source: VT Dept. of
Public Service**

England Power Pool. The system has expanded over the years and continues to serve the community.

A 5-member board consisting of Village Trustees and the Village Manager govern the EFELD. The department serves the entire Village of Enosburg Falls except for a small portion along East Berkshire Road, most of the Town of Enosburgh, parts of Bakersfield, Sheldon, Fairfield, Berkshire, and Franklin. Currently the department has 1,572 customers. Connections to the EFELD increased by close to 17 percent from 1994 to 2006 (Table 8.1). Recent connections have largely been residential uses located outside the Village.

TABLE 8.1 ELECTRIC DEPARTMENT HOOKUPS BY CUSTOMER CLASS					
Category	1994	2001	2006	Increase	% Increase
Residential					
Village	559	568	550	- 9	- 1.6 %
Outside	681	773	847	+ 166	+ 24.4 %
Small Commercial & Industrial	106	171	175	+ 69	+ 65.1 %
Total Electric	1,346	1,512	1,572	+ 226	+ 16.8 %
Source: Enosburg Falls Electric Light Department. 2006 Annual Report					

The hydro plants underwent substantial upgrade in 1992, which included new automated controls, crest and head gates, intake structure and fish passage. Since then, the EFELD received federal grant money and bond approval to upgrade the Village substation and distribution lines, which was completed in 2003 and 2004. The bond is for a 30-year period and the forecasted yearly savings to the department through this upgrade are \$39,000. Currently, the department is rebuilding the 2.4 kV Delta system in the Village and increasing the voltage to 12.47 kV. These improvements will result in better system reliability and lower line losses and make critical improvements with regards to employee safety. This rebuilding project is, in part, a result from a commissioned study the department undertook to assist with conserving energy through system efficiency. The Comprehensive Electrical Distribution Report made recommendations to improve the system by limiting line losses and improving transmission. The Village is also planning to make improvements to the existing dam structure and crest gates.

Electric Utilities file annual reports with the Department of Public Service and Public Service Board that outline the number and type of outages that occurred during the past year. As part of that report, EFELD is required to

Photo 8.1 The Falls

Photo Credit: Janice Geraw



indicate the worst performing area and what corrective measures are planned to rectify the problems.

Vermont law requires all electric distribution utilities to prepare and implement integrated resource plans ("IRP"). According to 30 V.S.A. § 218c, an integrated resource plan is a comprehensive, long-term plan for meeting the public's need for energy services, after safety concerns are addressed, at the lowest present value life-cycle cost, including environmental and economic costs, through a strategy combining investments and expenditures on energy supply, transmission and distribution capacity, transmission and distribution efficiency, and comprehensive energy efficiency programs. An Integrated Resource Plan was last filed with the Public Service Board in March 2004 and the Village will file an updated plan in 2008.

Chapter 10 (Energy) discusses electricity service, costs, and efficiency and conservation programs related to the Enosburg Falls Electric Light Department.

Section 8.3 Village Sewer System.

The Village of Enosburg Falls operates an extended aeration wastewater treatment facility constructed in 1977. All but a few Village residences are connected to this system, while there are no connections outside the Village. Those that are not connected have onsite sewage disposal. There are no current plans to connect these residents due to physical and financial limitations. The system is permitted for 450,000 gallons per day and in 2007 was at 66.1% of the permitted levels, allowing sufficient reserve to meet planned growth demand; in 2007, there were 152,500 gallons per day in reserve. The Village contracts the disposal of its sludge to an approved facility, which had a cost of \$52,390.50 in 2006 compared to \$48,105.54 in 2001. The Village is investigating lower cost alternatives for disposal. On October 1, 2001, the Village began billing sewer on a metered basis.

Section 8.4 Policies and Recommendations.

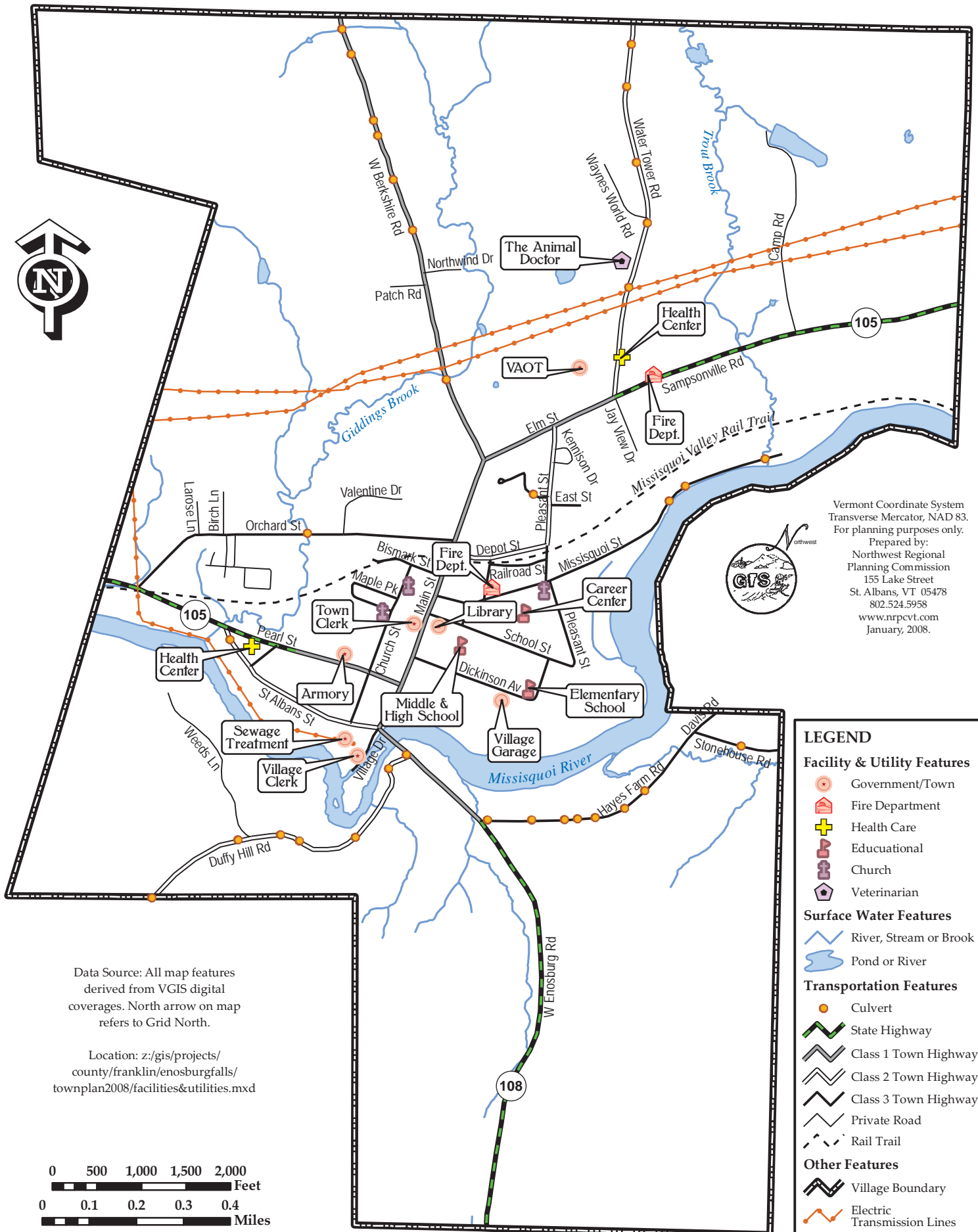
POLICIES

- 8.1 To coordinate the extension and upgrade of water, sewer, and power lines with planned growth of the community.
- 8.2 Maintain communication and cooperation with the Town of Berkshire to ensure proper land management within the Well Head Protection Area.

RECOMMENDATIONS

- 8.1 Improve communication between Planning Commission, Village Trustees and Village Manager about the location and priority of line extensions and upgrades.
- 8.2 Reserve sewer system capacity for planned residential, commercial, and industrial growth and maintain a current Capital Budget & Program that includes maintenance, improvement, and expansion to sewer and water facilities in accordance with projected demand.
- 8.3 Ensure water pressure/flow is sufficient for fire protection in the current service area before residential expansion.
- 8.4 Consider options for disposal of sludge.

VILLAGE OF ENOSBURG FALLS Facilities & Utilities – Map 9.1



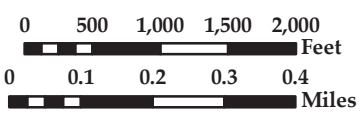
Vermont Coordinate System
Transverse Mercator, NAD 83.
For planning purposes only.
Prepared by:
Northwest Regional
Planning Commission
155 Lake Street
St. Albans, VT 05478
802.524.5958
www.nrpvt.com
January, 2008.



LEGEND	
Facility & Utility Features	
	Government/Town
	Fire Department
	Health Care
	Educational
	Church
	Veterinarian
Surface Water Features	
	River, Stream or Brook
	Pond or River
Transportation Features	
	Culvert
	State Highway
	Class 1 Town Highway
	Class 2 Town Highway
	Class 3 Town Highway
	Private Road
	Rail Trail
Other Features	
	Village Boundary
	Electric Transmission Lines

Data Source: All map features derived from VGIS digital coverages. North arrow on map refers to Grid North.

Location: z:/gis/projects/
county/franklin/enosburgfalls/
townplan2008/facilities&utilities.mxd



CHAPTER 9. PUBLIC FACILITIES AND SERVICES

GOALS:
<i>1. To ensure reasonable, functional and orderly development of the community's services and facilities.</i>
<i>2. To ensure future growth does not exceed the ability of the community and the area to provide facilities and services.</i>

Section 9.1 Public Buildings & Public Land.

Enosburg Falls residents have a long history of contributing land, infrastructure, and facilities to enhance the community's quality of life. For example, the B. J. Kendall Company constructed the Opera House and water system and, in 1899, Olin Merrill, the Kendall Company business manager, donated Lincoln Park and furnished quarters for the first public library on the Merrill Block.

Today, Enosburg Falls has a variety of public land and facilities within its boundaries; however, many of these properties are not in active use. Since land in public ownership is not taxed, it is important to consider present and future needs and potential use of these properties so that they can be properly managed, used, or disposed of to generate funds for management of other properties that better serve the needs of the community.

Properties in public ownership in the Village of Enosburg Falls are listed in Table 9.1 below:

TABLE 9.1 PUBLIC BUILDINGS AND LAND					
PROPERTY	LOCATION	LAND AREA	USE	CONDITION	COMMENT
Village Garage	Dickinson Avenue	0.5 acre	Village	Good to Excellent	
Maple Park	Church St.	1 acre	Public Open Space	Good to Excellent	
Lincoln Park	Main St.	1 acre	Public Open Space	Good to Excellent	Issues with vandalism
Abe's Cabin	Stebbins St.	42' x 41'.5"	Historic/ Scenic	Good to Excellent	Maintained by Lions Club
Forest & Reservoir	Berkshire	65 acres	Water Source/ Education	Good to Excellent	
Bobbin Mill Property	Comer of Rte 105 & Orchard St.	4 acres	Leased to Lions Club	Satisfactory for Present Use	
Hurt Lot at Sewer Plant	St. Albans St.	2 acres	Sewer Plant	Good to Excellent	

TABLE 9.1 PUBLIC BUILDINGS AND LAND					
PROPERTY	LOCATION	LAND AREA	USE	CONDITION	COMMENT
Manard Lot	St. Albans St.	Minimal	Pump House	Good to Excellent	
Leach Lot	Rte. 105 E	Minimal	Pump House	Good to Excellent	
Athletic Field	School St.	2 acres	Sports/New School Construction	Good to Excellent	
Judd Lot	Rte. 108 S.	0.61 acres	Grow Replacement Trees	Deed Restriction	
Municipal Building	Main St.	0.16 acres	Town and School Dist. Offices, Museum, etc	Fair, no handicap access	Owned by Village & Town
Opera House	Depot St.	0.32 acres	Cultural & Community/ Historic	Fair to Good	Owned by Village & Town
Light Dept, Village Offices, 4 accessory buildings.	Village Drive	3.08 acres	Light Dept & Village Offices	Village Office/Light Dept. - Good, Diesel 1 Accessory Building and Barn - Poor, Main Plant 1 and Kendell plant - good	Light Dept Infrastructure
High School	School St.	6.5 acres	School District	Excellent	
Elementary School	School St.	3.2 acres	School District	Good	
Vocational School	School St.	2.94 acres	School District	Good to Excellent	
Lot	Missisquoi St.	80'x66'	Not in use	Unkempt	
Dumpsite	Davis Road	5 acres	Stump Dump	Adequate	
Lot	Samsonville	3 acres	Not in use	Unkempt	
Monteith House	Missisquoi St.	0.25 acres	School District/ Pre-School	Fair	

TABLE 9.1 PUBLIC BUILDINGS AND LAND					
PROPERTY	LOCATION	LAND AREA	USE	CONDITION	COMMENT
Lot	Rte. 105	25.6 acres	School District	Not in use	Donated
Conference Facility	Village Drive	0.25 acres	Local Board Meetings, State Police Storage	Good to Excellent	
Athletic Fields	Dickinson St.	10 acres	School/Public Sports	New	Under Construction
Library	Main Street	0.16 acres	Library	Excellent	
Freight Station	Railroad St.	not available	Historical	Fair to Good	
Armory	Pearl St		Military/ Day Care	Excellent	Owned by State of VT
Goodhue Property	Depot Street	0.75 acres	Public Overflow Parking	Vacant	Owned by Village & Town
Future Substation Property	Watertower Rd.	2 acres	No Current Use		
Fire & Rescue	Route 105	14.84 acres	Emergency Center	Excellent	Owned by Town

Section 9.2 Cemeteries.

Three cemeteries within the Village serve Enosburg Falls residents, as listed in Table 9.2 below:

TABLE 9.2 CEMETERIES			
CEMETERY	MAINTAINED BY:	SIZE IN ACRES	OPEN CAPACITY
Missisquoi	Association	3 acres	Over 100 single lots
St. Johns the Baptist	Association	5 acres	Over 100 single lots
Main Street	Association	1/2 acre	Full

The three cemeteries in the Village each have an association that manages funds to repair and replace equipment as well as maintain the grounds and internal roads.

Section 9.3 Solid Waste Disposal.

Enosburg Falls is a member of the Northwest Vermont Solid Waste Management District. A small number of private contractors serve Village residents with curbside pick-up of trash and recyclables with weekly and bi-weekly service. Recycling is mandatory within the District and all haulers are required to provide curbside pick-up of recyclables as well as trash. All solid

waste disposal and planning are managed by the Northwest Vermont Solid Waste management District, as outlined in the district’s most recent Solid Waste Implementation Plan. The district sponsors collections for Household Hazardous Waste and Special Trash throughout the district that are open to residents of the Village, including collections within the Village itself.

Section 9.4 Fire Protection.

The Enosburg(h) Volunteer Fire Department is housed in the Town Emergency Service Center located on Route 105 in the northern section of the Village. The department is owned by the Town of Enosburg(h) and is staffed by 28 ‘Class 1’ rated volunteers, including a Fire Chief. Class 1 is the highest rating one can earn and requires 180 hours of specialized training.

The department responded to approximately 121 calls in 2007. Fire crews are assembled through a central dispatch in St Albans and normal response time (leaving the station) is under 5 minutes. The department operates the Jaws of Life equipment at vehicle accidents, participates in a Mutual Aid Program with all other fire departments in Franklin County and several departments from Quebec, and conducts educational seminars at the schools.

Photo 9.1 Emergency Services Building
Photo Credit: Janice Geraw



TABLE 9.3 EQUIPMENT INVENTORY, 2007		
Vehicle	Manufacture Date	Anticipated Replacement
Engine #1	1989	As funds and grants allow
Engine #2	1995	As funds and grants allow
Quint Truck, with 75 ft ladder and pumper	1992	As funds and grants allow
Tanker Truck #1	2006	As funds and grants allow
Rescue Van	2001	As funds and grants allow
Source: Enosburg Fire Department		

Funding for fire fighting equipment is done through property taxes and grant funds. There is a yearly, \$5,000 vehicle replacement fund, which is funded from the department's budget. The department used a \$750,000 FEMA grant to replace a 1985 Tanker Truck. It is not anticipated that any of the current equipment will need replacing within the next five years.

Department Concerns. Fire hydrant pressure remains a concern, especially in the Central Business District. Substantial progress has been made in this area with installation of new water lines in the northern section of the Village.

Section 9.5 Enosburg(h) Ambulance Service.

The Enosburg(h) Ambulance Service is located in the Emergency Services Building and is under the direction of Robert Gleason Jr.. The service has 3 full time employees and 17 part time employees. The Service provides the towns of Berkshire, Bakersfield, and Sheldon with ambulance service. In addition, the Service provides back up coverage for Montgomery, Richford, and Franklin. The Enosburg Ambulance Service provides advanced Emergency Medical Training (EMT) personnel for these communities when required. The Service is equipped with two ambulances. Much of their equipment is new and updated as needed to operate effectively. The service responded to 800 calls in 2006. The Village and Town of Enosburg(h) have adopted a Rapid Response Plan for responding to emergencies, which is updated annually. The 911 emergency system has been implemented. Families may subscribe to the ambulance service by paying a yearly fee of \$60.00.

ENOSBURG AMBULANCE SERVICE VEHICLES, 2007	
Ambulance	2005
Ambulance	2003

Section 9.6 Law Enforcement.

The Vermont State Police provides law enforcement services to all communities and residents of the State of Vermont. In addition, the Village contracts with the Franklin County Sheriffs Department to provide 56 hours of weekly coverage for primary police services. These hours are in addition to normal State Police Patrols and activities and are directed specifically for the Village of Enosburg Falls. According to the Vermont Crime Information Center, the crime rate has been decreasing in Enosburg(h); however, the rate is still high compared to Montgomery and Richford (see Table 9.4 below).

TABLE 9.4 CRIMES, ENOSBURG(H) AND SURROUNDING TOWNS, 2004-2006			
	2004	2005	2006
Enosburg(h)	155	150	98
Montgomery	28	53	29
Richford	141	137	83
Source: Vermont Criminal Information Center			

Section 9.7 Recreation.

The Enosburg(h) area offers a variety of public and private recreation opportunities, ranging from parks, athletic fields, public access to the river, and trail networks. There are two Village parks, which provide quiet, open spaces. The Missisquoi River offers many opportunities for additional recreation, tourism and enhancement of the Village Commercial District. Public access to the Missisquoi River is provided by a small parcel owned by the Village Light Department off Duffy Hill Road and adjacent to the Hayes Farm. There are athletic fields located adjacent to the high school on School Street and additional athletic fields are being built by the Town Emergency Service Complex (see discussion below). Throughout the Village there are trail networks used by snowmobiles, skiers, and all-terrain vehicles. Commercial recreation in the area includes a bowling alley and an 18-hole golf course.

The most significant multi-purpose recreational trail in the Village is the Missisquoi Valley Rail Trail, which connects Enosburg(h) with Richford to the north and St. Albans to the south. The trails' overall length is 26.2 miles. Mile marker 16 to 17 runs through the Village. Marker 17 to 19 through rural Enosburgh and 19 to 21 through North Enosburgh. As quoted from the Guide to the Missisquoi Valley Rail Trail "The landscape offers postcard-perfect views of the Missisquoi River rapids, Jay Peak, and adjacent farms". Working with the Village Trustees, the Planning Commission is committed to supporting this Village treasure.

Photo 9.2 Lincoln Park
Photo Credit: Janice Geraw



Photo 9.3 Missisquoi Valley Rail Trail
Photo Credit: Janice Geraw



The Enosburgh Recreation Committee, which formed in 1980, has secured land for athletic fields and a park at the Town Emergency Service Complex. The site plan of approximately 5 acres includes two little league ball fields, a basketball court, a soccer field, a walking trail and picnic tables. Future plans include horseshoe and shuffleboard courts. The basketball courts and a soccer field were completed in 2006; however, construction is now on hold due to drainage issues. Taxpayers, Legion Post #42 and the Lions Club have raised over \$30,000 to help fund this project. As this park is

further developed, it will be important to provide connection to the Rail Trail and Missisquoi River and to work with the State of Vermont in creating a safe environment for crossing Route 105.

While there are various recreation opportunities available to young and old in Enosburgh Falls, the Planning Commission is unsure whether all recreation needs are sufficiently met. A community wide discussion on needs and gaps in current recreation opportunities is needed before any specific recommendations for additional recreational facilities can be made.

Section 9.8 Health Services.

The Community Health Center, located on Pearl Street, serves the people of Enosburg Falls, Enosburgh Town, Franklin, Berkshire, Richford, Montgomery, Bakersfield, and Sheldon. The Center was founded in 1974 (at a location on Main Street) to improve the quality, delivery, and distribution of health services in northeastern Franklin County by coordinating existing health providers and establishing a basis for future health services. Franklin County Home Health Agency, Inc. and Mouse Trap Pediatrics are also located in the building.

In addition to the Community Health Center, Enosburg Falls and surrounding areas are served by Cold Hollow Family Practice located at 84 Water Tower Road, which includes the services of a dentist and an optometrist, in addition to family practice. Enosburg Falls and other Franklin County towns are also served by the Northwest Medical Center in St. Albans.

There is one veterinarian located in the Village, The Animal Doctor on the Water Tower Road.

Section 9.9 Childcare Services

Childcare is a strong concern for existing and prospective families with young children, whether it means finding quality services or securing the costs of services. A 2005 Legislative Report from the Vermont Child Care Advisory Board reports that the average cost for center-based care in Vermont is \$140.92 for infants and \$125.71 for preschoolers per week. Statewide, more than 27 percent of low-earning families spend more than one fifth of their income on childcare. High quality, affordable childcare is a critical component to supporting a stable workforce.

Many child development experts believe that children often do not have the maturity and self-care skills to be left unsupervised until the age of 12. The 2000 U.S. Census indicates that there are 514 children under the age of 12 currently living in Enosburgh (Town and Village). According to state data, Enosburgh currently has seven (7) registered childcare homes and three (3) licensed centers, with approximately 33 vacancies as of mid 2007. The total capacity of these facilities is not currently known; however, infant capacity is limited.

TABLE 9.5: NUMBER OF CHILDREN IN ENOSBURGH UNDER THE AGE OF 12			
	1990	2000	% change
Under 1 year	35	30	-14.3
1 and 2 years	80	66	-17.5
3 and 4 years	90	66	-26.7
5 years	35	47	47.4
6 years	38	56	47.4
7 to 9 years	142	155	9.2
10 and 11 years	78	94	20.5
Total	498	514	3.2
Source: US Census			

The population of children under the age of 12 in Enosburgh has slightly increased by approximately three percent from 1990 to 2000 (Table 9.5). However, of the 10 childcare options in Enosburg(h), spots are filled with children from adjacent municipalities as well as children from Enosburg(h). In addition, Enosburg(h) children fill spots in adjacent communities and St. Albans. Further, data on other childcare options, such as grandparents, siblings, stay at home parents, un-registered childcare homes or other opportunities, and the quality and affordability of existing services is not available. Given these data limitations, it is difficult to assess the

availability and quality of childcare in the community.

It is also important to note that the childcare industry can contribute to the local economy by creating jobs and supporting a stable workforce. The accessibility, affordability, and quality of child care may affect a parent's ability to enter and remain in the workforce and to be a productive employee.

Section 9.10 Policies and Recommendations.

POLICIES

- 9.1 Promote and encourage the development of recreation options and opportunities for all ages.
- 9.2 Ensure regulation of land development in Enosburg Falls does not negatively impact the availability of safe and affordable childcare.

RECOMMENDATIONS

- 9.1 Bring together Village & Town officials to discuss a comprehensive plan for public holdings and their best use and management.
- 9.2 Continue support for public use of the Opera House.
- 9.3 Organize community members and local officials to address multi-generational recreation needs.
- 9.4 Watch for opportunities to purchase easements, rights of way, or properties for public access to Missisquoi River.
- 9.5 Research data on the availability and quality of childcare services for Enosburg Falls residents.

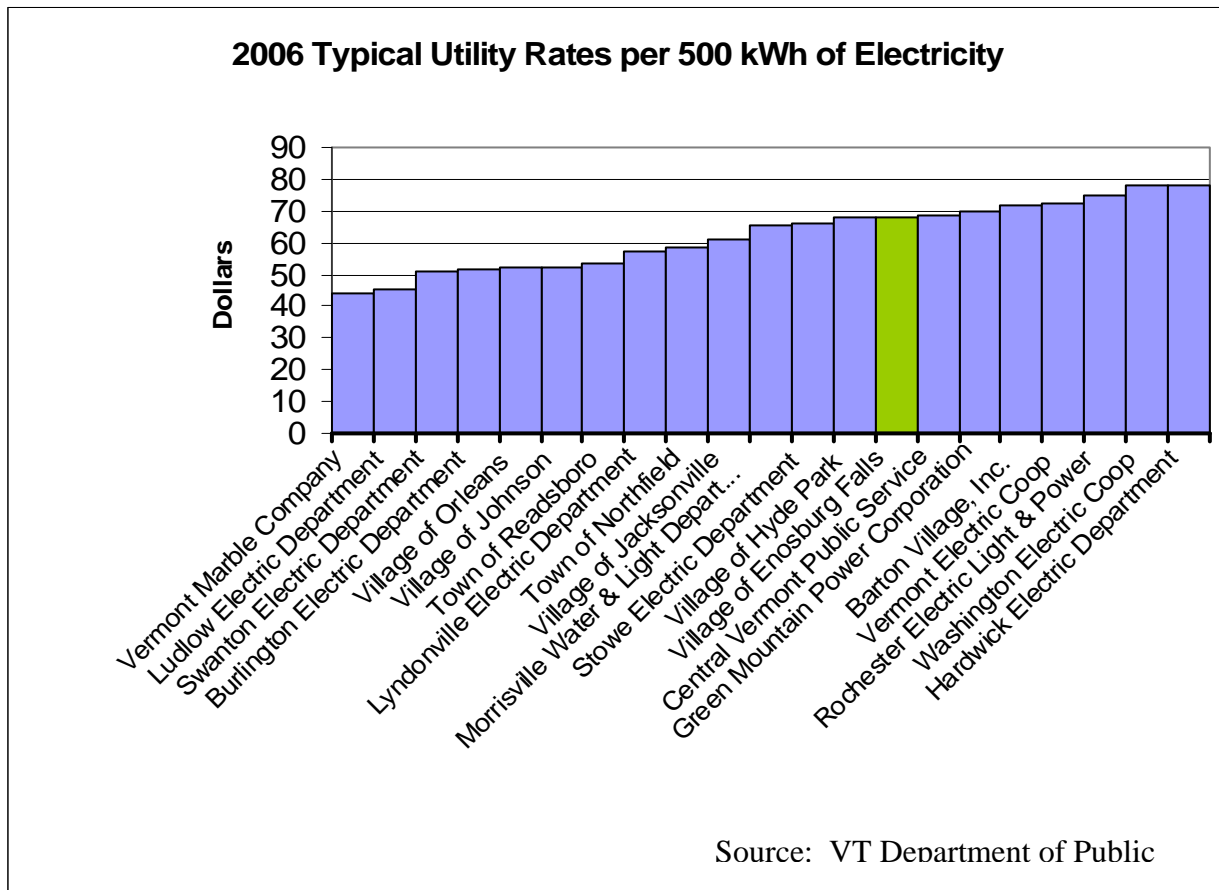
CHAPTER 10. ENERGY

- GOALS:**
1. *To promote greater efficiency in providing public utilities and services, and to increase public awareness of energy conservation benefits and opportunities.*
 2. *To enable the appropriate application, production, and use of renewable energy resources.*

Section 10.1 Electricity.

The Village Electric Light Department (EFELD) is an asset to the community as a source of locally generated power. EFELD is one of fifteen municipally owned electric utilities. In 2006, EFELD generated approximately 18 percent of its electricity from two hydro plants and one diesel generator. The remaining electricity is purchased from Hydro Quebec and the New England Power Pool. EFELD rates are on the higher side compared to other municipally owned utilities in the state (Figure 10.1). See Section 8.2 for a map of utility service areas and specific information on the EFELD.

Figure 10.1



Vermont’s electrical rates have generally stayed stable over time and have not experienced the same sharp increases seen elsewhere in New England. The price stability in Vermont is largely due to the fact that the two largest sources of power, Hydro Quebec and Vermont Yankee have been under long-term contract. However, Vermont Yankee’s license will expire in 2012 and the contract with Hydro-Quebec will expire in 2012 and 2015. Thus, in the next 5 years Vermonters, including the residents of Enosburg Falls, will likely be facing important decisions regarding the sources and costs of electricity. With the EFELD, Enosburg Falls is in a position to generate more locally generated power to decrease reliance on non-renewable sources and increasing prices from non-local sources.

Although the EFELD customer base increases in number each year, their peak load has remained consistent. This has been in part because of energy efficiency programs. In 2000, Utility Demand Side Management programs went out of existence and the new statewide Efficiency Vermont program was launched. The Planning Commission will continue to support efforts of the EFELD to improve energy efficiency and the development of local renewable energy resources.

Section 10.2 Heating Sources.

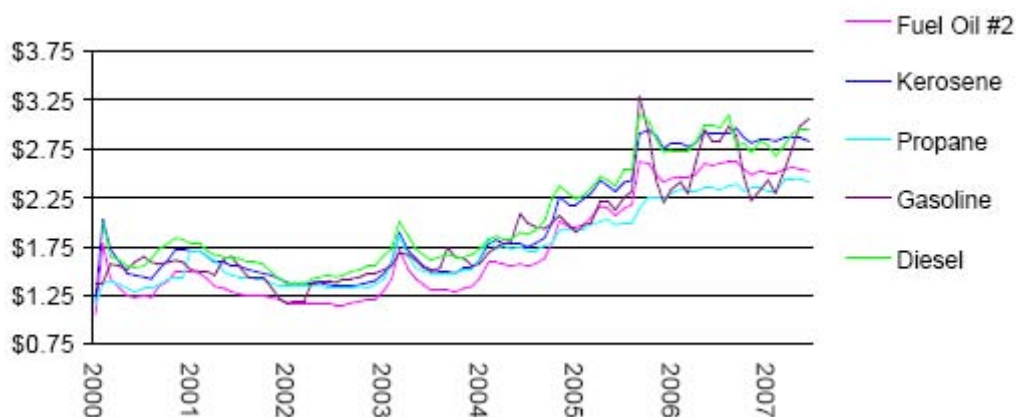
Families use a significant amount of energy to heat their homes in Vermont. According to the 2000 US Census, the majority (68 percent) of Enosburg Falls residents relied on fuel oil or kerosene to heat their homes (Table 10.1). Over 15% used bottled, tank, or LP gas and about 12% used wood.

	Number	Percent
Fuel oil, kerosene, etc	721	67.9%
Bottled, tank, or LP gas	175	16.5%
Wood	132	12.4%
Electricity	24	2.3%
Utility gas	8	0.8%
No fuel used	2	0.2%
Total Households	1,062	100%

Source: U.S. Census, 2000

The cost of heating a home has been increasing in Vermont. The price of fuel, specifically, has been increasing since 2000 (Figure 10.2). The increasing cost of fuel has caused the price of other commodities that rely on fuel to increase as well, including the price of cord wood used in wood stoves and furnaces.

Figure 10.2 Vermont Fuel Prices 2000-2007



Source: VT Department of Public Service

Section 10.3 Energy Efficiency and Conservation in Public Facilities and Services.

Electricity and fuel needed for maintaining public facilities and services, including pumping and treating Village wastewater, lighting the Village streets, heating public facilities, and fueling municipal vehicles, requires substantial expenditures of tax dollars. There are several steps that the municipality can take to make the provision of such facilities and services more efficient and to conserve the use of energy. The Village has initiated a project to make lighting the streets more energy efficient by replacing the mercury vapor bulbs in street lights to the more efficient high pressure sodium fixtures, which use as much as 37% less electricity. In 2007, 170 street light units had been changed, which represents approximately 66.7% of the total. The Village should initiate additional projects targeted at energy efficiency and conservation, such as energy audits in all municipal buildings to identify opportunities for further energy conservation and efficiency. Planning to make sure that long-term operating costs, including mileage and maintenance expenses for Village owned vehicles will help to control the expense for fuel and oil. The Village has realized cost savings through the purchase and operation of diesel fuel municipal vehicles. The Village could take a step towards the use of renewable energy resources by fueling the diesel vehicles with bio-diesel, which would eliminate the need to purchase gas. Establishing energy standards has positive results. For example, the conversion from electric to oil in 1994-1995 at the Vocational Center generated substantial savings in the total cost of energy at this facility. The annual cost dropped from \$46,291 to \$7,716. Energy efficiency and costs must be constantly managed and the Planning Commission will work with the Village Trustees in this effort.

Section 10.4 Transportation.

Transportation related energy use accounts for a large percentage of the total energy demand in Vermont and it is increasing over time. The most current figures available from the Vermont Department of Public Service show that 31% of total BTU's consumed in Vermont in 2004 was transportation related and 26% of total BTUs consumed was specifically for motor vehicle gasoline. While many residents of Enosburg Falls walk to needed facilities, services, and places of employment in the Village, their needs are not completely met there. Enosburg Falls residents regularly rely on the automobile to drive to St. Albans or Chittenden County for employment, retail needs, or other services.

In part due to the resultant high rate of vehicular travel and single occupancy trips, road maintenance accounts for a large share of the Village's energy costs and personal transportation requirements represent a large share of a family's energy use and costs in Enosburg Falls. Energy demand for transportation can be decreased by many factors, including designing a network of roads that provide convenient access to services and facilities, structuring routes for school buses to decrease miles traveled, the siting of new residential development near services and facilities or in cluster developments, and increasing the number of services and employment opportunities available in Enosburg Falls.

Given the reliance on automobile travel, public transportation and carpooling should be encouraged to decrease the amount of greenhouse gasses released into the atmosphere and to conserve the use of oil. Public Transportation via bus service is available in Enosburg Falls and throughout Franklin County through the Northwest Vermont Public Transit Network (the NETWORK). The NETWORK provides a subscription service from Richford to St. Albans

running twice daily. Pick up locations anywhere along Route 105 must be scheduled 48 hours in advance. Additional public transportation opportunities are needed; however, rural public transportation is difficult and costly to provide.

The closest park and ride facility is located in St. Albans, which is useful for those traveling beyond St. Albans. A park and ride facility located in the Village would further encourage carpooling, especially for those with St. Albans as their final destination.

Section 10.5 Land Use.

The way that buildings are sited and constructed can affect the amount of energy needed to access and use them. The concentrated development within a village is meant to optimize the efficient delivery of services and flow of traffic. The most cost-effective time to incorporate energy efficiency is during the design stages of new construction and development. The Planning Commission will encourage the Development Review Board to incorporate energy efficient siting and design during their review processes. Municipal utilities can provide assistance with ensuring that new development is constructed to make connection and service as efficient as possible.

Section 10.6 Renewable Energy Opportunities.

Renewable energy resources and opportunities, on both municipal and personal settings, are prevalent in Vermont and Enosburg is no exception. In an era of ever growing dependence on electrical production and resources, and the continual reduction of natural resources, renewable energy production will become increasingly more necessary and valuable.

Although the Village can be commended on its current percentage of renewable energy production, the possibility and opportunities for expansion of this ability are always present. In aiming for consistent and reliable energy sources, the Village must remain open to the prospect of expanding its ability to produce a larger percentage of its own electrical power; more specifically, renewable power.

Further, planning for and accommodation of renewable energy production on a personal and commercial scale should be considered. Appropriate application of small-scale energy production systems can greatly reduce, and in some cases mitigate, loads and encumbrances on 'grid' systems. The market currently has diverse options for small-scale systems, the most commonly used systems include:

- Solar panels (a.k.a. photo voltaics). Typically mounted on roof tops/structures or self-supporting stands or available in mobile systems;
- Wind Energy Conversion Systems (WECS). Typically mounted on structures, with some turbines as small as two (2) feet in diameter.

Small-scale renewable energy production systems are increasingly more cost-competitive than traditional grid provided power, thus making them a viable option for home and commercial applications.

Section 10.7 Policies and Recommendations.

POLICIES:

- 10.1 Promote local energy conservation by setting an example at the municipal level.
- 10.2 Promote energy efficient siting, design and density through local permit processes
- 10.3 Promote the production of renewable energy resources, such as wind, solar, hydro-electric, etc., by including appropriate provisions in Village regulations.
- 10.4 Promote and encourage the municipal use of renewable energy resources, in all feasible and appropriate applications.

RECOMMENDATIONS:

- 10.1 Complete energy audits on all municipal buildings and develop a schedule for needed improvements.
- 10.2 Make information on energy efficient home and business building(s) siting and design available through the Zoning Administrator as part of the zoning permit process.
- 10.3 Work with Trustees and Village staff to establish energy standards for all public facilities and equipment.
- 10.4 Investigate and study any potential municipally owned, renewable energy production facilities which have minimal environmental impacts.

CHAPTER 11. NATURAL RESOURCES

GOAL:
To protect the quality of our natural resource base and to provide access to the natural assets of the area for Enosburg residents and visitors.

Section 11.1 Soils.

The Munson-Buxton-Belgrade soil group occupies the largest proportion of the acreage in Enosburg Falls. These soils were formed in water-deposited material on old lake plains. They are generally deep, moderately well drained to poorly drained, silty and clay soils. Where slope and drainage are favorable, these are classified as Prime Agricultural Soils. Agricultural soils are considered a non-renewable resource and since there are still large enough areas of undeveloped land to support agriculture within the Village, it may be important to consider measures to conserve them.

The northwestern corner of the Village is characterized by soils of the Peru-Stowe association. They are generally deep, gently sloping to steep, and moderately well drained. Peru-Stowe soils are loamy, and have an impermeable surface characteristic of soils found in foothills throughout the state.

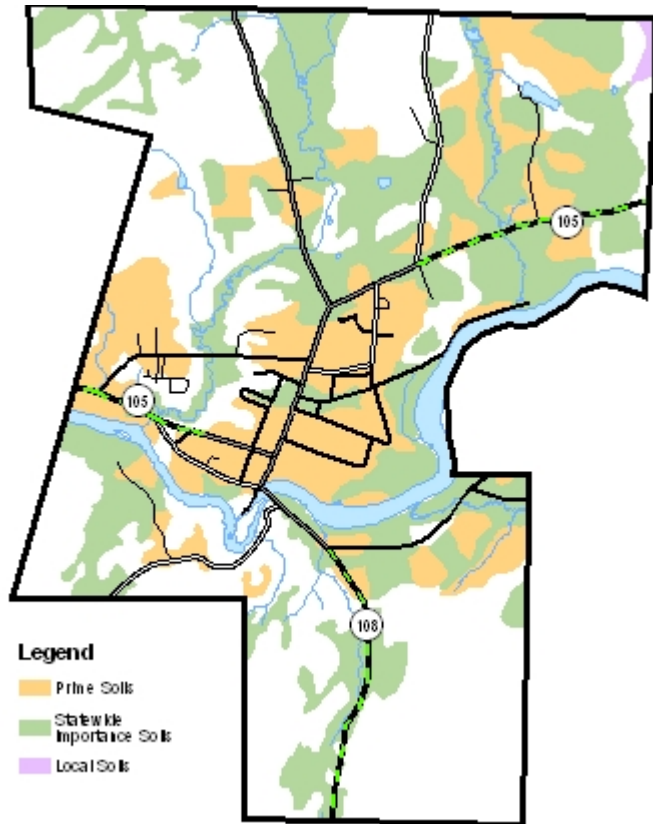
Soils along the Missisquoi are classified as Windsor-Missisquoi. These are deep soils ranging from nearly level to very steep. They are excessively drained and sandy.

Section 11.2 Topography.

Enosburg Falls lies primarily in the Central Highlands physiographic region where the terrain is characterized by broad valleys and rolling hills. The slope of the land with its hills, ridges, valleys, and plateaus imposes a natural order to land use. Enosburg Falls lies in the Missisquoi River Valley at 426 feet above sea level. The Village settlement pattern initially conformed to the meandering curves of the Missisquoi. The southern border of the Village is characterized by particularly steep topography.

Slope conditions (the steepness of the land measured in number of feet of vertical rise over 100 feet of horizontal distance) are a major factor in determining the land’s capacity for use and

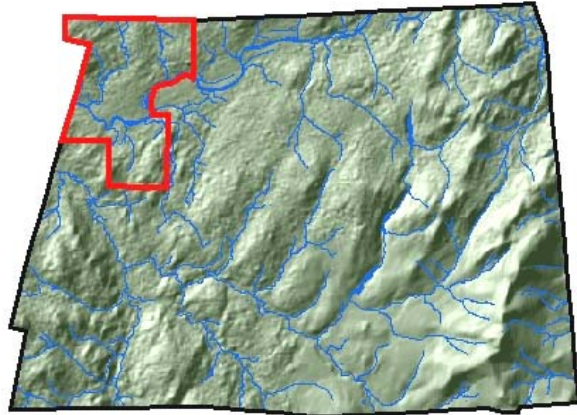
**Map 11.1
 Prime Agricultural Soils**



development. The Soil Conservation Service provides general guidelines for assessing slope limitations:

- 0-3% Suitable for most development, but may require drainage improvements
- 3-10% Most desirable for development, least restriction
- 10-15% Suitable for low density housing on large lots w/some consideration for erosion control & runoff
- 15-20% Construction costly, erosion & runoff problems likely, unsuitable for on-site sewage disposal
- Over 20% Avoid all construction

Map 11.2 Topography of Enosburg(h)



However, the capacity of any particular site must be evaluated considering the interaction of slope with other features such as soils, vegetation, and the proposed land use.

Section 11.3 Sand and Gravel Reserves.

Sand and gravel are non-renewable resources that are becoming increasingly scarce. The Vermont Geological Survey (1974) identified a large sand and gravel deposit of medium to good quality running along the Missisquoi through the Town and Village. It is common for sand and gravel deposits to be located in the floodplain, such as along the Missisquoi; however, environmental costs of extraction likely outweigh the benefits. Nonetheless, it is important to locate these reserves and to consider future use and access when making land use decisions. In considering the potential for any extraction operation, ground water contamination, the alteration of surface drainage patterns, soil erosion, stream sedimentation, and other environmental impacts should be avoided. At a minimum, any extraction operation must include appropriate site planning and development, erosion control, the phasing of operations, and proper site reclamation.

Section 11.4 Ground Water.

Water that is contained within the soil and rocks below the ground surface is considered ground water. Ground water storage and travel is determined by topography and by the composition of the soils and rocks in which it is confined. Ground water is the source of over 90% of the drinking water for rural areas in Vermont. It is replenished through rain and surface water that percolates down through the soil.

The Vermont Geological Survey notes moderate potential for ground water reserves in the central Village and along the north side of the Missisquoi. This potential comes from sand and gravel deposits in stream valleys. Gravel extraction operations can affect ground water quality and quantity due to this close association. Any activities that introduce contaminants directly into the ground, such as underground storage tanks, leach fields, or agricultural activities, can affect ground water quality. Since surface waters may also travel underground, ground water can

be contaminated by sources that introduce contaminants at the surface as well. Any of these land uses should be given serious consideration for their potential impact on ground water.

Enosburg Falls, as well as the towns of Berkshire and Enosburgh, all rely upon ground water for their local water supply. The well head for Enosburg Falls is located in Berkshire, and Berkshire's well head is in Enosburgh. Extensive gravel extraction activities, as well as other land uses have potential to affect the quantity and quality of these water supplies across town boundaries.

Section 11.5 Surface Water.

Enosburg Falls is fortunate to have abundant surface water. The Missisquoi River runs south of the settled area of the Village. Giddings Brook and Trout Brook are located north of the Village and flow into the Missisquoi at points along RTE 105.

Vermont's waters are classified according to a system that establishes goals to be attained or minimum standards to be maintained, depending upon present quality of a particular section of water. The upland headwaters of Trout Brook, which are the source of Enosburg Falls' drinking water, are considered Class A (highest quality). The majority of the state's waters are Class B - suitable for drinking with filtration and disinfection, and suitable for irrigation, swimming and recreation. The eastern section of the Missisquoi below the sewage treatment plant is Class C to provide a mixing zone for treated wastewater. Class C waters are not suitable for water contact recreation.

**Photo 11.1 Small
Tributary of Missisquoi
Photo Credit: Janice
Geraw**



The Missisquoi, along with its associated brooks and streams is an important element of the local landscape. These waterways provide recreation and offer pleasant sounds and sights for locals and tourists. They also provide drainage for adjoining lands and contribute to ground water recharge, which supplies drinking water.

Water quality, fish and wildlife habitat, scenic values, and recreational experiences can be adversely affected by land uses in the river corridor or along shorelines, especially when the natural vegetation is disturbed. Any development proposed along the streambank should be required to have at least a 50 foot naturally vegetated buffer strip.

Section 11.6 Fisheries.

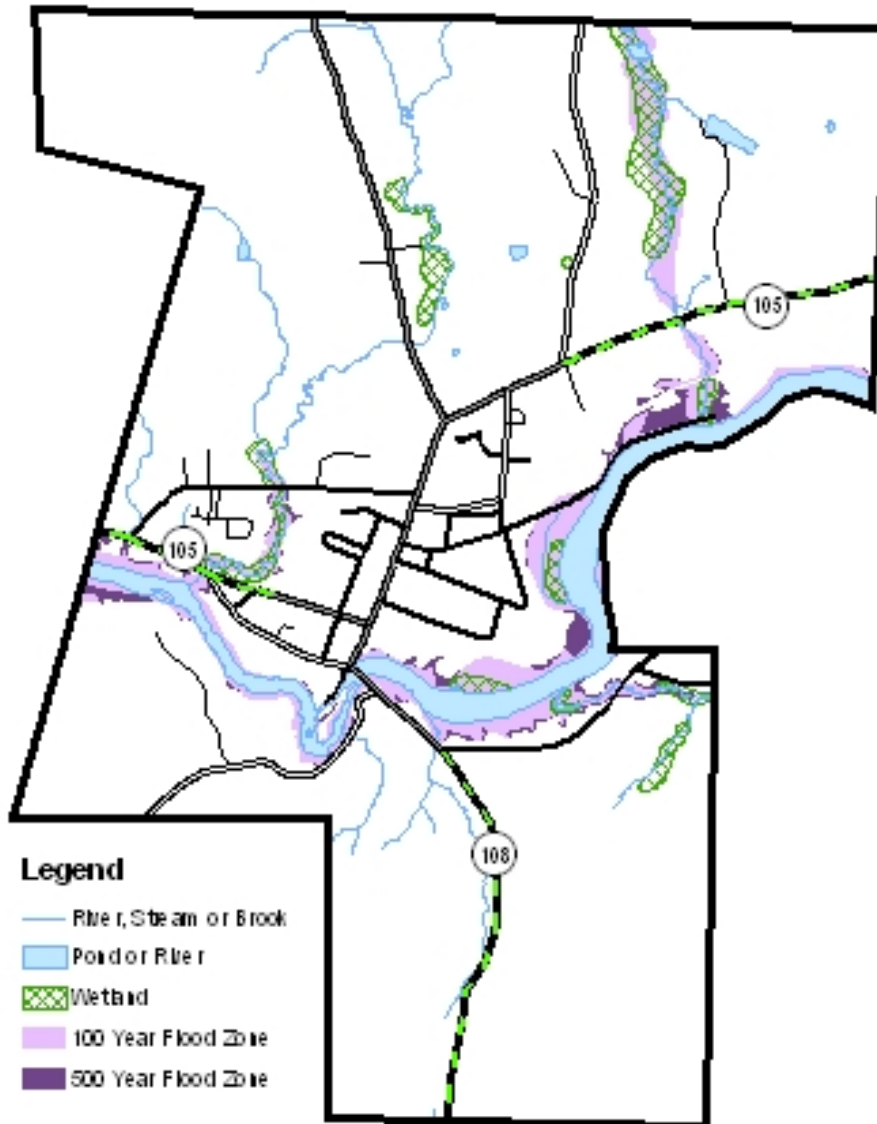
The Missisquoi and its tributaries have natural populations of large mouth and small-mouth bass, brown trout, and rainbow trout. The fishery has aesthetic, recreational, and economic value.

Section 11.7 Wetlands.

Wetlands are areas of land where soils are saturated with surface or ground water frequently enough to support vegetation which requires these saturated conditions for growth and reproduction. Such areas include (but are not limited to) marshes, swamps, sloughs, potholes,

fens, river and lake overflows, mud flats, bogs, and ponds. Wetlands are identified according to vegetation, soils, and hydrology.

Map 11.3 VSWI Wetlands and 100 and 500 Year Floodplain



Wetlands perform many functions that contribute to the quality of both surface and ground water. They store flood water and storm runoff and often are the place where surface water enters the ground to renew ground water supply. Wetlands act as a filter to remove contaminants as waters pass through on their way to streams or underground. Wetlands are also important to wildlife and fish.

Wetlands have been mapped by the U.S. Department of the Interior, which the State of Vermont used to identify the Vermont State Wetland Inventory (VSWI). The VSWI is useful for assessing the general character of a particular area, but is not accurate enough to determine the nature of a particular property without a site visit.

Vermont's wetland regulations are based upon the VSWI. All Class 2 wetlands require a 50 foot vegetated buffer between the wetland and any adjacent land development (see Map 11.3 for a general depiction of VSWI Class II wetlands). In addition, the Vermont Wetland Rules require that most development that impacts a Class II wetland obtain a conditional use permit from the Agency of Natural Resources, which may only be granted if it is proven that the proposed development will not have an undue adverse impact on the functions and values of any significant wetlands or their adjacent buffers.

Section 11.8 Rare or Endangered Species.

According to currently available information, the Village of Enosburg Falls does not contain or encompass either rare or endangered species of plants or animals.

Section 11.9 Air Quality

Clean air is an essential component of Enosburgh's environment and should be protected from local site-specific (e.g. industrial) or cumulative (e.g. auto emission) pollutants that could degrade air quality. Protecting the Town from the affects of long distance airborne pollutants such as acid rain; however, is far more complex and will require cooperative action at all levels of government.

Section 11.10 Policies and Recommendations.

POLICIES

- 11.1 Protect ground water to ensure quality and quantity of public and private water supplies.
- 11.2 Protect quality of surface water to maintain scenic beauty and recreational benefits.
- 11.3 Support and encourage landowner efforts to maintain open land with productive soils for use of local farming operations.
- 11.4 Allow development based upon the capacity of the land considering factors such as soils, topography, and the presence of water and wetlands.
- 11.5 Protect public access to the Missisquoi River.
- 11.6 Ensure that development does not result in undue air pollution.

RECOMMENDATIONS

- 11.1 Maintain at least a 50 foot naturally vegetated buffer strip between any development and the shoreline of the Missisquoi and its tributaries.
- 11.2 Look into regulating land development along rivers and streams based on fluvial erosion hazards rather than a standard 50 foot buffer.
- 11.3 Create maps of prime agricultural soils and development constraints such as soil capacity, slope, and wetlands for use during development review with the goal of permitting development with little or no impact to these resources or sensitive features.

CHAPTER 12. LAND USE

GOALS:

1. *To maintain the character and aesthetic and natural resources of the Village while providing sufficient space in appropriate locations for forests, agriculture, residential, recreational, commercial, and industrial development.*
2. *To encourage safe, attractive, and efficient development and mutual respect among neighbors.*

Section 12.1 Historic Land Use.

The island at the south end of Main Street was initially the manufacturing center of Enosburg Falls. Early Town records refer to the Great Falls as a natural feature of the landscape. However, as early as 1800, a wooden dam was in place to harness the water power for a woolen mill and other industries.

Walling's map dated 1857 shows Main Street and St. Albans Street, the main road leading out of the Village toward St. Albans. The Central Business District already had several stores, a post office, and the Chadwick Hotel. New streets were laid out following the completion of the railroad in 1871 - Depot, Orchard, Pleasant, Church and Pearl Streets were added at this time. By the turn of the century, the Village had municipal water and sewer systems, concrete sidewalks, a municipal electric plant, two public parks, and a local bank - the Enosburgh Falls Savings Bank and Trust Company. Prosperous business people and industrialists built large homes on Orchard and Main Streets.

The first brick block in the Village was the Perley Block built in 1883. Moses Perley's mercantile business included six departments - groceries, boots and shoes, dry goods, carpets, hardware, and clothing. Other blocks were built to house businesses, offices, banks, and apartments. Sometime in the late 1850s Enosburg Falls' schools established their centralized location within the Village.

When regional farmers became convinced of the advantage of selling fluid milk in the early 1900s, three milk plants were built in the Village - one at the end of East Street, another at the end of Depot Street, and one near the dam. The plant off East Street now houses the Franklin County Cheese Company, a successful industry which adds value to local dairy products.

Beyond the commercial, industrial, and residential areas, Village land was devoted to farming. Early in its history, Enosburg Falls had the largest land area of any incorporated village in the state, and the smallest population.

Section 12.2 Current Land Use.

Enosburg Falls has maintained its character as a traditional village center, with a Main Street consisting of multi-story brick blocks at its heart and surrounded by residential and additional commercial areas. Most neighborhoods are characterized by an amiable mixture of land uses

and there is still a sizable portion of Village land which is open and in use for agriculture or woodland.

The approach to the Village on RTE 108 south remains predominantly in agricultural use. The development rights have been sold from the land on the east side from the Village line to the Missisquoi. The land on the west side of RTE 108 south of the river has many limitations to developments such as ledge and wetlands. There is municipal water, but there are no plans to extend municipal sewer lines to this area within the next 5 years.

The Central Business District is experiencing a period of renewal, instigated by the redevelopment of the Depatie/Abbott Block. The development replaced the last wood block in the Village, which was destroyed by fire in 2005, with a three story brick block that fits into the character of the Village. It has provided additional retail space and many units of village center housing. Retail spaces filled quickly and currently there are almost no vacant storefronts in the Central Business District.

Photo 12.1 Main Street

Photo Credit: Janice Geraw



In recent years, commercial development has increased in the commercial districts in the north and west Village on Route 105. It is important to implement strict design standards to maintain pedestrian accessibility within the Commercial Districts and from the commercial districts to the Central Business District.

The high school, elementary school, and the vocational center are all located within the High Density Residential District. The Planning Commission should work with the School Board to ensure that sufficient land is secured for educational facilities and future growth, either in the neighborhood of existing facilities, or at a new location. Particular attention should be given to

maintaining the schools' role as central to the community and to recreational spaces that can be accessed by residents of all ages.

Section 12.3 Constraints to Development.

Areas with steep slopes (15% or greater), shallow soils, high water table, or within the flood plain are poorly suited for development. These site conditions may entail high maintenance costs, and pose a burden to municipal taxpayers as well as hazards to public health and safety. Development in these areas may also compromise the quality and quantity of ground and surface waters and other natural resources, and therefore should be restricted.

Section 12.4 Proposed Land Use Districts.

To further the goals, policies, and recommendations set forth in this Village Plan, nine (9) land use districts are proposed, which are described and mapped on the following pages.

CENTRAL BUSINESS DISTRICT.

The purpose of the Central Business District is to provide a concentrated area to serve the business, service, and social needs for the community as well as the region. The historical character of the district focuses upon pedestrian access to a mixture of retail sales, personal services, professional services, business offices, and high density residences tightly spaced with minimal setback from the street. Residential uses add interest and vitality to the area and accommodate those who desire high-density housing.

Pedestrian travel will be encouraged by well-maintained and landscaped walkways that connect the District to other commercial and residential areas of the Village. Public open space is provided for rest and recreation, and to increase the district's scenic quality. Public events such as art exhibits, musical events, craft fairs, and farmers markets are encouraged.

RECREATION DISTRICT.

The purpose of this District is to reserve areas for current and future outdoor recreational facilities. The District includes areas within the Village that are presently being used for private and/or public recreation as well as additional areas to be reserved for the development of outdoor recreation facilities. It is intended that no development other than outdoor recreational use occur in this District.

HIGH-DENSITY RESIDENTIAL DISTRICT.

The purpose of this District is to maintain the privacy, and property values in established traditional residential neighborhoods. Industrial and most commercial uses should not be allowed in this district to maintain a safe, residential character. This area is served by public services and facilities. Efforts to retain and improve the quality and vitality of older neighborhoods through restoration of deteriorating buildings should be encouraged. Residential development in this District should provide for a variety of dwelling types and for the needs of people of all income levels and ages.

COMMERCIAL.

The purpose of the Commercial Districts is to provide areas with public water and sewer for larger-scale, land-intensive retail, commercial, and high density residential development that

may not be suited to location in the Central Business District. These areas are intended to complement the Central Business District, and efforts will be made to connect them by attractive pedestrian paths, internal roadways, and landscaping.

The Commercial Districts are located at entrances to the Village, and they must be designed to create a positive first impression for visitors. Master planning will be encouraged in order to promote efficient and economic connection with existing services and facilities. Development within the District will be reviewed to ensure attractiveness of sight design and signs. Strip development will be controlled by limiting the number of curb cuts and requiring consolidated access points onto RTE 105.

INDUSTRIAL.

The purpose of this District is to provide an area with good highway access and municipal water and sewerage for manufacturing, warehousing, research and development, and their accessory uses. Since these are intensive uses with potential impacts and hazards to public health and welfare, all uses within the District shall receive conditional use review by the Development Review Board. Master planning will be encouraged in order to promote efficient and economic connection with existing services and facilities.

LOW DENSITY RESIDENTIAL.

The purpose of this District is to provide opportunities for residential development at densities appropriate to the physical capability of the land outside of the more densely settled village area. These areas have public water supplies and may or may not have municipal sewerage. A density bonus will be offered to encourage clustering of dwellings in this district in order to conserve open land for recreation, aesthetics, agriculture, and forestry.

AGRICULTURAL/RURAL RESIDENTIAL DISTRICT.

The purpose of this District is to maintain the predominantly agricultural character of the area with its scattered residences. Since much of this district is prime farmland, new residential and other non farm development will be reviewed to ensure minimal interference with continuing agricultural use. Planned unit developments, the clustering of houses and developments that do not remove land from production will be encouraged by a density bonus.

CONSERVATION DISTRICT.

The purpose of this District is to protect the scenic and natural resource value of lands which lack direct access to public roads, are important for wildlife and wildlife habitat, and which are poorly suited for development. Location, topography, and soil limitations make lands in this district unsuitable for intensive development. Included are areas of steep slope and wetlands. No public water or sewer facilities are planned for these areas. Only low-density residential development, limited outdoor uses, conservation uses, agriculture, and forestry compatible with the district purposes will be allowed.

FLOOD HAZARD OVERLAY DISTRICT.

The purpose of this District is to prevent increases in flooding caused by development in flood hazard areas, to minimize future public and private losses due to flood, and to promote the public health, safety, and general welfare. Designation of this District is also required for continued

Village eligibility in the National Flood Insurance Program (NFIP). Included are all areas in the Village of Enosburg Falls identified as areas of special flood hazard on the National Flood Insurance maps. The Flood Hazard District overlays other districts and places additional restriction upon development in the areas to which it applies.

Section 12.5 Policies and Recommendations.

POLICIES:

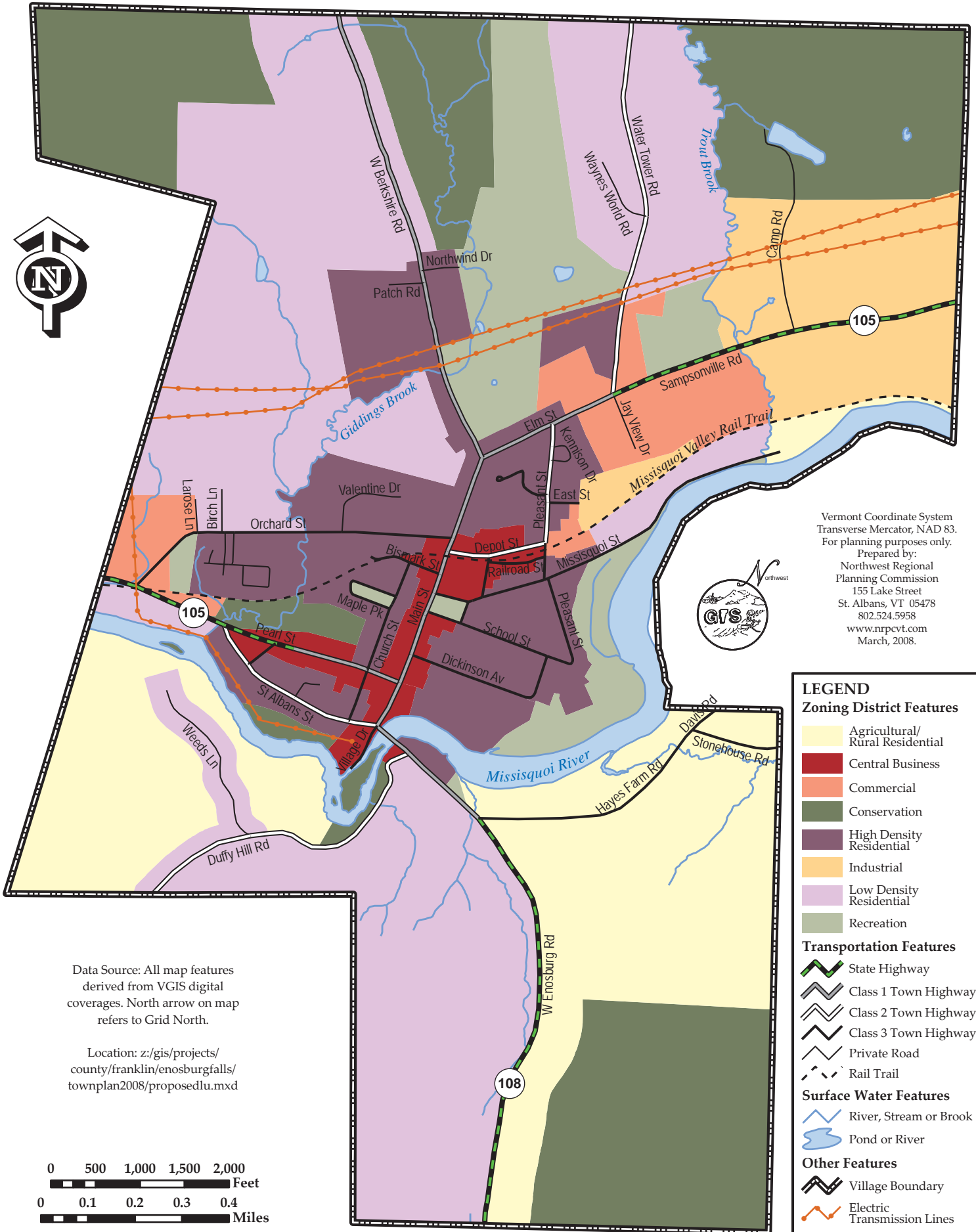
- 12.1 Discourage strip development.
- 12.2 Support the vitality of the Central Business District while accommodating larger scale, more land intensive commercial development.
- 12.3 Promote a pattern of land uses which connect the Central Business District to outlying commercial areas via pedestrian paths, sidewalks, public green spaces, and landscaping.
- 12.4 Promote industrial expansion and the development of new industries.
- 12.5 Protect and preserve the historic character of the Village's residential neighborhoods.
- 12.6 Maintain the schools as the center of the community.
- 12.7 More effectively use the scenic natural features of the Village to enhance the business climate and supply the recreational needs of the community
- 12.8 Discourage development in areas with steep slopes, shallow soils, high water table, or productive agricultural soils.
- 12.9 Support landowners who wish to sell development rights from their land.
- 12.10 Encourage clustering of residential development to conserve open areas for recreation, aesthetics, agriculture, and forestry.

RECOMMENDATIONS:

- 12.1 Coordinate and connect new infrastructure in the Commercial and Industrial Zoning Districts with existing roadways, water, and sewer.
- 12.2 Work with landowners and the Vermont Agency of Transportation to develop a comprehensive long-range plan for access onto RTE 105, which provides safe access while limiting curb cuts.
- 12.3 Encourage the use of the planned unit development incentives for preserving prime agricultural lands and maintaining the productivity of agricultural land.
- 12.4 Maintain and implement Land Use and Development Regulations that encourage high density, mixed use development within the Central Business and Commercial Districts that maintains the character of the traditional village setting (for example development is oriented towards the public right of way, includes sidewalks and other pedestrian amenities, and is appropriately landscaped, including street trees).

VILLAGE OF ENOSBURG FALLS

Proposed Land Use - Map 12.1



Vermont Coordinate System
 Transverse Mercator, NAD 83.
 For planning purposes only.
 Prepared by:
 Northwest Regional
 Planning Commission
 155 Lake Street
 St. Albans, VT 05478
 802.524.5958
 www.nrpevt.com
 March, 2008.



LEGEND

Zoning District Features

- Agricultural/
Rural Residential
- Central Business
- Commercial
- Conservation
- High Density
Residential
- Industrial
- Low Density
Residential
- Recreation

Transportation Features

- State Highway
- Class 1 Town Highway
- Class 2 Town Highway
- Class 3 Town Highway
- Private Road
- Rail Trail

Surface Water Features

- River, Stream or Brook
- Pond or River

Other Features

- Village Boundary
- Electric
Transmission Lines

Data Source: All map features
 derived from VGIS digital
 coverages. North arrow on map
 refers to Grid North.

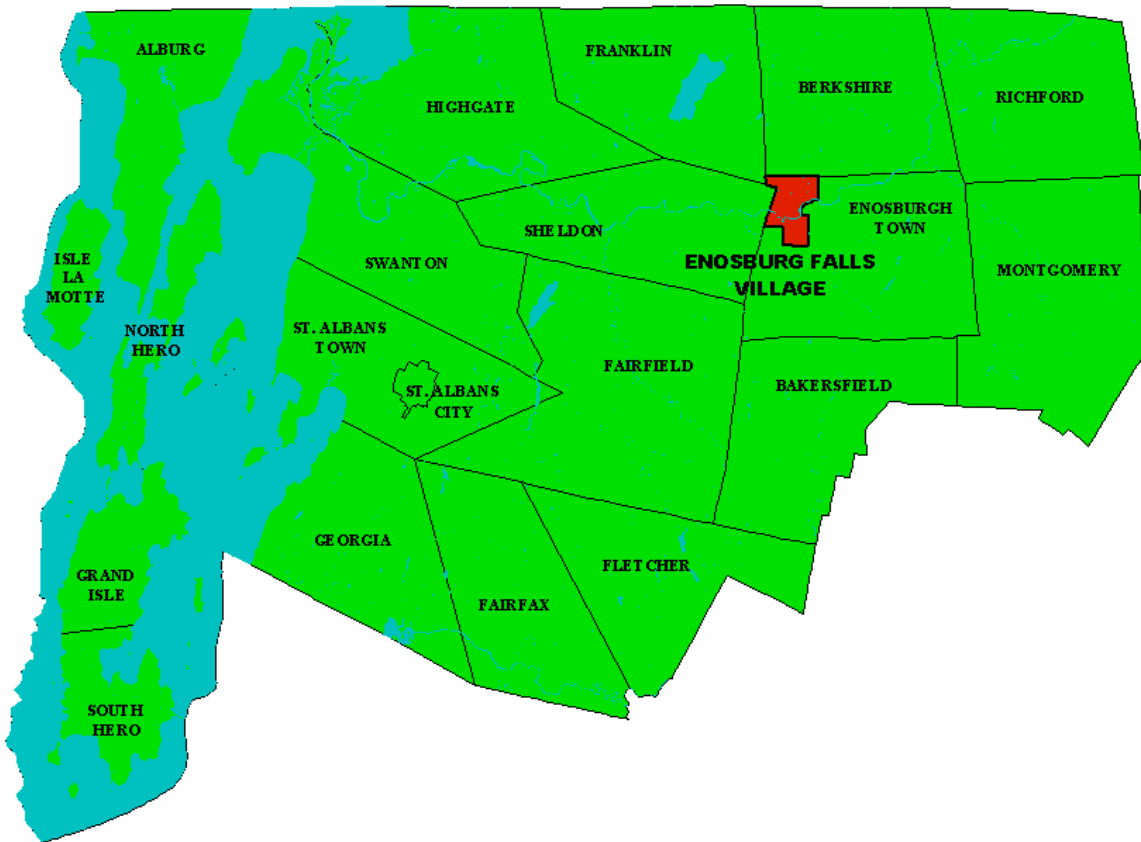
Location: [z:/gis/projects/
 county/franklin/enosburgfalls/
 townplan2008/proposedlu.mxd](http://z:/gis/projects/county/franklin/enosburgfalls/townplan2008/proposedlu.mxd)



CHAPTER 13. COMPATIBILITY WITH ADJACENT TOWNS AND THE REGION

As noted in the Community Profile, the Village of Enosburg Falls is located in the northwest portion of Enosburgh Town in central Franklin County. The Towns of Franklin, Berkshire, Enosburgh Town, and Sheldon border the Village (See Figure 13.1 below).

Map 13.1
Northwest Region of Vermont - Franklin and Grand Isle Counties



The Village is not growing as fast as the neighboring communities and the region, as shown in Table 13.1 below. Adjacent rural communities have seen high rates of new residential construction, while Enosburg Falls has not. There are likely a variety of issues that are contributing to this phenomenon, including less available land for single family homes in the Village, along with a demand for rural housing within commuting distance of St. Albans City and Chittenden County. It is important for the Village to consider the impacts, both positive and negative, that growth in adjacent communities will impose. High population growth in adjacent communities increases traffic in the Village; however, in addition, it may increase the profits of local businesses. The Central Business District and much of the High Density Residential, and Commercial Districts in Enosburg Falls are identified as a sub-regional growth center in the Northwest Regional Plan and given the recent growth in adjacent communities, it has the potential for further growth in this capacity. As customers in the Central Business and Commercial Districts increase due, in part, to growth in neighboring municipalities, the Village's vitality will grow and it will likely instigate more rehabilitation, new development, and new residents. With growth, comes responsibility to provide adequate facilities and services, such as

schools, road and sidewalk maintenance, electricity, and sewer and water. It is important for the Village to plan for and take advantage of future growth taking note of these responsibilities.

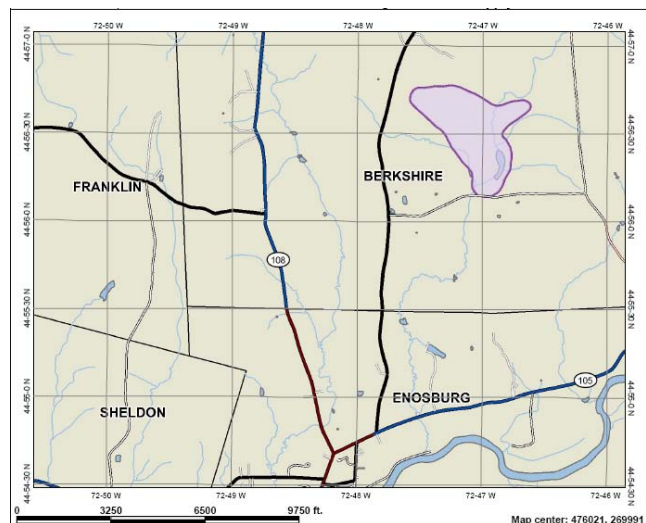
TABLE 13.1: POPULATION GROWTH IN ENOSBURG AND SURROUNDING TOWNS						
Town	1990	2000	2006 (est.)	% Change 90-00	% Change 00-06	% Change 90-06
Enosburg Falls	1,350	1,473	1,461	9.1	-0.8	8.2
Enosburgh Town	1,185	1,315	1,294	11.0	-1.6	9.2
Franklin	1,068	1,268	1,329	18.7	4.8	24.4
Berkshire	1,190	1,388	1,615	16.7	16.4	35.7
Sheldon	1,748	1,990	2,292	13.8	15.2	31.1
Franklin County	39,980	45,417	48,187	13.6	6.1	20.5

Source: 1990, 2000, and 2006 estimated population, US Census.

Compatibility with Adjacent Land Use Plans

Land use plans in Enosburg Falls are compatible with the land use plans for the region and adjacent municipalities. There are; however, a few areas that require cooperation between adjacent municipalities to prevent sprawl from the Village’s sub-regional growth center and industrial areas. Within the Village, the growth center transitions to high and low density residential development and the Industrial District to commercial and residential development; however, on the Village’s edge, the growth center borders Sheldon where Route 105 enters the Village in the west and the Industrial District borders the Town of Enosburgh where Route 105 enters the Village in the east. There is a risk that the growth center and Industrial District will increase the development pressure in adjacent areas and create sprawl along route of 105. While it is important for the Village to keep implementing planned growth and master planning with careful consideration of access management, landscaping, and Franklin County’s rural character, it is also important for adjacent communities to consider land use planning from a multi-town perspective and to consider the consequences of sprawl. In order to prevent sprawl outside the Village, strict land use controls may be necessary, such as limited allowed uses, planned unit developments, and access management.

Map 13.2 Enosburg Water System Source Water Protection Area
(Source: ANR Environmental Interest Locator)



Planning with Adjacent Communities

The Village shares a variety of common resources, infrastructure, and issues with adjacent communities. It is important that all parties work together in planning for and managing these shared interests. In addition to managing sprawl as discussed above, the quality and supply of public drinking water is an important multi-town interest. The Village’s municipal water supply is located in the Town of Berkshire and Berkshire’s in the Town of Enosburgh. It is vital that Berkshire manage land use in that area so that the

quality of the Village's water supply is protected. In Berkshire's most current Land Use and Development Regulations (adopted March 6, 2007), a wellhead/source water protection area is identified to provide protection to the water supply. However, residential uses are allowed as a conditional use in the protection area and the regulation of onsite septic systems is out of the town's authority. Berkshire should carefully review new development to assure there will be no negative impact to Enosburg's water quality or supply and in the future, assess whether new development should be prohibited.

CHAPTER 14. IMPLEMENTATION

IMPLEMENTATION RECOMMENDATIONS	WHO'S INVOLVED?	TIMEFRAME
HISTORIC & SCENIC RESOURCES		
Review the allowable land uses, dimensional requirements, and parking requirements for residential districts to ensure that they promote the historic character of Village neighborhoods.	Planning Commission	5 Years (2013)
Monitor changes made in the 2008 Land Use and Development Regulations providing incentives for the adaptive reuse of historic structures.	Planning Commission	5 Years (2013)
Consider historic/scenic character in decisions regarding paving, widening of streets, installation of sidewalks, and development permits.	Trustees/DRB	Ongoing
Fully enforce bylaws for landscaping and screening and the visual effects of clearing when conducting site plan review of subdivision, commercial, and industrial applications.	DRB	Ongoing
Work with the Trustees to publicize the falls and the Bridge of Flowers and Light as a scenic destination in Enosburg Falls.	Planning Commission	5 Years (2013)
ECONOMY		
Establish and maintain communications with the Enosburg Falls Economic Development Corporation, Village and Town officials, school district, and local business people to best serve the citizens of the Village and surrounding areas.	Planning Commission	Ongoing
Work with other communities in the region to promote economic development in the Village.	Trustees/EFEDC	Ongoing
Work with the Franklin County Industrial Development Corporation and the Enosburg Falls Economic Development Committee to encourage occupancy of the Enosburg Falls Industrial Park.	Planning Commission	Ongoing
Actively promote utilization of the Missisquoi River and Missisquoi Rail Trail as recreational resources and attractions to the Central Business District.	All Municipal Boards	Ongoing
HOUSING		
Consider adoption of a basic building code to ensure health and safety of residents and prevent blight that detracts from the historic and scenic integrity of the Village.	Manager/Planning Commission	5 Years (2013)
Stabilize service costs such as sewer, water, and electrical hook ups throughout the community in order to decrease homeownership and home rental costs.	Trustees	Ongoing
Consider applying for grant funds, such as the Community Development Block Grant, for renovation/rehabilitation of buildings for housing or economic development.	Manager/Trustees	Ongoing

Encourage the use of planned unit development incentives to create permanently affordable housing.	DRB	Ongoing
Consider municipal impacts when reviewing new development proposals, such as educational, fire, police and emergency services, highway maintenance, electrical and municipal water and wastewater systems.	DRB	Ongoing
EDUCATION		
Hold annual meetings with representatives from the Village Trustees, Town Select Board, Prudential Committee, and Franklin Northeast Supervisory Union to ensure better communication and coordination of all planning needs and issues.	Planning Commission	Ongoing
Identify future land needs for expansion of buildings and recreational facilities as needed.	Planning Commission	Ongoing
Coordinate capital budgeting and programming between the Village, Town, and School District.	Village Manager, Planning Commission	Ongoing
TRANSPORTATION		
Propose traffic studies on key Village streets to provide information for local road/street management.	Planning Commission	Ongoing
Develop speed control programs that may include speed bumps, law enforcement, and citizen involvement.	Planning Commission/ Trustees	Ongoing
Work with the Village Trustees to implement the recommendations of the Village Parking Study and assess the effectiveness of the parking regulations in the Enosburg Falls Land Use and Development Regulations.	Planning Commission	5 Years (2013)
Continue to contract with State Police and Sheriff to enforce local traffic ordinances at least 5 days per week.	Trustees	Ongoing
Participate in regional transportation planning efforts.	Planning Commission/ TAC Representative	Ongoing
Maintain a current Capital Budget & Program that includes local street and sidewalk improvement, bridge repair and replacement, and equipment replacement in response to projected community need.	Planning Commission/ Village Manager	Ongoing
PUBLIC UTILITIES		
Improve communication between the Planning Commission, Village Trustees, and Village Manager about the location and priority of sewer, water, and electric line extensions and upgrades.	Planning Commission	Ongoing
Reserve sewer system capacity for planned residential, commercial, and industrial growth and maintain a current Capital Budget & Program that includes maintenance, improvement, and expansion to sewer and water facilities in accordance with projected demand.	Trustees/Planning Commission	Ongoing

Ensure water pressure/flow is sufficient for fire protection in the current service area before residential expansion.	Trustees/Planning Commission	5 Years (2013)
Consider lower cost options for disposal of sludge.	Trustees	5 Years (2013)
PUBLIC SERVICES & FACILITIES		
Bring together Village & Town officials to discuss a comprehensive plan for public land holdings and their best use and management.	Planning Commission	Ongoing
Continue support for public use of the Opera House.	Planning Commission	Ongoing
Organize community members and local officials to address multi-generational recreation needs.	Planning Commission	5 Years (2013)
Watch for opportunities to purchase easements, rights of way, or properties for public access to Missisquoi River.	Trustees/Planning Commission	Ongoing
Research data on the availability and quality of childcare services for Enosburg Falls residents.	Planning Commission	5 Years (2013)
ENERGY		
Complete energy audits on all municipal buildings and develop a schedule for needed improvements.	Manager/Trustees	5 Years (2013)
Make information on energy efficient home and business building(s) siting and design available through the Zoning Administrator as part of the zoning permit process.	Zoning Administrator	Ongoing
Work with Trustees and Village staff to establish energy standards for all public facilities and equipment.	Planning Commission	5 Years (2013)
Investigate and study any potential municipally owned, renewable energy production facilities which have minimal environmental impacts.	Planning Commission	Ongoing
NATURAL RESOURCES		
Maintain at least a 50 foot naturally vegetated buffer strip be maintained between any development and the shoreline of the Missisquoi and its tributaries.	Planning Commission	Ongoing
Look into regulating land development along rivers and streams based on fluvial erosion hazards rather than a standard 50 foot buffer.	Planning Commission	5 Years (2013)
Create maps of prime agricultural soils and development constraints such as soil capacity, slope, and wetlands for use during development review with the goal of permitting development with little or no impact to these resources or sensitive features.	DRB	5 Years (2013)
LAND USE		
Coordinate and connect new infrastructure in the Commercial and Industrial Zoning Districts with existing roadways, water, and sewer.	Planning Commission/DRB	Ongoing

<p>Work with landowners and the Vermont Agency of Transportation to develop a comprehensive long-range plan for access onto RTE 105, which provides safe access while limiting curb cuts.</p>	<p>Planning Commission</p>	<p>5 Years (2013)</p>
<p>Encourage the use of the planned unit development incentives for preserving prime agricultural lands and maintaining the productivity of agricultural land.</p>	<p>DRB</p>	<p>Ongoing</p>
<p>Maintain and implement Land Use and Development Regulations that encourage high density, mixed use development within the Central Business and Commercial Districts that maintains the character of the traditional village setting (for example development is oriented towards the public right of way, includes sidewalks and other pedestrian amenities, and is appropriately landscaped, including street trees).</p>	<p>Planning Commission and DRB</p>	<p>Ongoing</p>

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APPENDIX A: 2002 AND 2007 SURVEY RESULTS

2007 Survey Results

The Enosburg Falls Planning Commission mailed 750 surveys to all registered voters as an insert to the Village Report. In total, 33 out of 750 surveys were returned for a response rate of 4.4%.

Summary of Results

Question 1: Please rate on a scale of 1 to 5, with 1 being excellent and 5 being very poor, the performance of the following:

Question 1 Summary												
Municipal Department	Response											
	1		2		3		4		5		NR	
Elementary School	3	9%	13	39%	12	36%	3	9%	1	3%	1	3%
High School	2	6%	13	39%	10	30%	5	15%	2	6%	1	3%
Trustees	0	0%	11	33%	11	33%	6	18%	4	12%	1	3%
DRB	0	0%	9	27%	11	33%	6	18%	4	12%	3	9%
Planning Commission	1	3%	10	30%	12	36%	6	18%	2	6%	2	6%
Street Dept	1	3%	14	42%	5	15%	7	21%	5	15%	1	3%
Recreation	0	0%	5	15%	13	39%	6	18%	8	24%	1	3%
Ambulance	13	39%	11	33%	2	6%	2	6%	3	9%	2	6%
Fire	17	52%	9	27%	1	3%	3	9%	3	9%	0	0%
Public Works	8	24%	8	24%	9	27%	4	12%	3	9%	1	3%

Question 2: Which of the following additional uses/activities should be encouraged in the Enosburg Falls downtown area?

Question 2 Summary						
Use/Activity	Response					
	Discourage		Encourage		Neutral	
Retail	1	3%	30	91%	2	6%
Office	2	6%	18	55%	13	39%
Multi-Family Dwellings	16	48%	7	21%	10	30%
Single-Family Dwellings	10	30%	14	42%	9	27%
Professional Services	2	6%	26	79%	5	15%
Hospitality Services	1	3%	22	67%	10	30%
Nightlife	9	27%	8	24%	16	48%
Cultural	2	6%	24	73%	7	21%

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Question 3: Which of the following additional uses/activities should be encouraged in the Commercial District?

Question 3 Summary						
Use/Activity	Responses					
	Discourage		Encourage		Neutral	
Retail Stores	3	9%	24	73%	6	18%
Big Box Stores	12	36%	15	45%	6	18%
Office Space	4	12%	13	39%	16	48%
Multi-Family Dwellings	16	48%	9	27%	8	24%
Single-Family Dwellings	11	33%	9	27%	13	39%
Professional Services	4	12%	21	64%	8	24%
Hospitality Services	4	12%	19	58%	10	30%
Nightlife	11	33%	10	30%	12	36%
Cultural	4	12%	20	61%	9	27%
Industrial	5	15%	25	76%	3	9%
Other	0	0%	0	0%	0	0%

Question 4: What do you think are the 3 biggest challenges facing Enosburg Falls over the next 5-10 years? 1 = highest priority; 2 = 2nd priority; 3 = 3rd priority

Question 4 Summary						
Challenges	Responses					
	1		2		3	
Accommodating growth and development	3	9%	2	6%	0	0%
Providing adequate housing	0	0%	1	3%	0	0%
Conserving forest and agricultural land	0	0%	0	0%	0	0%
Conserving Village character	5	15%	1	3%	1	3%
Controlling property taxes	14	42%	8	24%	1	3%
Ensuring high quality schools	3	9%	5	15%	4	12%
Controlling traffic congestion	1	3%	1	3%	1	3%
Maintaining roads	0	0%	1	3%	3	9%
Encouraging economic and job growth	2	6%	6	18%	6	18%
Preserving water quality and natural resources	0	0%	1	3%	2	6%
Pedestrian accessibility between north commercial district and downtown	0	0%	1	3%	1	3%
Improving access to public transportation	0	0%	1	3%	2	6%
Increasing recreation opportunities	0	0%	0	0%	5	15%
Providing adequate parking within the Village	0	0%	0	0%	2	6%

The following challenges received the most responses for highest priority: Controlling Property Taxes (42%), Conserving Village Character (15%), and Accommodating Growth and Development (9%).

The following challenges received the most responses of either highest priority or second priority: Controlling Property Taxes (67%), Ensuring High Quality Schools (24%), and Encouraging Economic and Job Growth (24%).

The following challenges received the most responses of either highest priority, second priority, or third priority: Controlling Property Taxes (70%), Encouraging Economic and Job Growth (42%), and Ensuring High Quality Schools (36%).

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Question 5. Should the Village promote development within concentrated growth centers (commercial district, central business, and high density residential districts) as opposed to encouraging growth evenly throughout the Village?

Question 5 Summary		
Answer	Number	Percent
Yes	17	52%
No	7	21%
?	7	21%
NR	2	6%

Question 6. Would you support expansion of the Central Business District to allow mixed uses (residential, commercial) in a larger area than currently exists?

Question 6 Summary		
Response	Number	Percent
Yes	17	52%
No	8	24%
?	5	15%
NR	3	9%

Question 7. Would you support mixed uses (residential, commercial, light industrial) in the Commercial District (located by Hannaford's)?

Question 7 Summary		
Response	Number	Percent
Yes	22	67%
No	8	24%
?	0	0%
NR	3	9%

Question 8. Do you think that the Enosburg Falls Zoning Bylaws effectively implement the goals and policies of the Village Comprehensive Plan?

Question 8 Summary		
Response	Number	Percent
Yes	8	24%
No	6	18%
?	15	45%
NR	4	12%

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Question 9. Are you satisfied with the rate at which Enosburg Falls is growing?

Question 9 Summary		
Response	Number	Percent
Yes	12	36%
No	16	48%
?	0	0%
NR	5	15%

Question 10. Do you think that parking is currently adequate in the downtown area?

Question 10 Summary		
Response	Number	Percent
Yes	12	36%
No	19	58%
NR	2	6%

Question 11. Would you support angled parking along three sides of Lincoln Park as proposed in Plan B of the Village Parking Study, which would necessitate making the park smaller by 10 feet on three sides, to provide more parking in the downtown area?

Question 11 Summary		
Response	Number	Percent
Yes	14	42%
No	15	45%
NR	4	12%

Question 12. How often do you have trouble finding a parking space in the downtown area? (choose the statement below that best matches your experience)

Question 12 Summary		
Response	Number	Percent
I never have trouble finding a parking spot very close to my downtown destination.	6	18%
I never have trouble finding a parking spot within a short walk from my downtown destination.	10	30%
I can usually find a parking spot very close or within a short walk from my downtown destination, but sometimes I have to circle a few times before one opens up or park further away.	11	33%
I regularly have trouble finding a parking spot very close or within a short walk from my downtown destination.	4	12%
No Response	2	6%

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Question 13. Would you support a Village/Town merger?

Question 13 Summary		
Response	Number	Percent
Yes	19	58%
No	4	12%
Undecided	8	24%
NR	2	6%

Respondent Information

<p>Do you live in Enosburg Falls? Yes = 31 (94%) No = 0 (0%) No Response = 2 (6%)</p>

<p>Do you own or rent your home? Own = 31 (94%) Rent = 0 (0%) No Response = 2 (6%)</p>
--

How long have you lived in Enosburg Falls?		
	#	%
21 + Years	17	52%
1 - 5 Years	5	15%
11 - 20 Years	5	15%
6 - 10 Years	4	12%
NR	2	6%

How old are you?		
	#	%
65 +	16	48%
35 - 54	9	27%
55 - 64	6	18%
NR	2	6%

Where are you employed?		
	#	%
Retired	14	42%
Enosburg Falls, not at home	5	15%
Enosburg Falls, at home	3	9%
Chittenden County	2	6%
Franklin County	2	6%
St. Albans	2	6%
Other	2	6%
No Response	2	6%
Swanton	1	3%

Where do you shop the most?		
	#	%
Enosburg Falls	22	67%
Chittenden County	6	18%
Downtown St. Albans	3	9%
Exit 20 St. Albans	2	6%

Where do you shop the second most?		
	#	%
Chittenden County	11	33%
Exit 20 St. Albans	8	24%
Enosburg Falls	6	18%
Downtown St. Albans	4	12%
Other	4	12%

Draft for Review Appendix A

2002 Survey Results

The Enosburg Falls Planning Commission mailed 123 random surveys to tax payers on the Village tax list. Citizens visiting the Village office picked up 20 surveys, 20 surveys were hand delivered to younger citizens, non-property owners with small children. Finally, 19 surveys were delivered to the high school to solicit input from members of the Senior Class. In total, 65 out of 182 surveys were returned for a response rate of 35.7%.

Who responded to the survey?

Age	# of Responses	% of Responses
< 19	14	22
19-24	1	1
25-34	6	9
35-44	3	5
45-64	16	25
> 65	25	38

Do you own or rent your home?

	# of Responses	% of Responses
Own	62	95
Rent	5	5

How long have you lived or owned property in Enosburg Falls?

Years	Actual	%
<1	1	1
1-5	8	12
6-10	9	14
11-20	11	17
21 or more	36	55

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1. Planning can help Village residents and local officials solve problems and achieve future goals. If we could achieve only 10 of the following objectives over the next 5 years, which would you choose?

Objectives	# of Responses	Ranking
Control taxes	49	1
Create jobs in town	47	2
Attract business	40	3
Protect drinking water	36	4
Attract industry	34	5
Protect property values	29	6
Provide adequate educational facilities	29	
Provide safe roads	27	7
Enforce existing regulations	27	
Control traffic	24	8
Respect private property rights	23	9
Assure adequate sewer disposal	23	
Better communication between Town and Village	23	
Make sure low/middle income residents can afford housing	21	10
Improve local decision making	20	11
Protect historic character of Village	19	12
Cooperate with neighboring towns	18	13
Address needs of seniors	17	14
Improve recreation opportunities	14	15
Provide solid waste disposal	14	
Preserve some open land in the Village	14	
Maintain productive agricultural land	14	
Get residents to work together	14	16
Encourage energy conservation in public facilities	13	
Protect surface-water quality	10	17

Other planning objectives written in: i. "Buy land to protect drinking water source"; ;ii. "Study the feasibility of merger of town and village."

2. What do you like most about living in Enosburg Falls?

Objectives	# of Responses	Ranking
Quite/small/rural	45	1
Good drinking water	32	2
People/community/friendly	29	3
Schools/fire department/ambulance	24	4
Born here/always lived here/it's home	22	5
Convenient location	17	6
Beautiful/scenic	15	7
Room for improvement	14	8
Churches	14	
Pride in homes & neighborhoods/clean	13	9
Right size	13	
Security/safe	7	10
Historic character	7	
Stores	6	11
Good growth potential	6	
Non-intrusive government	6	
Progressive Village	1	12

3. How would you and others in your household rate Village services and facilities according to the following scale?

Category	Excellent	Good	Fair	Poor	No Opinion
Schools	2	27	23	10	3
Public Parks	10	27	19	7	2
Fire Protection	33	25	4	2	1
Police Protection	1	15	24	23	2
Roads	1	14	28	20	2
Streets	0	6	35	22	2
Parking	1	15	30	18	1
Recreation Facilities	1	8	11	25	20
Library	18	32	10	2	3
Recycling	5	19	18	11	12

4. Improvements in services and facilities require commitments of time, energy, and dollars. Please indicate the level of priority you would give to each of the following actions using the following scale: High Moderate Low. * Note: responses in all priorities do not equal 65 surveys *

Improvement	Priority		
	High	Moderate	Low
Increase local law enforcement	30	26	7
Provide sidewalks and curbs along major traffic routes	25	33	7
Replace street lights with fixtures which give more light using less energy	18	34	11
Improve energy efficiency & conservation in public buildings	14	35	10
Improve village parking	23	23	18
Provide handicapped access to public buildings	20	28	15
Purchase land to provide parking in the Village	11	24	27
Extend sewer lines to new areas of residential growth	10	30	19
Purchase or lease land to dispose of sewer plant sludge	4	29	22
Fix roads/sidewalks promptly once started	40	21	4
Police protection	35	25	5
Implement energy/water conservation plan	9	34	16
Restore buildings to original state	7	22	29
Clean up junk cars	34	19	12
Preserve forest within the Village	17	24	16
Keep dogs tied	31	18	11
Keep bikes and ATV off sidewalks	36	16	8
Control traffic-speed limits	34	17	9
Continue restoration of Opera House	19	21	19
Keep noise down at night	36	13	6
Look for ways to save tax dollars	50	14	1
Establish mandatory recycling program	17	20	24
Construct sidewalks on at least one side of all roads on outskirts of Village	19	20	24
Improve crosswalk markings	25	28	12
Large signs for school crossings	23	23	14
Create a youth center	23	23	18
Petition traffic light study decision for route 105/Hannaford's intersection.	33	16	13

Other priorities for services and facilities written in:

- i. "In order for the Village to grow, laws must be enforced around the clock. Businesses will not move into an area where their employees and customers can't be safe."
- ii. "No more low income housing unless provided for the elderly residents."
- iii. "Make the slumlords of Enosburg Falls clean up their properties. Strict zoning laws should be enforced."
- iv. "Do not encourage any economic development that doesn't pay at least \$13-15 per hour."
- v. "We need a good animal control office."
- vi. "Prohibit trucks from using Jake brakes in the Village."

5. Would your priorities, as indicated above, change if action meant a reasonable increase in taxes?

	# of Responses	% of Responses
Yes	24	37
No	35	54
No Comment	6	9

6. What benefits from growth would you most like to see in Enosburg Falls?

Benefit	# of Responses	Ranking
More employment	44	1
Lower taxes/broader tax base	40	2
Small clean light industry	33	3
More law enforcement	32	4
More industry and business	32	
Concentrate on dairy related and New England products	31	5
Improve cooperation between Town and Village	28	6
Meet needs of low income people and seniors	24	7
Recreation center	23	8
Higher median income	22	9
Keep young families & children in area	21	10
Encourage energy conservation	18	11
Middle income single family housing	17	12
More citizen involvement	15	13
More health facilities	12	14
More tourism	12	

7. What impacts from growth would you most like to see avoided?

Impact	# of Responses	Ranking
Slum landlords/slums	54	1
Junkyards	53	2
Uncontrolled trailer parks	50	3
Loitering on streets and in parks	50	
Pollution (43)	43	4
Welfare developments; low income houses	41	5
Loss of trees along streets	37	6
Snowmobiles on private property	35	7

Poor on non-enforced regulations	34	8
Increased noise	31	9
Unsightly buildings	31	
Non-beneficial industry/environmentally unsafe/big industry	29	10
Increased property tax	29	
Loss of small town character	29	
Disregard for needs of handicapped and elderly	27	11
Burden on schools/utilities	26	12
Housing too expensive for most residents	26	
Increased traffic flow	21	13
Any unnecessary impacts	20	14
Tax-exempt places	16	15
More new residential development	16	
Subdivisions with single-family dwellings	10	16
More home businesses	6	17

8. Please indicate how often you or members of your household would use the facilities listed below if they were available in Enosburg Falls:

	Frequently	Occasionally	Not At All
RECREATION PATH	23	29	8
Picnic Area	7	32	20
Athletic Fields	17	17	25
Municipal Dock	3	13	43
Recreational Center	13	20	26
Tennis Court	9	12	34
Youth Center	9	14	34
Other:	1	0	0
Note: totals do not equal 65 surveys in all instances.			

Other recreation facility comments:

- i. "Would like a shooting range."

9. Has the amounts of recent development in Enosburg Falls been?

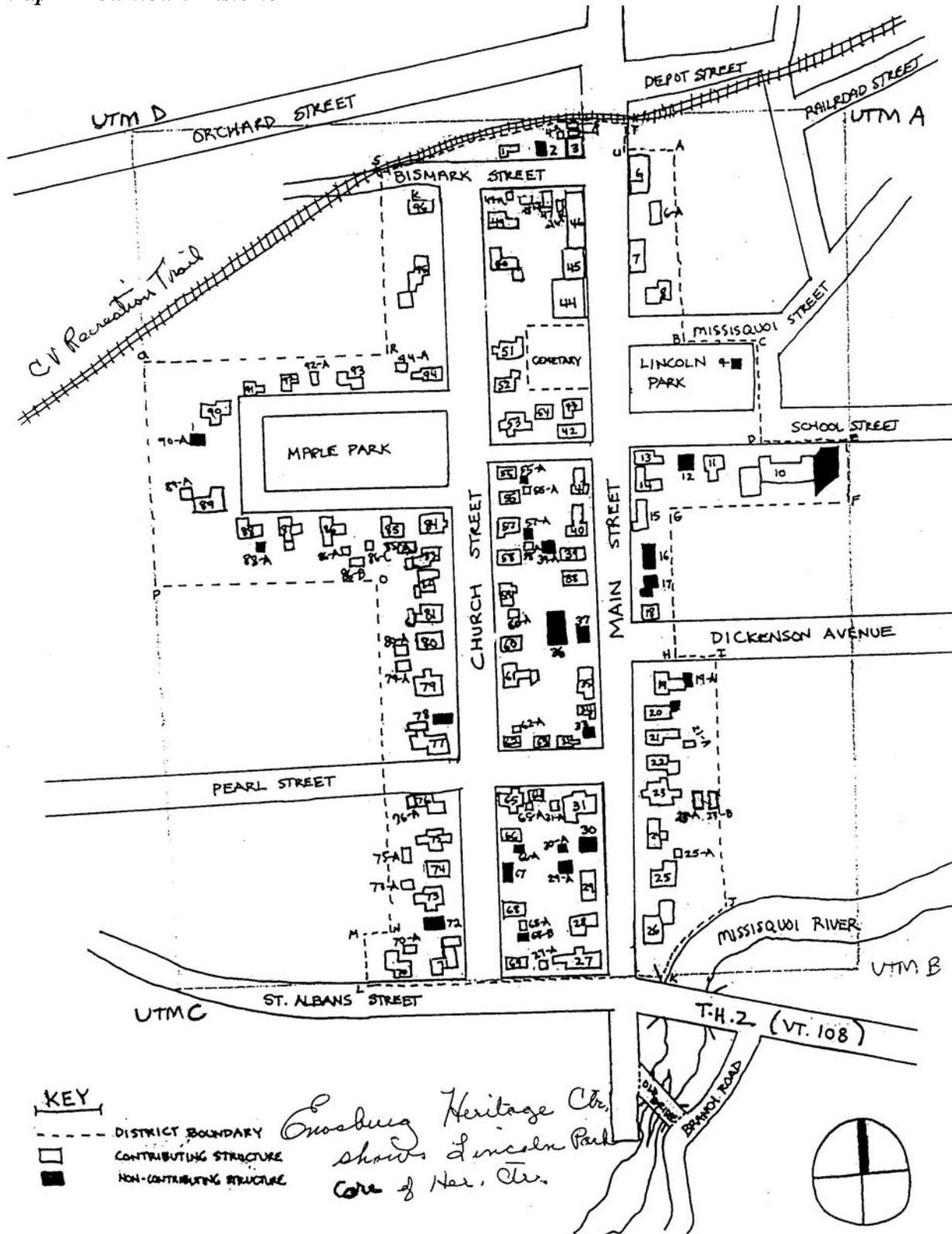
	# of Responses	% of Responses
Too Fast	2	3
Too Slow	27	42
Reasonable	34	52
No Comment	2	3

Other development comments:

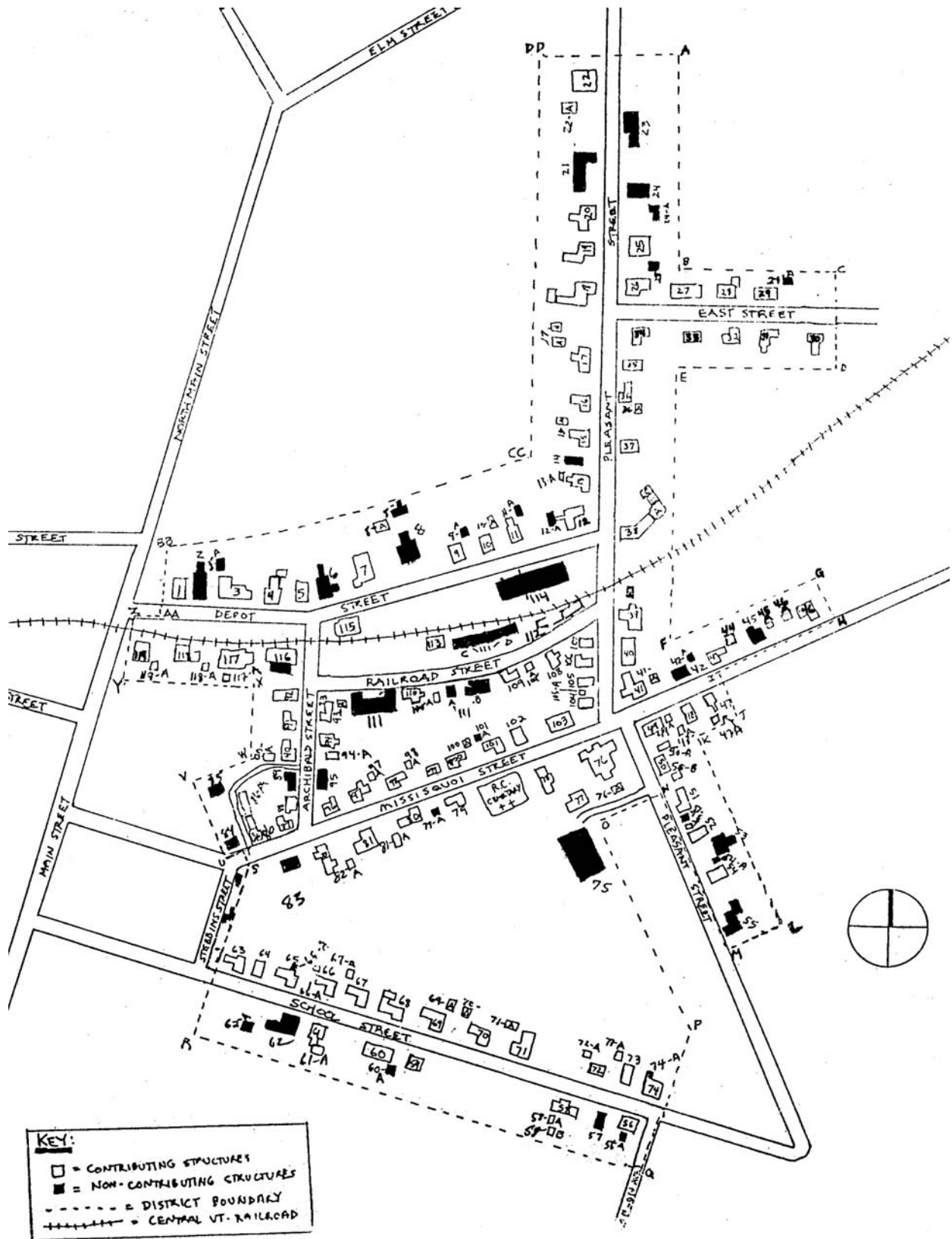
- i. Enosburg Falls used to be safe but no longer the case (14)

APPENDIX B: HISTORIC DISTRICTS AND SITES MAPS

Map 1 Downtown Historic



Map 2 Historic Railroad District



Map 3 Orchard Street – North Main Street Historic District

