

## REPORT ON TOWN OF ENOSBURGH PLAN REVISION

The Town of Enosburgh is proposing to re-adopt its current Municipal Plan, effective for a 5-year period from September 8, 2008 to September 8, 2013. The Planning Commission has been working with Village of Enosburg Falls and the communities on merger of the two municipal plans; a public review draft is anticipated for early 2014. Re-adoption of the 2008 plan is intended as a temporary stop-gap measure to address the lapse in time when the existing plan expires and when the revised plan is adopted.

The Town of Enosburgh Municipal Plan proposed for re-adoption is consistent with the 13 goals established in Chapter 117, Section 4302. These goals aim to: maintain the historic settlement pattern of compact village centers separated by rural countryside; provide a strong and diverse economy with rewarding job opportunities; broaden access to educational and vocational training opportunities for people of all ages; provide for safe, convenient, economic, and energy efficient transportation systems; to identify, protect, and preserve important natural and historic resources; to maintain and improve the quality of air, water, wildlife, and land resources; to encourage the efficient use of energy and development of renewable energy resources; to maintain and enhance recreational opportunities; to encourage and strengthen agricultural and forest industries; to provide for the wise and efficient use of natural resources; to ensure the availability of safe and affordable housing; to plan for, finance, and provide an efficient system of public facilities and services; and to ensure the availability of safe and affordable childcare.

The on-going revision to the 2008 Town of Enosburgh Municipal Plan will focus on the merger of the Town Plan with the Enosburg Falls Village Municipal Plan. This effort will identify the compatibilities and conflicts between plans and discuss solutions to address them. In addition, this effort will include a comprehensive update to all information in the plan to include 2010 Census data, will synthesize many on-going projects and planning efforts, and will update community goals related to those stated in Chapter 117, Section 4302.

The Town of Enosburgh is engaged in a comprehensive planning process that guides the Town's decisions for future growth, development, and investment. Their planning process conforms to the State's four planning goals of Chapter 117, Section 4302, which strive for a comprehensive planning process that includes *citizen participation*, the *consideration for the consequences of growth*, and *compatibility with surrounding municipalities*.

# **Town of Enosburgh, Vermont**



## **Town Plan 2013 Draft for Re-Adoption**

**Prepared by the  
Town of Enosburgh Planning Commission**

**Approved by the  
Town of Enosburgh Selectboard  
[Insert Date]**

## Executive Summary

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This executive summary is offered as a brief overview of the main issues and points in the plan. It is in no way sufficiently developed to substitute for a more careful study of the ideas but is offered as a glimpse of the issues and opportunities contained within the plan.

For the past ten years the Town Planning Commission gathered ideas from the people of Enosburgh and studied a wide range of data and evidence in order to update the 2001 Town Plan. Once adopted, the plan will function as a guiding document representative of the collective vision of the people of Enosburgh. Defining just what the collective vision is has been the most challenging part of the Board's efforts. A community survey of the residents and taxpayers of Enosburgh indicates that while there are competing visions, there is also consensus. The main issues under consideration are how best to accommodate the external growth pressures on the town (i.e. population growth, housing markets, economic development, etc. occurring outside of town) and the desire to preserve the quality of life which our rural community offers.

It is clear that Enosburgh does not exist in a bubble and that most of its residents are vested in living in the global community of the 21<sup>st</sup> Century. That being said, it is also clear that a majority of citizens wish to have growth managed so that the town's quality of life is preserved.

The survey showed that residents of Enosburgh have a deep love and appreciation of the land, nature, and the historical patterns of its use. Furthermore, residents expressed an interest in preserving as many of these aspects as possible for the future generations. Accordingly, the Planning Commission has recommended that the town identify specific sites of archeological, historic, and scenic importance and implement plans which will preserve them.

As development pressures increase in Chittenden and western Franklin Counties, housing and land affordability make Enosburgh more attractive. On the surface this would appear to be a blessing for those home and landowners looking to sell their properties. However, it also represents the potential for the kind of development that destroys the character of the community as well as creating a strain on public services such as schools, fire and emergency protection, and roads. Moreover, there is nothing about a real estate boom that ensures that adequate and appropriate housing opportunities for our current population will be available and affordable.

To take a closer look at growth in our town, the Planning Commission applied for and obtained a grant for a Growth Management Study from the Department of Housing and Community Affairs. We put out a Request for Proposals to hire a Planning Consultant and did hire Sharon Murray from Front Porch Consulting. We worked with Ms. Murray to gather data and she arranged the information to help us plan for growth. The study was completed in May 2007, and presented to the Enosburgh Public and Selectboard.

Among the public services most likely to feel the pressure of growth is education. Our investigation of the school facilities shows that there is a declining school enrollment over the past few years. It's also important to note that the global economy places different demands on graduates as well as those residents currently in the work force. The need for new skills and knowledge as well as the increasing need for retraining will be necessary. Therefore, the commission recommends that the educational facilities be sufficient to alleviate overcrowding and access to broad-based educational and vocational opportunities be expanded.

Other services which will be affected by growth include fire, emergency and police protection, roads, public water, sewage, and power. Moreover, as the pressure to build outside

the traditional village centers of the township increases, so will the threats to the quality of the groundwater, soils, and wildlife habitat. The Planning Commission recommends that growth be directed to the historic village centers of the township in order to minimize the impact on local property taxes. It is also recommended that when growth occurs outside of existing (or expanded) service areas appropriate measures to protect the public health and water supplies be required. Also, when appropriate, the Town should participate in cooperative efforts with other towns to solve common problems.

With respect to the town's economy, our study showed that agriculture and forestry are still very important to the local economy and contribute most significantly to the rural character of the town. We recommend that the town make every effort to protect its agricultural and natural resource bases. It should promote a diverse and stable economy which ensures secure employment opportunities for the residents of the town as well as the economic vitality of these traditional sectors of the local economy. As such, the Town Plan encourages industries and businesses which compliment the town's agricultural and natural resources, as well as other clean industries. We are now ripe for industrial growth.

What all of the foregoing boils down to is that the Planning Commission has made three broad recommendations to guide the implementation of land use policies. Through careful review of the Growth Management Study, the commission believes that these recommendations are representative of the collective vision of the town. First, the town should make every effort to maintain its agricultural and scenic resources. Second, working farms and managed forests must be protected from sprawl and the fragmentation of lands. Third, development is to be encouraged in the historic village centers and on a scale appropriate to maintain the rural character of the community. Considerably more detail is contained in the pages which follow and we hope that you will read it closely and attend the public hearings to voice your thoughts on it. The Planning Commission has looked at Capital Improvement Programs and believes that Enosburgh should develop such a program.

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# Chapter 1: Purpose

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## Why plan?

The primary purpose of any plan is to be a guide for the achievement of goals. In our personal lives this could entail financial planning, retirement planning, or planning for next month's vacation. In principle, town plans are no different. In very basic terms, a town plan is a community statement describing where you came from, where you are now, and where you want to go in the future.

Land use, the focus of town planning, impacts the world in a myriad of ways. Each development has cultural, environmental, and economic costs and benefits that need to be weighed by the community. Is there enough space available in the elementary school to accommodate the additional children from more residential development? How can we conserve our best agricultural lands without unnecessarily taking away peoples' property rights? These are the kinds of questions that can be addressed in town plans.

Vermont municipalities are not required to plan, but most do – to protect community interest, to retain local control, to promote desired forms of growth and development, to target public investment, to protect scarce public resources, and build and sustain a sense of community.

## How are town plans used?

There is a range of ways in which a town plan can be used, from simply a source of information to a foundation for regulations. The town itself determines what is important and how it will be used.

At the most basic level the document can be used to catalogue what is known about the town. This collection of information could serve to familiarize residents, potential residents, and development interests about the Town and its resources. Good information is essential to wise decision making whether for town planning or investing in a home, farm, or business.

The plan may also be used to evaluate development proposals for conformance with the town's goals and policies. Determination of a specific project's conformance, or otherwise, with the town plan is one method of participating in the Act 250 process.

Towns that have adopted plans are eligible for certain State planning grants. In most cases, planning grants require a town plan to be adopted. This money can be used to update zoning bylaws, conduct feasibility studies for town projects, or purchase development rights of a parcel of land.

Beyond this purpose, the Enosburgh Town Plan serves as the legal basis for land use regulations and capital budget programs, which the town may wish to adopt. Town plans, in general, state community goals and chart the course while zoning or capital budgets are the vehicles to get there. Many communities in Vermont recognize the value of plans but opt not to implement zoning for social or political reasons.

The Enosburgh Town Plan was developed with the following purpose in mind: to guide Town officials, residents, and persons contemplating actions involving land use on matters of land development, the economic provision for facilities and services, resource use and conservation, and public health, safety, and welfare.

### **What is required in a plan?**

Under current law, a municipality must address ten (10) elements in its plan, which are the following:

- A statement of objectives, policies, and programs of the municipality to guide the future growth and development of land, public services and facilities, and to protect the environment;
- A land use plan;
- A transportation plan;
- A utility and facility plan;
- A statement of policies on the preservation of rare and irreplaceable natural areas, scenic and historic features and resources;
- An educational plan;
- A recommended program for the implementation of the objectives of the development plan;
- A statement indicating how the plan relates to development trends and plans for adjacent municipalities, areas and the region developed under this title;
- An energy plan; and
- A housing element that shall include a recommended program for addressing low and moderate income person's housing needs.

These represent minimum requirements required by Title 24 Chapter 117 (the Vermont Municipal and Regional Planning and Development Act). Each town plan will be different depending on the unique qualities that exist in every community.

### **How does the planning process work?**

A town plan is arrived at by: identifying community issues and needs; collecting and analyzing background information about the town; and combining them into a vision (statement) of how the community should develop. Goals, policies, and actions or recommendations are formulated to address specific elements such as land use, housing, or education.

The need for involvement of town residents in the planning process cannot be overstated. While it is the responsibility of the Planning Commission to develop the plan, citizens and citizen committees can have an active role in gathering information and formulating plan policies for guiding development. A better plan will be the result of a group effort. Without the participation of residents, the balancing of needs, values, and resources can be difficult to achieve

Finally, planning is a continuous process, and plans can be amended to meet new challenges or situations. The Plan must be updated every five years or it expires. This provides opportunity for citizen involvement, and it acts as a review of the effectiveness of the Plan and its policies.

The Enosburgh Town Plan was last revised in 2001. In developing that plan, a community survey was conducted to develop a vision for the Town of Enosburgh. The plan was adopted in July, 2001 and readopted in July, 2007. However, the Enosburgh Planning Commission recognized the need to update the plan and in late 2007, the Planning Commission enlisted the help of the Northwest Regional Planning Commission to assist with those revisions.

### **Role of the Enosburgh Planning Commission**

The Planning Commission is empowered to formulate goals and objectives toward plan development. The Commission is responsible for the review and revision of the Town Plan and to propose amendments to the zoning bylaws and regulations in an effort to implement the plan.

The role of the Commission is ongoing. Changing community conditions, preferences and priorities call for consistent monitoring of plan objectives. Amendments to the plan may, from time to time, be necessary and the Commission has responsibility for this task.

### **The structure of the Enosburgh Town Plan**

The Enosburgh Town Plan is divided into 17 chapters that address both the required elements Act 200 and other key areas of concern. Each subject is then addressed in detail including past conditions, current status, and future needs.

Based on the findings in the discussion, one or more goals are then developed for the subject. **Goals** can be defined as “the desired future condition” although some may not be attainable for many years. For example the goal for education is “to provide high quality, broad-based educational services for the people of the community.”

**Policies** are those features that describe how to attain our goals, are a guide for homeowners and developers, and a means for the Planning Commission to evaluate projects. For example, “ensure that rapid development will not inflict undue impacts and hardships upon the ability of the town to provide adequate educational services.”

### **The Village of Enosburg Falls**

A final key point to mention is the relationship between the Town of Enosburgh and the Village of Enosburg Falls. The Village was incorporated in 1888 and is the primary social and commercial center for the Town. Enosburg Falls has its own Municipal Plan and Planning Commission and conducts all its own business separate from the Town. Although a separate governmental entity, the Village is included as part of the Town for the purposes of the Town Plan. Any time “Town” is used, it can be assumed to be “Town and Village” except in situations referring to the Town as a governing body. Every effort has been made to be consistent with the Village Plan but, in the event of conflict, the goals and policies of the Village have priority over the Town’s for properties within the Village limits.

### **Authority**

The Town of Enosburgh is authorized to prepare and adopt a Municipal Plan via Chapter 117, Title 24 of the VSA (Vermont Municipal and Regional Planning and Development Act). Section 4382 of the Act dictates what needs to be included in a plan. The intent of the law is to encourage a municipality to “engage in a continuing planning process that will further several stated goals.” The Act further states that municipal plans shall be re-examined, updated, and re-adopted every five years. This process should be ongoing, whereby the Plan is continually reassessed and revised to meet the changing needs of the community. Consequently, there will be future opportunities to review and amend the Plan. Residents, community groups, and anyone with an interest in the Town are encouraged to provide input into this ever-continuing process to the Enosburgh Town Planning Commission.

**GOAL**

To create a document that represents the collective vision of the Town of Enosburgh for the future.

**Policies**

- ◆ Encourage citizen involvement at all levels of the planning process.
- ◆ Ensure that decisions having local impacts are made at the most local level possible and with local input.
- ◆ Continue to represent and advocate local interests, as time and resources permit, through participation in regional, state, and federal planning, legislative efforts, and/or regulatory proceedings that may affect the Town of Enosburgh and the interest of its residents.
- ◆ Participate as a statutory party in state Act 250 proceedings as appropriate.

## Chapter 2: Visions for the Future of Enosburgh

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The following visions serve as a guideline for the future of Enosburgh. These visions are reflective of the input received by the Planning Commission in the surveys and public meetings.

- ◆ *The preservation of the character of Enosburgh and the protection of our natural resources will remain foremost in the plan for the growth of the Town.*
- ◆ *The rural character of Enosburgh is defined by its focus on agriculture, forest resources, and scenic vistas.*
- ◆ *A commitment to our children, families, land, water, and natural beauty will continue to make our town a special and unique place to the year-round residents as well as to our tourists and visitors.*
- ◆ *The provision of varied recreational opportunities is vital in promoting the community's quality of life.*
- ◆ *Town character will be a factor in the businesses that look towards Enosburgh as not only a good location for their business, but also as a place that offers a good quality way of life for their employees.*
- ◆ *Encouraging environmentally sound, clean businesses, new technology, home-based businesses, and enhancement of our tourist trade will lead to a more stable tax base and help in reducing dependence on residential property taxes.*
- ◆ *Encouraging diverse agricultural practices will help maintain the rural landscape of the Town and help the local economy.*
- ◆ *Our young people should have employment opportunities and the ability to live near their families which can strengthen the family unit.*
- ◆ *Growth in Enosburgh should occur at a rate which does not exceed the Town's ability to accommodate the growth and the ability to provide essential services. Dense growth is encouraged in the town's historical village settlements or in predetermined growth areas.*

## Chapter 3: Summary of Goals and Policies

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### Purpose

**GOAL: To create a document that represents the collective vision of the Town of Enosburgh for the future.**

### **Policies**

- ◆ Encourage citizen involvement at all levels of the planning process.
- ◆ Ensure that decisions having local impacts are made at the most local level possible and with local input.
- ◆ Continue to represent and advocate local interests, as time and resources permit, through participation in regional, state, and federal planning, legislative efforts, and/or regulatory proceedings that may affect the Town of Enosburgh and the interest of its residents.
- ◆ Participate as a statutory party in state Act 250 proceedings as appropriate.

### Archaeological, Historic, and Scenic Resources

**GOAL: To protect and preserve the archaeological, historic and scenic features in Enosburgh for future generations.**

### **Policies**

- ◆ Identify sites of potential archaeological, historic, and scenic significance
- ◆ Promote community growth that maintains the land use pattern developed throughout the Town's history – densely settled villages separated by open agricultural land
- ◆ Promote the use of historic buildings for public purposes whenever feasible
- ◆ Encourage participation and documentation of structures which qualify for the National Historic Registry
- ◆ Encourage innovation in design and layout of development so that the impact of development on scenic vistas can be minimized

### Housing

**GOAL: To ensure adequate housing options for people of all income levels, ages, household types, and preferences.**

#### **Policies**

- ◆ Identify the housing needs of the elderly population and work toward ensuring that their needs are met
- ◆ Promote low-density residential housing in areas without municipal services and higher densities in parts of town with existing services or close to existing service boundaries
- ◆ Conserve and protect the vitality and quality of existing neighborhoods
- ◆ Continue to monitor trends in population and housing to ensure Enosburgh continues to meet their housing needs
- ◆ Apply for funding to conduct a survey to determine condition, availability and affordability of Enosburgh's housing stock

### Education

**GOAL: To provide high quality, broad-based educational services for the people of the community.**

#### **Policies**

- ◆ Provide for the education of our school population without overcrowding, inefficient division of basic educational facilities, or reduction in the quality of our educational programs
- ◆ Ensure that rapid development will not inflict undue impacts and hardships upon the ability of the town to provide adequate educational services
- ◆ Broaden access to educational and vocational training opportunities
- ◆ Encourage community involvement in the school system
- ◆ Improve student to computer ratios

### **Natural Features**

**GOAL: To provide for local growth that is compatible with the town's natural features including soils, landscape, water resources, and wildlife**

#### **Policies**

- ◆ Identify and map important natural features
- ◆ Recognize the importance of the area's natural features to the overall quality of life enjoyed by Enosburgh residents
- ◆ Limit development in areas where soils have limited capacity to support structures or filter wastes and in areas where the slope is greater than 15%
- ◆ Guide development away from productive agricultural or forest soils
- ◆ Protect the water quality of the Missisquoi River and its tributary streams by preventing erosion along their banks and promoting riparian zone management
- ◆ Protect ground water quality by regulating uses that could introduce contaminants into the ground such as septic systems, excavation activities, or underground storage tanks
- ◆ Limit the loss of local wildlife habitat
- ◆ Limit infringement upon wetlands
- ◆ Encourage the use of Best Management Practices (BMP) for farms to limit pollution of Enosburgh's rivers and streams
- ◆ Limit use in the floodplains to agriculture, open space, and recreation unless otherwise approved through regulatory measures
- ◆ Prepare a multiple use forest management plan for the town forest

### **Community Services**

**GOALS: To provide community services to meet the needs of local residents of all ages without undue or sudden impacts upon local property taxes.**

**Ensure that the regulation of land development in Enosburgh does not negatively impact the availability of safe and affordable childcare**

#### **Policies**

- ◆ Provide emergency services and law enforcement to protect the health, safety, and property of residents and visitors
- ◆ Encourage participation in the Emergency Subscription Program

### **Community Facilities**

**GOAL: To look ahead and predict future needs for public facilities based upon community growth and change**

#### **Policies**

- ◆ Promote efficient and functional use of existing community buildings and facilities
- ◆ Provide sufficient space and facilities to carry out essential municipal functions
- ◆ Provide a gathering place for the local population to address town business
- ◆ Conserve Enosburgh's recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation
- ◆ Promote recreational areas and facilities in convenient and reasonable locations for the use and enjoyment of all residents and visitors
- ◆ Increase public access to local waterways

### **Community Utilities**

**GOALS: To provide public utilities which support concentrated residential, commercial, and industrial development.**

**To protect public health and water supplies in areas without municipal services**

#### **Policies**

- ◆ Use extension or new construction of water and sewer systems to remedy existing problems, promote orderly and timely land development, and carry out the purpose of the land use plan
- ◆ Ensure that individual on-site septic systems and water supplies are sited and installed in a manner that protects public health and the quantity and quality of ground water
- ◆ Where the co-location of telecommunications facilities with other towers or structures is not feasible, new structures must be sited in appropriate areas, respecting the integrity of residential areas, aesthetic concerns, and natural resource issues
- ◆ Investigate alternative technologies for wastewater treatment
- ◆ Maintain good communication and cooperation with the Town of Berkshire to ensure proper land management within the Wellhead Protection Area
- ◆ Encourage water conservation

## Transportation

**GOAL: To ensure reasonable, functional, and orderly development of transportation systems**

### **Policies**

- ◆ Protect the health, safety, and welfare of the traveling public
- ◆ Develop a master plan to guide future growth of roads within the village
- ◆ Promote safe, convenient, economic, and energy efficient transportation systems including public transit options and paths for pedestrians and bicycles
- ◆ Promote modes of transportation and activities that respect the natural environment
- ◆ Maintain the scenic character of the Town's rural byways
- ◆ Support public transit efforts of the Northwest Vermont Public Transit Network to increase mobility and access of Town residents

## Energy

**GOAL: To insure reliable, safe, clean, and affordable energy to all residents.**

### **Policies**

- ◆ Encourage energy efficiency by making available information regarding groups and organizations in the State, which can provide consumers with information on how to become more energy efficient
- ◆ Promote car-pooling among area residents; encourage the use of informal park and ride lots where possible; support the development of a state owned park and ride lot
- ◆ Make town owned buildings as energy efficient as possible
- ◆ Encourage energy conservation by promoting patterns of development that utilize clustering and energy efficient site design whenever possible
- ◆ Encourage the development of renewable energy resources

## Economy

**GOAL: To promote a diverse and stable economy by helping to ensure the successful operation of existing economic activities and providing opportunities for new ones**

### **Policies**

- ◆ Protect and encourage the continuation of agriculture by protecting the rights of farmers who responsibly use Accepted Agricultural Practices
- ◆ Encourage industries and businesses that complement the natural resource base within the Town
- ◆ Protect the vitality and importance of the villages as a community and regional asset
- ◆ Encourage commercial development within the traditional village centers which supplies local needs for retail, business, and personal services
- ◆ Encourage businesses and industries that use the skills of the local labor force

## Land Use

**GOALS: To maintain Enosburgh's agricultural and rural character and scenic resources by encouraging development to follow wise land use practices**

**To maintain working farms and managed forests in order to limit sprawl and fragmentation of the resource base**

**To maintain the character and aesthetics of the village districts while providing sufficient space, appropriate locations and scales, for residential, commercial, and industrial development.**

### **Policies**

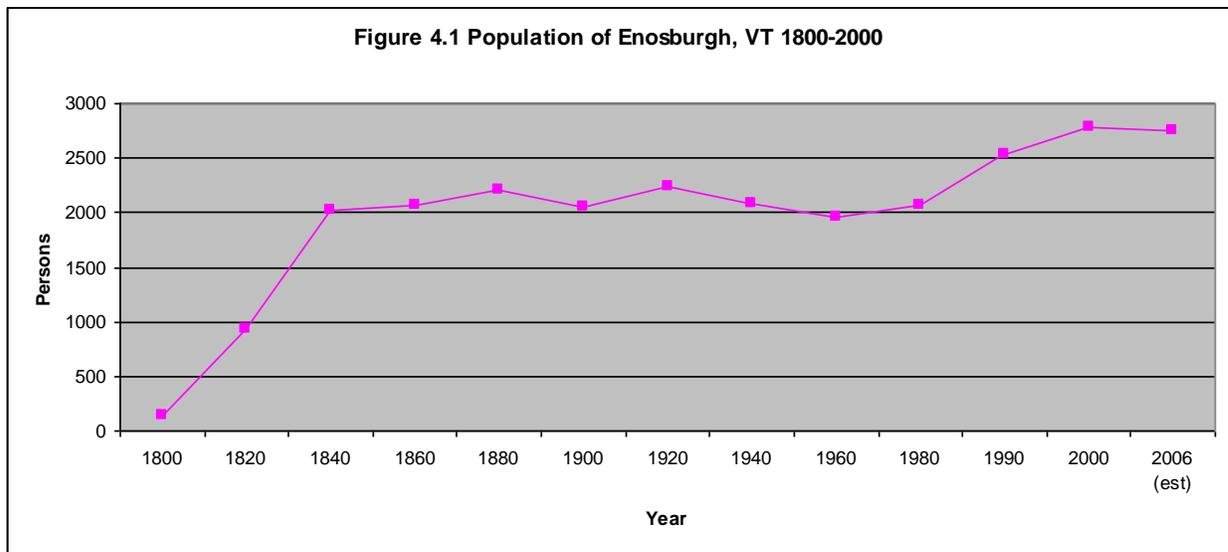
- ◆ Maintain the character of existing neighborhoods and avoid potential conflicts between incompatible land uses
- ◆ Limit development on slopes greater than 15% and maintain natural vegetation on steep slopes
- ◆ Protect scenic ridges by limiting development above 1,500 ft in elevation
- ◆ Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table
- ◆ Protect public health, welfare, and safety by limiting development in the flood plain
- ◆ Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along stream banks
- ◆ Conserve productive lands by accommodating development in areas apart from most farming activity
- ◆ Recognize the community's susceptibility to flooding by requiring new development to conform strictly to floodplain regulations
- ◆ Encourage dense development in traditional village centers
- ◆ Encourage the development of a conservation commission or local land trust, and collaboration with state and federal land trusts
- ◆ Promote the Current Use Program to better manage and conserve forest and agricultural lands
- ◆ Encourage landowners to donate or sell development rights in order to preserve Enosburgh's rural character

## Chapter 4: Community Profile

The Town of Enosburgh is located in the northwestern part of the State of Vermont in Franklin County and is bordered by seven towns: Montgomery to the east; Richford to the northeast; Berkshire to the north; Franklin to the northwest; Sheldon to the west; Fairfield to the southwest; and Bakersfield to the south. Enosburgh covers a total of 30,925.29 acres or approximately forty-eight square miles.

### Past and Present Population

In the year 1800, shortly after being settled, Enosburgh had 143 persons. Figure 1.1 shows how the population for Enosburgh has changed since that year. The Town experienced its greatest population boom between 1800 and 1840 when the population climbed to 2000 residents. Between the years 1840 and 1980, the population remained steady; it only slightly fluctuated around 2000 persons. In 1990, the population rose above the 2500 mark for the first time (2535) and by 2000 the population had reached 2788.



Sources: Vermont Indicators Online, [maps.vcgi.org](http://maps.vcgi.org)

Table 4.1 shows the population for Enosburgh Town, Enosburg Falls, and all of the bordering communities. It should be noted that the 2006 figures are estimates provided by the US Census. Between 1960 and 2000, the population of Enosburg Falls grew by approximately 11%, while the population of Enosburgh Town more than doubled. However, the US Census Bureau estimates that both communities have seen a slight population decline between 2000 and 2006. This trend will not be confirmed until the results of the 2010 Census become available. All of the surrounding communities are expected to see continued growth.

<b>Year</b>	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b>2006 (est)</b>
Enosburg Falls	1321	1266	1207	1350	1473	1461
Enosburgh Town	645	652	863	1185	1315	1294
Enosburg Falls & Enosburgh Town	1966	1918	2070	2535	2788	2755
Montgomery	876	651	681	823	992	1064
Richford	2316	2116	2206	2178	2321	2350
Berkshire	965	931	1116	1190	1388	1615
Franklin Town	796	821	1006	1068	1268	1329
Sheldon	1281	1481	1618	1748	1990	2292
Fairfield	1225	1285	1493	1680	1800	1892
Bakersfield	664	635	852	977	1215	1399
Franklin County	29,474	31,282	34,788	39,980	45,417	48,187

Source: US Census 1960, 1970, 1980, 1990, 2000 as reported on Vermont Indicators Online

Table 4.2 shows the percent change within each decade for Enosburgh Town, Enosburg Falls, and Franklin County from the year 1960 to the year 2000. Though the majority of residents (53%) live in the Village of Enosburg Falls, the majority of population growth in recent decades has occurred outside of the Village. From 1980-2000, the Village population grew 22%, while the population outside of the Village grew by 52%. There is evidence to indicate that this growth is slowing in the Town perhaps because the best development sites have now been used. The growth of the Village in the 1980's simply replaced the losses found in the previous decades.

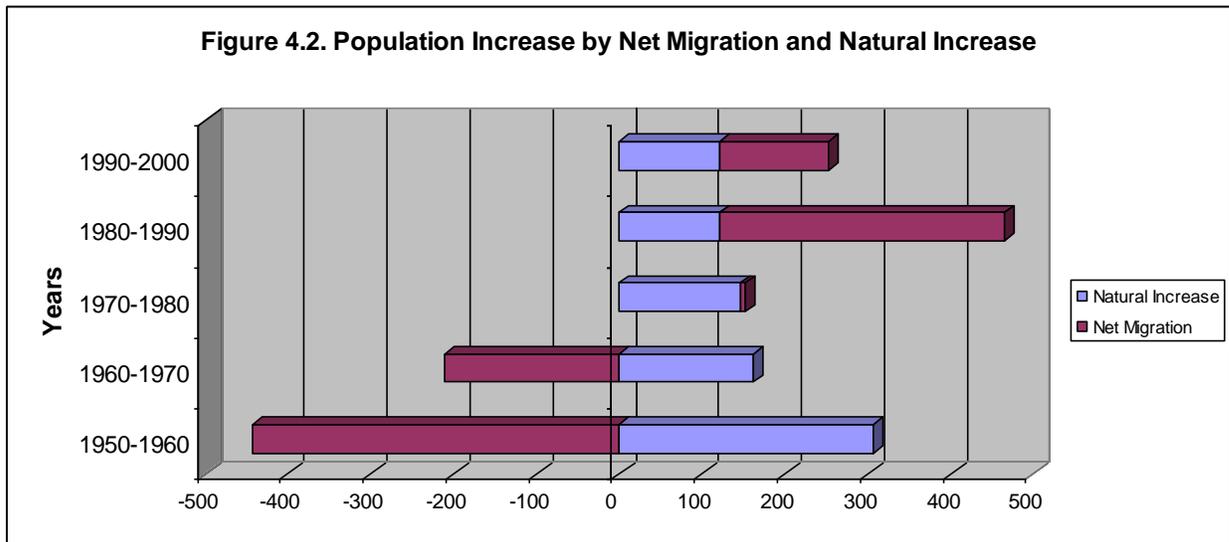
	<b>% Change 1960-1970</b>	<b>% Change 1970-1980</b>	<b>% Change 1980-1990</b>	<b>% Change 1990-2000</b>
Enosburg Falls	-4.16	-4.66	11.85	8.35
Enosburgh Town	1.09	32.36	37.31	9.89
Enosburg Falls & Enosburgh Town	-2.44	7.92	22.46	9.98
Franklin County	6.13	11.21	14.92	13.6

Source: US Census

### **Components of Population Change**

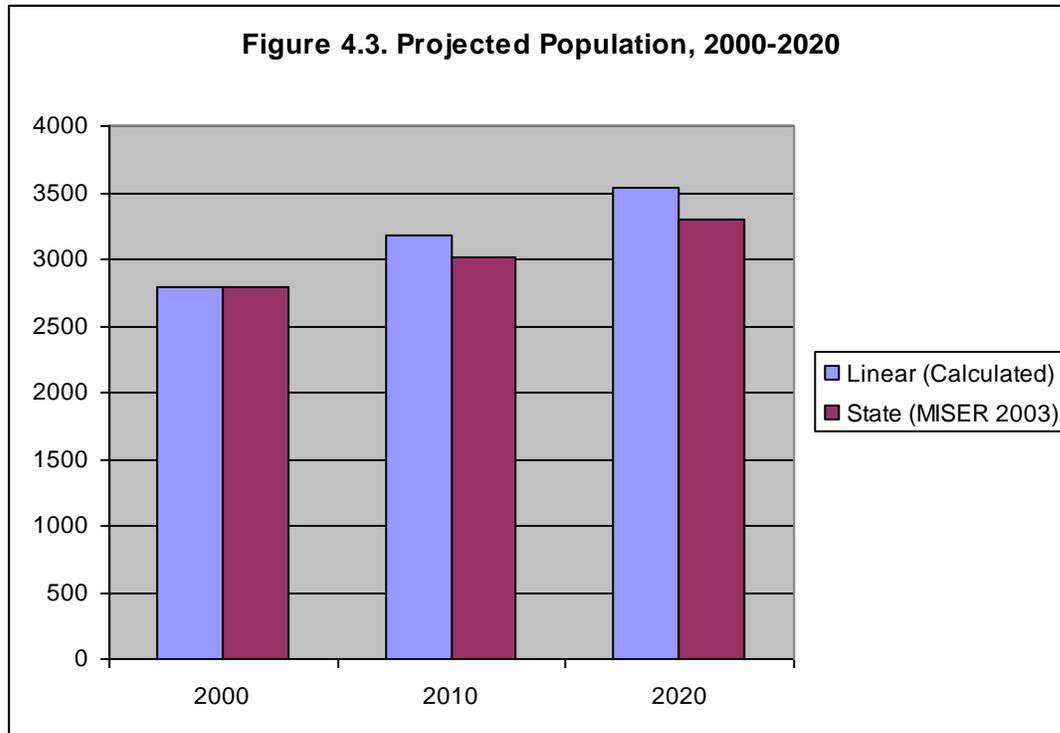
Population change is the result of two factors: natural increase (the difference between the number of births and the number of deaths) and/or net immigration (the difference between the number of people moving into a community and the number of people moving out). This information is valuable in evaluating the nature of the population change.

As seen in Figure 4.2, the rate of natural increase in Enosburgh dropped between 1950 and 1970, but has held relatively steady in recent decades at approximately 122. The rates of net migration have proven much more variable. In the 1950s and 1960s, Enosburgh experienced significant emigration, with many residents leaving the community. However, beginning in 1970, this trend began to reverse and Enosburgh has since experienced a net migration of new residents each decade.



### Projected Populations

The small size of the population base makes long-term forecasting difficult especially at the local level. Most models assume that in-migration, driven in part by continued economic growth and development, will continue into the years to come, but natural increases will level off somewhat, given the overall aging of the population. Figure 4.3 shows the population projections for Enosburgh and for Franklin County through the year 2020 as included in the Town of Enosburgh Growth Management Study prepared by consultant Sharon Murray. . The linear projection predicts that the town’s population will exceed 3500 by 2020, while the estimates prepared for the State by the Massachusetts Institute for Social and Economic Research predict a lower population of 3300 by 2020.



### Age Distribution/Growth by Group

The median age in 2000 for the residents of Enosburgh was 36.9 years, up from 33.1 years in 1990. This is similar to the State of Vermont’s median age of 37.7 years and only slightly higher than Franklin County’s median age of 35.7 years. Enosburgh, Franklin County, and the State of Vermont have all seen an increase in their median ages since 1970.

Table 4.3 shows the percentages of population for the different age groups and also the median ages for Enosburgh, Franklin County, and Vermont. Enosburgh has not seen a significant change in its under eighteen population since 1980 and now is similar to the rest of Franklin County and greater than that of the State of Vermont. The percentage of population between the ages of eighteen and sixty-four has seen a slight increase for Enosburgh, the County, and the State. Unlike most towns in the State, Enosburgh has seen a decrease in its elderly population while Franklin County saw no change and the State of Vermont saw a slight increase.

	% of Pop < 18 yrs			% of Pop 18-64 yrs			% of Pop 65+ yrs			Median Age (yrs)		
	1980	1990	2000	1980	1990	2000	1980	1990	2000	1980	1990	2000
Enosburgh	28.6	28.7	28.0	54.6	57.4	57.6	16.7	13.9	14.4	32.0	33.1	36.9
Franklin County	33	29	28.1	56	60	60.9	11.0	11.0	11.0	28.9	31.7	35.7
State of Vermont	28.4	25.9	24.2	60.2	62.3	63.0	11.4	11.8	12.7	29.4	33.0	37.7

Source: US Census 1970, 1980, 1990, 2000

## Special Populations

The US Census provides information about the number of people with various levels and types of disabilities. In all categories, Enosburgh had a greater percentage of people with disabilities as compared to Franklin County and the State of Vermont. Enosburgh had a slightly higher percentage of persons between the ages of sixteen and 64 with a work disability (16.8%) than Franklin County (12.3%) or the State of Vermont (9.7%). This is also an increase in the percent of people with work disabilities in Enosburgh as compared with 1990 census data (9.2%). The percentage of individuals between sixteen and sixty-four and sixty-four and over with either a mobility or self-care limitation were also slightly higher than both the County and the State.

	Civilian Non-institutionalized Persons 16-64 years			Civilian Non-institutionalized Persons 65 years and over	
	% with a disability	% with a mobility or self-care limitation	% with a work disability	% with a disability	% with a mobility or self-care limitation
Enosburgh	26.2	8.3	16.8	51.1	33.1
Franklin County	18.3	7.0	12.3	43.2	29.8
Vermont	15.7	4.8	9.7	38.6	24.8

Source: US Census 2000

## Household & Household Types

The way the population groups itself into households affects the demand for housing, community services, and employment. Table 4.5 shows the number and percentages of households in Enosburgh in 1980, 1990, and 2000. While the number of households continues to grow, the distribution of household types remained very similar. Enosburgh continues to have a high percentage (nearly 70%) of family households, a majority of which are married couples.

Household Type	1980	% of Total Households	1990	% of Total Households	2000	% of Total Households
Total Households	783	100	979	100	1058	100
Family Households	550	70.24	675	68.95	728	68.81
Married Couple Families	470	60.03	520	53.12	579	54.73
Male Householder - no wife	11	1.41	43	4.39	44	4.16
Female Householder - no husband	69	8.81	112	11.44	105	9.92
Non-family Households	230	29.37	303	30.95	330	31.19
One-person (householder living alone)	211	26.95	253	25.84	258	24.39

Source: US Census

## Education Level

In the Town of Enosburgh, 75.3 percent of its residents were high school graduates or higher while Franklin County had 82% percent and the State of Vermont had 86% percent with high school diplomas. The Town also had a lower percentage of people with a Bachelor's degree than either the County or the State. Table 4.6 shows the percentages of residents who attained high school diplomas and levels of higher education.

	<b>% with a High School Diploma or Higher</b>	<b>% with a Bachelor's Degree or Higher</b>
Enosburgh	75.3	10.5
Franklin County	82.0	15.3
Vermont	86.0	27.0

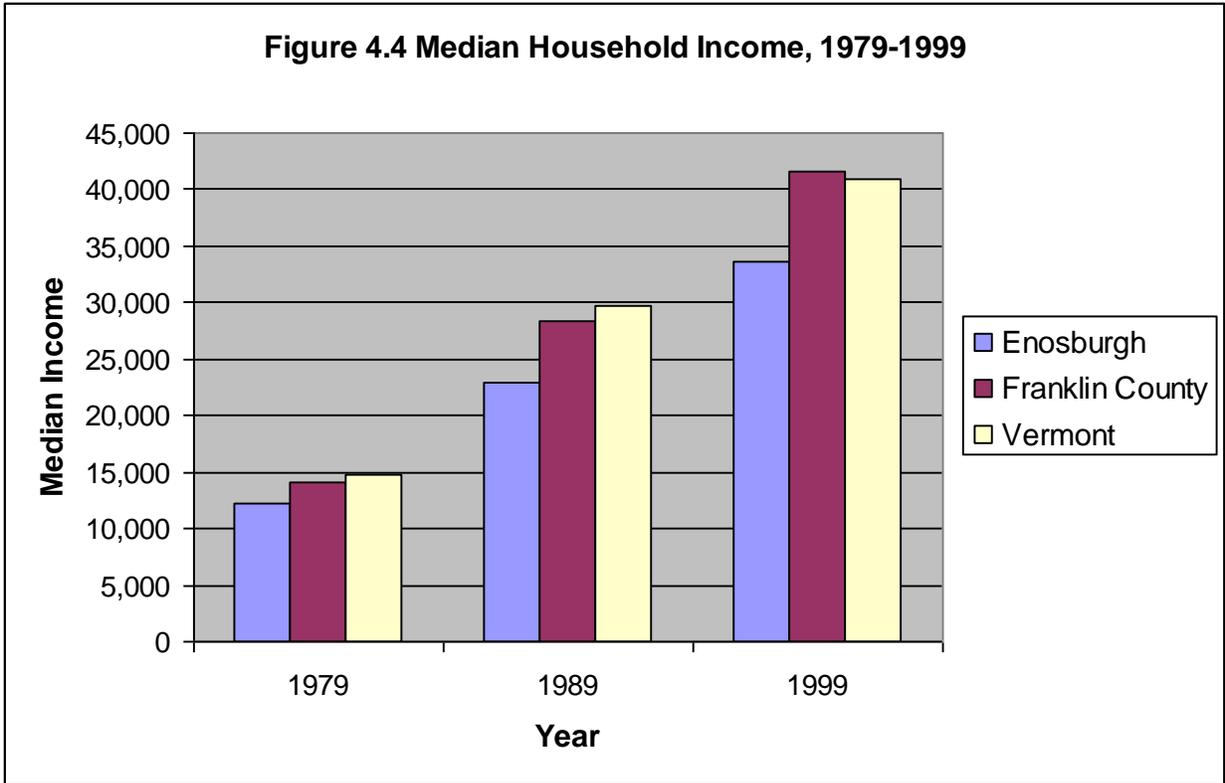
Source: US Census 2000

## Income

The median household income in 1999 for Enosburgh of \$33,683 is below the median incomes for both Franklin County (\$41,659) and the State of Vermont (\$40,856) (Table 4.7). While median household income for the Town did increase steadily between 1979 and 1999, both the county and the state saw greater increases (Figure 4.4). Enosburgh did see a decline in the percent of the population living below the poverty line, from 17.1% in 1989 to 11.4% in 1999, but still has a greater percentage than either Franklin County or the State of Vermont.

	<b>1979</b>	<b>1989</b>	<b>1999</b>	<b>% of all persons living below the poverty level, 1989</b>	<b>% of all persons living below the poverty level, 1999</b>
Enosburgh	12,174	22,872	33,683	17.1	11.4
Franklin County	14,025	28,401	41,659	10.2	9.0
Vermont	14,790	29,792	40,856	9.9	9.4

Source: US Census of Population 1980-2000



**Commuting Time to Work**

The average travel time to work was 30.3 minutes for Enosburgh workers, which is up from 22.1 minutes in 1990. This average commute is longer than both the county (25.6) and the state (21.2).

Minutes to Work	Enosburgh (% of workers)	Franklin County (% of workers)	Vermont (% of workers)
less than 10	14.8	21.6	23.4
10-14	14.3	12.6	15.5
15-19	15.4	10.8	13.9
20-29	20.6	14.6	19.6
30-44	19.4	23.1	16.4
45-59	7.5	10.2	6.3
60 or more	7.9	7	4.9
Mean Travel Time to Work (minutes)	30.3	25.6	21.2

Source: US Census of Population 2000

Table 4.9 shows the different ways people traveled to work. The percentage of workers in Enosburgh who drove alone to work (using either a car, truck, or van) was 70.3 percent in 2000, up from 58 percent in 1990. The percent of workers walking or biking to work dropped by nearly half between 1990 and 2000, as did the percent of people working from home. In light of rising energy prices and the environmental impacts of transportation, reversing these trends will be an important goal in the coming years. .

	<b>Enosburgh</b>		<b>Franklin County</b>	
	1990	2000	1990	2000
<b>% who drove alone</b>	58.0%	70.3%	66.7%	73.3%
<b>% in carpools</b>	17.8%	18.9%	17.4%	16.5%
<b>% using public transportation</b>	0.6%	0.0%	0.6%	0.2%
<b>% who walked or biked</b>	12.2%	6.1%	0.7%	0.4%
<b>% using other means</b>	3.0%	0.5%	1.3%	0.3%
<b>% who worked at home</b>	8.5%	4.3%	7.3%	5.5%

Source: US Census of Population 1990 and 2000

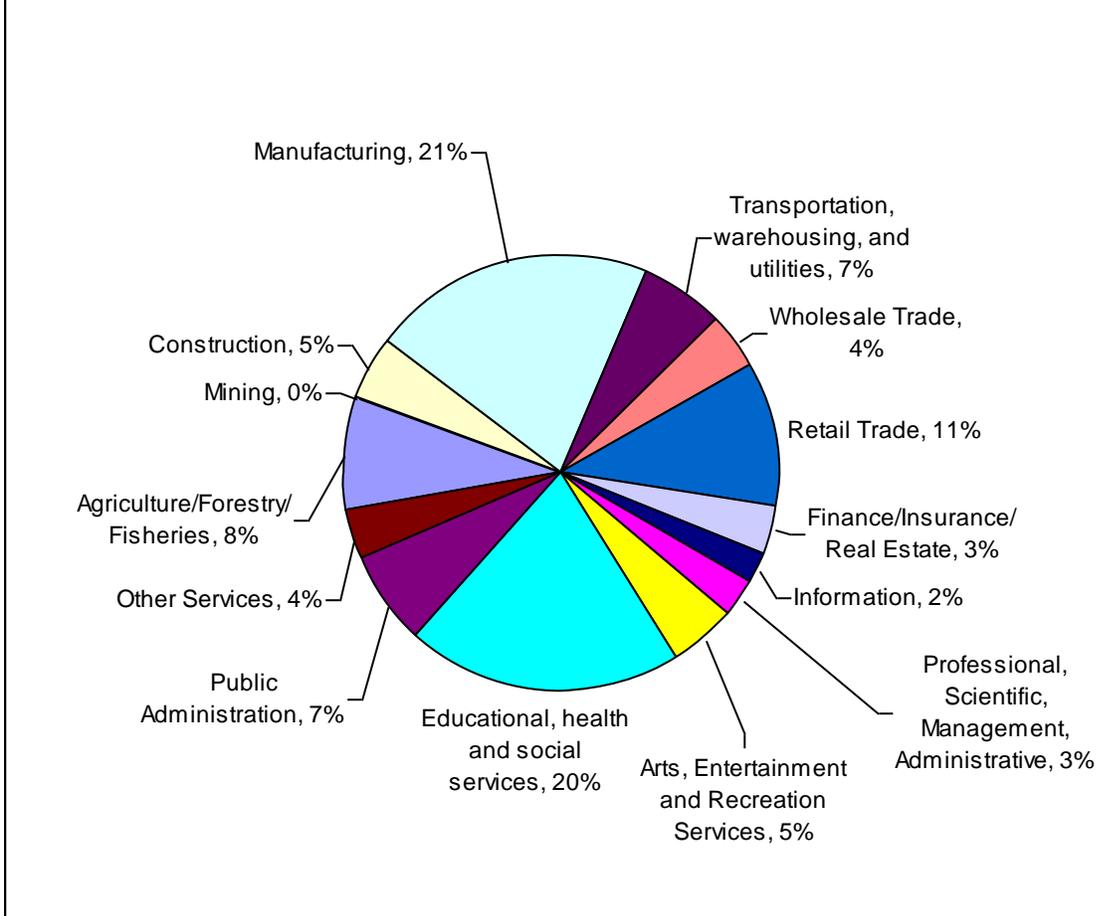
### **Employment**

According to the 2000 Census, most of the employees in Enosburgh worked in manufacturing and in the educational, health and social services. While agriculture and forestry had previously been one of the top employment sectors in Enosburgh, in 2000 it had fallen into fourth. Table 4.10 shows the employment breakdown by industry for Enosburgh, Franklin County, and the State of Vermont. The percentage of persons employed by industry can also be seen in Figure #5.

<b>Persons Employed by Industry 1990</b>	<b>Enosburgh</b>	<b>Franklin County</b>	<b>Vermont</b>
Agriculture/Forestry/Fisheries	109	1306	9167
Mining	0	48	476
Construction	60	1607	21155
Manufacturing	276	5362	47767
Transportation, warehousing, and utilities	86	1014	11783
Wholesale Trade	52	729	9901
Retail Trade	141	2635	38027
Finance/Insurance/Real Estate	45	758	14819
Information	29	507	8425
Professional, Scientific, Management, Administrative	36	1125	22437
Arts, Entertainment and Recreation Services	68	1112	27237
Educational, health and social services	263	4464	76381
Public Administration	90	1549	14596
Other Services	52	849	14963

Source: 2000 US Census

**Figure 4.5 Enosburgh Residents' Employment by Industry**



Source: 2000 US Census

**Work Trips**

According to the 2000 US Census, 33.8 percent of work trips were within the borders of Enosburgh; this is down from 49.17 percent in 1990. This provides further evidence that Enosburgh is becoming a bedroom community, with an increasing percent of its population working outside of the Town borders. The majority of workers were commuting to jobs within Franklin County (74.7%). An additional 18.1 percent of workers were commuting to Chittenden County.

<b>Table 4.11 Work Destinations</b>	
<b>Destination</b>	<b>Percent of Enosburgh Workers</b>
<b><i>Total Franklin County</i></b>	<b><i>74.7%</i></b>
Enosburgh	<b><i>33.8%</i></b>
St. Albans City	<b><i>17.5%</i></b>
St. Albans Town	<b><i>6.6%</i></b>
Swanton	<b><i>4.2%</i></b>
Richford	<b><i>4.0%</i></b>
Sheldon	<b><i>2.4%</i></b>
Bakersfield	<b><i>1.3%</i></b>
Other Franklin County	<b><i>4.8%</i></b>
<b><i>Total Chittenden County</i></b>	<b><i>18.1%</i></b>
Essex	<b><i>6.0%</i></b>
Colchester	<b><i>2.8%</i></b>
South Burlington	<b><i>2.6%</i></b>
Burlington City	<b><i>2.5%</i></b>
Milton	<b><i>2.0%</i></b>
Williston	<b><i>1.5%</i></b>
Other Chittenden County	<b><i>0.6%</i></b>
<b><i>Total Lamoille County</i></b>	<b><i>3.1%</i></b>
<b><i>Total Addison County</i></b>	<b><i>1.7%</i></b>
<b><i>Total Orleans County</i></b>	<b><i>0.8%</i></b>
<b><i>Total Rutland County</i></b>	<b><i>0.3%</i></b>
<b><i>Total Washington County</i></b>	<b><i>0.9%</i></b>
<b><i>Out of State</i></b>	<b><i>0.3%</i></b>
<b><i>Canada</i></b>	<b><i>0.2%</i></b>

Source: US Census, 2000

## CHAPTER 5: Archaeological, Historic, and Scenic Resources

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### GOAL

To protect and preserve the archaeological, historic, and scenic features in Enosburgh for future generations.

### Policies

- ◆ Identify sites of potential archaeological, historic and scenic significance
- ◆ Promote community growth that maintains the land use pattern developed throughout the Town's history – densely settled villages separated by open agricultural land
- ◆ Promote the use of historic buildings for public purposes whenever feasible
- ◆ Encourage participation and documentation of structures which qualify for the National Historic Registry
- ◆ Encourage innovation in design and layout of development so that the impact of development on scenic vistas can be minimized

### Early Years

Native history until the first contact with Europeans is divided into three periods: the Paleoindian (9000 - 7000 BC); the Archaic (7000 – 900 BC); and the Woodland (900 BC – 1600 AD). The woodland period Indians are the parents of today's predominant Vermont tribe, the western Abenaki. A strong case has been made for a continuous cultural development of the Native population from Paleoindian times to the present.

The Indians relied on rivers and streams for food and travel so it seems safe to assume they at least traveled through the area known as Town of Enosburgh because of the presence of the beautiful river that runs through the northwest portion. They named the river the Missisquoi, which means "much water fowl."

Although there is limited information, it seems probable that prehistoric sites with archaeological potential exist in Enosburgh.

### Early Settlement and Government

In 1780, Vermont was an independent republic in need of funds to operate the affairs of government and provide for defense. To aid this cause, enough ungranted land in the northern region was found to issue six new townships, one of which was Enosburgh. On March 12, 1780, Enosburgh was granted to Major Roger Enos and fifty-nine associates by Governor Thomas Chittenden. Although settlement could have occurred safely soon after the Revolutionary War ended in 1783, the original proprietors seemed in no hurry to settle or improve the Township. Except for the survey which marked out the Township, nothing of note was done to organize a town government until some fifteen years later.

The first proprietors' meeting was held on September 8, 1795 at Joseph Baker's house in neighboring Bakersfield. Stephen House and Amos Fassett were granted permission to "pitch" 400 acres of land (survey, cut lumber, and build saw and grist mills) as compensation for

building the Town's first mills. Construction began in 1797 and by 1800 a sawmill, gristmill, and tannery were in operation on the Tyler Branch in West Enosburgh.

Of equal importance was the arrival of the Township's first permanent residents. They are believed to have been the Balch family which spent the winter of 1796-1797 on the site of the present Fernand St. Pierre farm. Otherwise, most of the proprietors came periodically to work their land but returned to their homes south of Enosburgh for the winters. Soon, other settlers arrived and the population of the Town began to grow. Among the first permanent settlers were Amos Fassett, Stephen House, and Samuel Little. Amos Fassett is probably the only one of the first settlers to have direct descendants still living in Enosburgh. As the population grew, so did the need for government.

Until June of 1799, proprietors meetings continued to be held in either Bakersfield or Cambridge. The first proprietors' meeting held in Enosburgh was at the home of Amos Balch. It was not until March 19, 1798 that the first town meeting occurred. That year residents met at the home of Samuel Little at the Center and several officials were chosen. The most notable local official was Dr. Eliphaz Eaton, who for years served the community as a physician and town clerk and later went on to be elected as Governor of Vermont (the highest public office attained to date by a resident of Enosburgh).

### **The Vanishing Frontier**

In the early days, the forested hill regions rather than the river lowlands were thought to be the best farmland. The darker soils under the hill forests were thought to be more fertile. Another factor for the preference of the hill regions was the presence of so many beavers in the river lowlands which made the area unsuitable for habitation and farming. Consequently, the Center area, Cold Hollow foothills, and the uplands of the Township's southeastern corner were the first to be settled.

As the first settlement, Enosburgh Center would remain for many years the most important of the Town's numerous villages. It had been a logical location for a first settlement because of its location on the so-called Boston Post Road. Not only was it the only road in town, it was also the direct route between Boston and Montreal. It was here that the Town's founders voted to lay out lands for a parade ground donated for public use. Local industry included a potash and pearlash works, a comb factory, a harness shop, a tailor shop, and a blacksmith shop. The two ever-present institutions of frontier towns, the tavern and school, were run by the Little family. Samuel Little kept the first tavern while Betsey Little kept the first school. The first post office in the Town was established in 1803. By 1870, the Center contained twenty or so buildings, including two churches, a district school, the Academy (or Town House that was used for Town functions), a hotel known as the Central House (run by John Spooner), and a general store.

Although the upland areas were preferred by Enosburgh's earlier settlers, the Township soon had several thriving smaller villages and hamlets. They included West Enosburgh (then called Jacksonville), North Enosburgh, Samsonville, East Enosburgh (then called Stoneville), West Hill, and Bordoville. Each had its own small businesses, stores, mills, post offices, and schools. West Enosburgh was the site of the first mill in Town; North Enosburgh became known as the "Gateway to Canada" because of its location; Samsonville was noted for a wooden dam built across the river that gave the area the name "the Upper Falls" because it provided hydro power for several mills and even an electric plant; East Enosburgh had a creamery to which many local farmers brought their milk; West Hill, on the eastern side of Enosburgh Mountain,

evolved from dense forest in 1800 to open farmland in 1900. It is now almost completely back to forest. Bordoville, located in the southwest corner of Town, was a small hamlet with a grocery store, a school, and a post office. It was named for the Bordeau families who built the Seventh Day Adventist Church there in 1864. By century's end, all of the smaller villages and hamlets would be eclipsed by the Village of Enosburg Falls.

### **Schools, Post Offices, and Churches in the 1800's**

During the 1800's, Enosburgh was divided into seventeen school districts with various lots or farms assigned to each. Each of the hamlets had a school as did the areas known as Sand Hill, Trout River, the Woodward Neighborhood, the Wright District, the Perley Neighborhood, the Austin district, and Enosburgh Mountain. As Enosburg Falls became more and more the center of activity, these schools gradually closed and in 1955 all students came to the consolidated school at Enosburg Falls. A brick high school building was built in 1907 and, in 1954, a separate elementary school was built. There have been additions to each since then, plus the building of the Vocational center building in 1980-1981.

There were six post offices scattered among the hamlets of Enosburgh during the 1800's. The first was at Enosburgh Center, and later, others were established at West Enosburgh, North Enosburgh, East Enosburgh, Bordoville, and Enosburg Falls. These were often in homes or stores and all except for Enosburg Falls gradually closed.

The first church was the Enosburg Center Congregational Church built between 1820 and 1821. The Town of Enosburgh has had eleven churches at one time or another since then which were scattered among the hamlets.



Photo 5.1 West Enosburgh Methodist Church built in 1883.



Photo 5.2 Enosburg Falls Methodist Church built in 1870

### **The Township's Changing Economy**

The small farms of the early frontier had supplemented their incomes by producing potash from wood ashes (used in fertilizers and soap production) until the market for it dwindled after 1815. In spite of that, the number of farms continued to grow with the 1850 census counting 190 farms in the Township. Although most were small, isolated, and subsistence based, they produced a variety of products including butter, cheese, and maple sugar. Sheep were also quite plentiful at that time and wool was the major cash product. The more perishable products were sold locally while some of the wool was sold at more distant markets. Things were to remain as such until the construction of the Region's first railroad in 1870.

The Region's first railroad was constructed between St. Albans and Richford. The effect on Enosburgh was considerable. With the railroad, distances between Enosburgh and faraway markets shrank. It also brought new goods and services to Enosburgh and saw the expansion of agricultural production increase. By the mid 1900's, the area became known as the "Dairy Center of the World." Dairy farming blossomed into the important industry it is today. New efficient transportation to markets now made it possible for sales of fluid milk as well as large amounts of butter and cheese to expand. As a result, the Town prospered and what had earlier been the little Village of Enosburg Falls grew quickly and had become the dominant center of

commerce in the Township. The railroad line has since become the Missisquoi Valley Rail Trail. The Trail is a 26.5-mile year-round recreation trail for use by residents and visitors alike. It wanders through farms, forests, and wetlands of Franklin County at a railroad's pace – slow, steady grades with sweeping bends.

Located at the southwestern corner of the Township along the banks of the Missisquoi River, Enosburgh Village quickly secured its place as the commercial hub to a thriving agricultural community. By being located along the river which provided a suitable site for hydropower, and on the main rail line between St. Albans and Richford, the Village could easily serve its growing population.

In 1883, Charles Ovill (who owned a mercantile and milling business in West Enosburgh) built the first telephone line in Enosburgh in order to keep track of the railroad schedule. He eventually established a telephone company and in 1906 built the Northern Telephone Building on Main Street. During that same period Dr. B.J. Kendall (a doctor in Enosburgh) developed his famous Spavin Cure for horses. His business's success would have a profound effect on Enosburgh's development.

### **Today**

Enosburgh today reflects its history in its predominately agricultural character, lifestyle, and economy. The small subsistence farms have been replaced by larger dairies with modern equipment. More haying can be done in a day by one person with modern machinery than many workers could do in a week years ago. The love of the land and the ability to earn a living from it are still central values in the community. Descendents of the early settlers and farmers, and a steady stream of newcomers intermingle to make up the structure of the Town today.

### **Historic Resources**

The Town of Enosburgh has a few places listed on the National Register of Historic Places. These include the Hopkins Covered Bridge, the Enosburgh Opera House, and the Kendall Company Building. Their years of inclusion are 1974, 1978, and 1993 respectively.

Not included in the Register is the Region's historic settlement pattern of small villages and hamlets, located along well-traveled routes, surrounded by an open, working landscape. This pattern strongly evokes the Region's 19<sup>th</sup> century agrarian heritage, and contributes much to its particular sense of place and community.

Smaller landscape features such as stone walls, old barns, outbuildings, corner stones, markers, trees, and old apple orchards and lilac bushes planted around former homesteads, all have historic value and importance but these unfortunately often go unnoticed. These features say as much about the Region's rural and agricultural heritage as many of its more readily recognized historic landmarks, but are often disturbed, removed, or demolished without any thought. Recognizing the need for more public education, the Vermont Department of Forests, Parks, and Recreation published in 1994 *Stonewalls and Cellarholes: a Guide for Landowners on Historic Features and Landscapes in Vermont's Forests*.

### **Scenic Resources**

Enosburgh's contribution to the northwest region of Vermont is an extremely rich visual assortment of diverse landscapes, from the sweeping agricultural views west as far as the Lake Champlain islands, to the heavily wooded slopes of the Green Mountains in the east. It is the visual language of the area which plays an important part in how a community is perceived.

Scenic highways and corridors link natural, cultural, and scenic resources to the historic landscape of the area. The visual character of Enosburgh makes it an excellent place to live. The most panoramic views are of the Cold Hollow Mountains, Jay Peak, Mount Mansfield, and other smaller mountains. Enosburgh, like all other towns, should take steps to preserve the scenic vistas that exist virtually everywhere in the State.

## Chapter 6: Housing

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### **GOAL**

To ensure adequate housing options for people of all income levels, ages, household types, and preferences

### **Policies**

- ◆ Identify the housing needs of the elderly population and work toward ensuring that their needs are met
- ◆ Promote low-density residential housing in areas without municipal services and higher densities in parts of town with existing services or close to existing service boundaries
- ◆ Conserve and protect the vitality and quality of existing neighborhoods
- ◆ Continue to monitor trends in population and housing to ensure Enosburgh continues to meet their housing needs
- ◆ Apply for funding to conduct a survey to determine condition, availability and affordability of Enosburgh's housing stock

Adequate and affordable housing is an important concern to residents of Enosburgh. As a whole, Franklin County has a great difference in the supply of, and need for, affordable housing. Towns that are located in the southern tier of the County have a relatively small percentage of families below the County median income. Therefore, there is little housing that would be affordable to households earning the County median income. Towns that are more rural in nature, often provide a large portion of the Region's affordable housing.

### **Changes in Population, Households, and Housing Units**

The average number of persons per household in Franklin County has seen a decline since 1970 while the total number of households has increased during this same time period. The average number of persons per household in Enosburgh has gone from 3.48 in 1970 to 2.6 in 2000. This amounts to a 25 percent decrease. The total number of households in Enosburgh has gone from 623 in 1970 to 1058 in 1990. This represents a 70 percent increase. Because the average number of persons per household has decreased by almost 25 percent between 1970 and 2000 and the population has also increased, this means that even more housing units are needed than population increases alone would predict.

Housing in Enosburgh is mainly rural residences and farms. There are few rather small cluster settlements, such as West Enosburgh, Enosburgh Center, and North Enosburgh. However, most residences are evenly scattered along the roads of the Town. The 2000 US Census reported 1149 housing units. This represents an increase of just 34 housing units between 1990 and 2000, while the number of households rose by 79. Of the total number of housing units, 618 were in Enosburgh Falls. Table 6.1 shows the number of housing units for Enosburgh, Franklin County, and the State of Vermont for 1960 to 2000.

	<b>1960</b>	<b>1970</b>	<b>1980</b>	<b>1990</b>	<b>2000</b>
Enosburgh	610	692	902	1115	1149
Franklin County	9963	11414	14460	17250	19191
Vermont	136307	16063	232198	271214	294382

Source: US Census

Table 6.2 shows the percent change for the population, the number of housing units, and the number of households for Enosburgh, Franklin County, and for the State of Vermont for 1980 to 2000. While Enosburgh's population has grown by almost 10% between 1990 and 2000, the number of housing units has grown by only 3%, thus creating a tighter and tighter housing market.

	<b>1980-1990 (% change)</b>			<b>1990-2000 (% change)</b>		
	<b>Population</b>	<b>Households</b>	<b>Housing Units</b>	<b>Population</b>	<b>Households</b>	<b>Housing Units</b>
Enosburgh	22.46	25.03	23.61	9.98	8.07	3.05
Franklin County	14.92	23.65	19.29	13.6	17.02	11.25
Vermont	10.03	18.12	21.51	8.19	14.23	16.80

Source: US Census

### **Housing Units**

A housing unit is defined as a house, an apartment, a mobile home or trailer, a group of rooms or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. The US Census Bureau breaks down its housing units into occupied and vacant and they are defined as the following:

#### Occupied Unit:

- A unit that is the usual place of residence of the person or group of persons living in it at the time the census was taken
- A unit that has its usual occupants only temporarily absent (i.e. away on vacation or business)

#### Vacant Unit:

- A unit that has no one living in it at the time the census was taken, unless its occupants are only temporarily absent.

- Units temporarily occupied entirely by persons who have a usual residence elsewhere at the time the census was taken
- New units not yet occupied if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place

Vacant units are excluded if they are open to the elements or if there is positive evidence (such as a sign on the house or in the block) that the unit is condemned or is to be demolished. Also excluded are quarters being used entirely for nonresidential purposes, such as a store or an office, or for quarters used for the storage of business supplies or inventory, machinery, or agricultural products.

Table 6.3 shows the occupancy status of housing units in Enosburgh and Franklin County for 2000. Enosburgh had 92 percent of its units occupied; this figure is higher than that of the County. Enosburgh has a lower percentage of seasonal units (6%) as compared with the County (10%).

	Enosburgh		Franklin	
	#	% of total	#	% of total
TOTAL UNITS	1149	100%	19,191	100%
Total Occupied	1058	92%	16,765	87%
Owner Occupied	742	65%	12,582	66%
Renter Occupied	316	28%	4183	22%
Total Vacant	92	8%	2426	13%
Seasonal	64	6%	1940	10%

Source: US Census

**Affordable Housing Needs**

The demand for affordable housing is something that needs to be addressed in all communities. Housing is considered affordable when a household pays no more than thirty percent of their income on housing. Lower income households have to get by on tighter budgets and because housing is a basic need that people cannot do without, high housing costs place a greater strain on lower income households than on households that are economically better off. Therefore, affordable housing initiatives generally emphasize the importance of providing affordable housing to households that are at or below the median income of the area.

According to Vermont Statute, housing is considered affordable when a household earning not more than 80 percent of the county median income or the metropolitan statistical area’s median income, if it applies, pays no more than thirty percent of their income on housing.

All municipalities in Franklin County are deemed part of the Burlington-South Burlington Metropolitan Statistical Area by the U.S. Department of Housing and Urban Development. The figures for median income, however, do not paint an accurate picture for many of the municipalities within Franklin County, including Bakersfield. The 1999 median household income for the Burlington-South Burlington MSA was \$46,732, while it was \$41,659 in Franklin County (2000 US Census). For this reason, the Northwest Regional Planning Commission uses the county median household income to compute affordability statistics.

Table 6.4 shows the affordability gap for Enosburgh, which is the difference between the maximum affordable mortgage and the median sale price for primary residences. 100 percent of the median income represents moderate-income households, 80 percent represents low-income households, 50 percent represents very low-income, and 30 percent represents very, very low-income households.

Percent of HH Median Income	County Median HH Income 2004 (est)	30% of Income		Taxes & Insurance	Income Available for Housing/ Month	Maximum Affordable Mortgage	Median Sale Price for Primary Residences (2006)	Affordability Gap
		Per Year	Per Month					
100%	45,145	13,544	1,129	240	889	\$148,956	\$140,424	8,532
80%	36,116	10,835	903	240	663	\$111,119	\$140,424	-29,305
50%	22,573	6,772	564	240	324	\$54,363	\$140,424	-86,061
30%	13,544	4,063	339	240	72	\$12,069	\$140,424	-128,355

Data Source: Median income based on U.S. Census Bureau estimates; median sale price from Vermont Housing Data; taxes and insurance are an estimate; all other figures computed by the NRPC

Moderate-income households can afford a mortgage with monthly payments that do not exceed 30 percent of their monthly income. In Franklin County, this equates to a mortgage of not more than \$148,956. The median sale price for primary residences sold in Enosburgh was \$140,424 in 2006, meaning that homes were still affordable for those earning the median income. However, for those earning less than 80% of the median income, there was an affordability gap that would make it difficult for them to buy a home.

Table 6.5 shows that in 1999, median housing costs did not exceed thirty percent of median incomes in Franklin County or in Enosburgh regardless of whether homes were owned or rented. In Enosburgh, it appears that renting a home may have actually required less of your monthly income than owning a home with a mortgage. This has changed since 1990 when it was clearly less expensive to own. However, homeowners do have some advantage over renters as they are able to benefit from the increased equity in their homes.

	Owners with Mortgage		Owners without Mortgage		Renters	
	Median Monthly Cost	% of Monthly Household Income*	Median Monthly Cost	% of Monthly Household Income*	Median Monthly Rent	% of Monthly Household Income*
	Enosburgh	\$886	23.6	\$347	15.9	\$457
Franklin County	\$948	22.3	\$345	14.3	\$539	24.20%

Source: US Census

\*Percentage of monthly household income spent on selected monthly owner costs

### **Affordable Housing Opportunities**

Mobile homes are an important source of affordable housing. Vermont land use law does not allow municipalities to discriminate against or segregate mobile homes. Mobile homes in a town can provide an opportunity for those who can not afford conventional housing.

Public infrastructure contributes to the availability of low cost housing. In particular, sewer and water connections allow for higher densities and lower land costs by minimizing the amount of land that is necessary to accommodate new development. Affordable housing developers often depend on these public facilities to reduce building costs. The expense of drilling wells and designing individual septic systems significantly increases the price the developers require for their efforts.

Champlain Housing Trust, a merger of the Lake Champlain Housing Development Corporation and the Burlington Housing Trust, has expanded their efforts in Franklin County in recent years. Their efforts to provide for affordable housing includes a program called the Champlain Valley Loan Fund. This fund provides low-interest loans to low and moderate income homeowners so that they are able to make necessary home repairs. In addition, there are numerous other State and Federal programs available to the Town and its residents that can assist with the goal of ensuring adequate, affordable housing.

Most recently 22 units of new housing, including affordable and market rate, were constructed on Main Street as part of the redevelopment of the Depatie Block. These units were constructed by Housing Vermont and are managed by the Champlain Housing Trust

## Chapter 7: Education

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### GOAL

To provide high quality, broad-based educational services for the people of the community

### Policies

- ◆ Provide for the education of our school population without overcrowding, inefficient division of basic educational facilities, or reduction in the quality of our educational programs
- ◆ Ensure that rapid development will not inflict undue impacts and hardships upon the ability of the town to provide adequate educational services
- ◆ Broaden access to educational and vocational training opportunities
- ◆ Encourage community involvement in the school system
- ◆ Improve student to computer ratios

Enosburgh has three educational facilities which are all located in the Village of Enosburgh Falls. Together the schools offer regular and special educational programs which range from preschool to adult education. All three buildings are wired to the Internet and cable TV. The high school has a satellite dish which enables it to downlink programming. The three main educational programs currently share staff and facilities in order to deliver educational services. The school system's aim is to provide a quality education for the community's children and its adults.

### K-12 Education

The Enosburgh Falls Elementary School houses kindergarten through sixth grade and was last expanded in 1990. It has a capacity of 350 students. In 2006, there were 188 students enrolled, as compared to 320 in 2000. This is 59 percent of capacity. The pupil to teacher ratio is 16:1 while the student to new generation computer ratio is 7.2:1. The average class size for 2006 was 16 students. The facility also houses the early Essential Education program for preschoolers age four to five.

The Enosburgh Falls Junior/Senior High School is a NEASC accredited school, which houses grades seven through twelve. It is one of only five high schools in Franklin County. Neighboring towns that don't have a high school have the option of sending their high school aged students to any of the schools, including the Enosburgh Falls Junior/Senior High School. The other four high schools in the County are the following: Richford High School, Bellows Free Academy in St. Albans and in Fairfax, and Missisquoi Valley Union High School. The Enosburgh Falls Junior/Senior High School has a building capacity of 650 students. The enrollment for 2007 was 471 students, as compared to 450 in 2000. This amounts to a capacity of 72 percent. The pupil to teacher ratio in 2000 was 16:1 while the student to new generation computer ratio was 5.4:1. Increases and decreases in high school enrollment are usually the result of changes in numbers of tuition students, which typically account for 50 percent (+/-) of the high school population.



Photo 7.1 Historic photo of the Enosburg Falls High School

The Cold Hollow Career Center accepts adults and students from Enosburgh and Richford High Schools. Students attend programs in two hour blocks. The programs include agriculture, natural resources, heavy equipment operation, building trades, business and office occupations, industrial mechanics, and marketing. Evening adult programs are offered during both spring and fall semesters. The Career Center has a capacity of 180 students.

The special education component of the Franklin Northeast Supervisory Union School District is also housed in the Cold Hollow Career Center. Upwards of twenty-five students are enrolled in the three programs: Level III, the Light Lab, and the Heavy Lab.

The cost of maintaining a school is shared between the Town, the State, and the Federal Government. The local share of school cost is currently raised through property taxes and comprises the largest fraction of municipal tax bills. Through Cold Hollow, many students interact with the community within their chosen field.

### **Other Educational Facilities**

The majority of colleges are located either in or around Burlington or in St. Albans. The Community College of Vermont (CCV) offers courses and degree programs in both Burlington and St. Albans. The CCV is part of the Vermont State College System and has links to other higher education facilities around the State. The University of Vermont, St. Michael's College, Burlington College, and Champlain College are all located in the Burlington area while Johnson State College is located in Johnson.

## CHAPTER 8: Natural Features

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### GOAL

To provide for local growth that is compatible with the town's natural features including soils, landscape, water resources, and wildlife

### Policies

- ◆ Identify and map important natural features
- ◆ Recognize the importance of the area's natural features to the overall quality of life enjoyed by Enosburgh residents
- ◆ Limit development in areas where soils have limited capacity to support structures or filter wastes and in areas where the slope is greater than 15%
- ◆ Guide development away from productive agricultural or forest soils
- ◆ Protect the water quality of the Missisquoi River and its tributary streams by preventing erosion along their banks and promoting riparian zone management
- ◆ Protect ground water quality by regulating uses that could introduce contaminants into the ground such as septic systems, excavation activities, or underground storage tanks
- ◆ Limit the loss of local wildlife habitat
- ◆ Limit infringement upon wetlands
- ◆ Encourage the use of Best Management Practices (BMPs) for farms to limit pollution of Enosburgh's rivers and streams
- ◆ Limit use in Floodplains to agriculture, open space, and recreation, unless otherwise approved through regulatory measures
- ◆ Prepare a multiple use forest management plan for the town forest

The natural areas of Enosburgh are important for environmental, ecological, scenic, educational, and recreational uses. The critical or important natural areas include wetlands, flood hazard areas, important wildlife and/or endangered species habitats, and other biological, hydrological, or geological areas.

### Topography

Upland areas (areas of 1000 feet or more in elevation) include a good majority of the Northwest Region of Vermont. These areas include most of the Region's more prominent mountains, hilltops, and ridge lines. Many of these are highly visible from public vantage points and contribute significantly to the Region's scenic beauty. These areas also include drainage divides, steep slopes, shallow soils, and exposed, fractured bedrock. These areas are important for upland drainage and groundwater recharge. They also support wildlife habitat, forestry, and outdoor recreation but they generally prevent all but low-density development.

Slope is one of the most important factors that determine if an area is suitable for development. The Natural Resources Conservation Service provides general guidelines for assessing slope imitations and these are listed in Table 8.1. The slope of an area should be taken into account when deciding if the land is capable of supporting potential development

**Table 8.1 Slope Classifications**

0-3%	generally suitable for most types of development but may require drainage
3-8%	most desirable for development because these areas generally have the least restrictions
8-15%	suitable for low-density development with particular attention given to erosion control, runoff, and septic design
15-25%	unsuitable for most types of development and septic systems, construction costly, erosion and runoff problems likely
>25%	all types of construction should be avoided, careful land management for other uses is needed



Photo 8.1 The Cold Hollow Mountains as seen from Enosburgh

### **Soils**

Soils are the most important environmental factor that governs the use of land in rural areas. Soils are classified on the basis of structure, form, composition, and suitability for various types of development. Four characteristics are of primary concern when doing land use planning: bearing capacity, erodability, drainage, and resource value. The Town's agriculture depends upon the availability of high quality soils in large, adjoining parcels to allow for economical hay and field production.

The Natural Resource Conservation Service (NRCS) has produced both detailed soil survey maps and general soil maps. The detailed soil survey maps show the location of each

type of soil while the general soil map shows the broad areas of where the soils are located. These maps and a description of each type of soil can be found on the NRCS Web Soil Survey at <http://websoilsurvey.nrcs.usda.gov/app/>. Each soil type has a soil interpretation sheet that describes the properties and the suitability of the soil for different uses. The detailed soil survey is useful for such things as helping farmers locate the best land for crops and pastures; for helping developers locate areas of least limitation for basements, septic tank disposal fields, and associated uses; for helping engineers in planning the best location for highways, buildings, and the like; and for helping communities with the planning of economical, attractive, and trouble free developments. Because soils vary widely in their potential for major land uses, the soil survey maps should be carefully looked at when deciding what the land should be used for.

The general soil map shows the soil associations for each town in Franklin County. Each soil association represents a distinct type of soil landscape and it normally consists of one or more major soils and a number of minor soils. The Town of Enosburgh is home to soils that formed in water-deposited material on terraces and old lake plains and also to soils that formed in glacial till in the Green Mountains and on uplands. The most common soil associations that are found in Enosburgh are the Woodstock-Tunbridge outcrop association, Peru-Stowe association, Cabot-Westbury association, Munson-Buxton-Belgrade association, and the Windsor-Missisquoi association. Woodstock rock outcrop is the most common soil type throughout the Town of Enosburgh.

## **Earth Resources**

Earth resources, including sand and gravel deposits, are critical regional resources, especially because of their use in road maintenance and construction. As Enosburgh develops, more of the earth resources will be needed to meet the needs of growing infrastructure.

There are six sand and three gravel deposits noted on the 1972 State Land Capability Plan Map. The gravel deposits are located on Town Road 38, one mile from Route 108 near the intersection of Roads 5 and 20, and on Town Road 7 near the Montgomery town line. Five of the sand deposits are located near each other on Town Roads 1, 42, and 43, and at the intersection of Town Roads 42 and 50. The other sand deposit is on Town Road 7 about one mile from Town Road 10.

## **Surface Waters**

The Northwest Region of Vermont is home to many types of surface waters. They offer sustenance, scenic beauty, recreational opportunities, and livelihood to the residents and visitors of Franklin County and Grand Isle County. Water is one of the basic necessities of life; and because of that, it must be appropriately respected, managed, enhanced, and preserved to ensure the future vitality of the Region and its inhabitants.

The Missisquoi River traverses through most of Franklin County. In Enosburgh, it runs through the northwest section of town. The Tyler Branch, which also runs through the Town, is one of its many tributaries. These rivers are a valuable natural and cultural resource. The Missisquoi River and the Tyler Branch provide many beneficial uses such as supplying people with drinking water and providing a place for recreation activities. Maintaining the quality of the rivers is of extreme importance. Not only does it affect the Town, but also it has the potential to directly affect the Missisquoi River Delta and consequently, Lake Champlain.

The Missisquoi River Basin Association (MRBA) is a volunteer-based watershed group working to improve water quality, specifically the reduction of non-point source phosphorus, in the Missisquoi Bay drainage area. Established in 1996, MRBA has generated over 12,000 hours of labor from volunteers within the community and worked with over 35 landowners in the watershed to plant trees and install low cost/low tech measures to create woody streamside buffer strips, stabilize streambanks, reduce streambank erosion, and filter field run-off. In addition to this fieldwork, MRBA has a water sampling program and a program for schools, holds river clean-ups and public meetings, and performs river assessments.



Photo 8.2 A view of the Falls in the Village of Enosburg

The Vermont Water Resource Board categorizes Vermont's waters into three quality classifications:

Class A

- these waters have uniformly excellent quality
- they support contact recreation (i.e. swimming)
- they are suitable for use as public drinking water supplies
- they have high ecological value
- all water above 2500 feet in elevation are included here

Class B

- these waters exhibit good aesthetic value
- they support swimming and other forms of recreation
- they may be used as public drinking water supplies if filtered
- they are appropriate for irrigation and other agricultural uses

### Waste Management Zones or WMZ (formerly Class C)

- these areas are protected
- they are used for the assimilation of treated wastes where water contact uses are not encouraged
- WMZ's extend for a minimum of one mile downstream of all wastewater treatment outfall areas

All waters not classified as Class A or as WMZ's are automatically Class B waters. Class A waters make up about three percent of the State total. There are some surface waters that do not meet all the criteria stated under their classification designation. If the surface water does not meet all the criteria, than it is considered impaired. The State of Vermont identifies these areas. The Missisquoi River is listed on the State Targeted Impaired Areas because of possible agricultural runoff, stream bank erosion, impact to burial ground, hazardous waste, flow impairment, and high phosphorus loading into Lake Champlain. A variety of recommendations are needed to deal with the area effectively, including those which may be exercised at the local, State, and Federal level.

Enosburgh includes portions of both the Tyler Branch watershed and the Trout River. Using the state's protocols for geomorphic assessment, portions of these brooks and the main stem of the Missisquoi have been analyzed to determine the causes of flooding, erosion, and other water quality issues and to identify potential solutions.

Phase 1 geomorphic assessments have been completed throughout Enosburgh. These assessments examine stream stability, buffers, and other features are using topographic maps, aerial photos, GIS data, existing studies and limited field visits. Phase 2 geomorphic assessments include more extensive field work in order to determine the geomorphic condition of each stream reach, including changes to its dimensions (whether it is degrading, aggrading or widening), and its sensitivity to impacts. Phase 2 assessments have been completed on the main stem of the Trout River, and on select reaches within the Tyler Branch watershed. In the summer of 2007, twenty additional reaches will be analyzed within the Tyler Branch watershed.

Using the Phase 2 assessment data, it is possible to create Fluvial Erosion Hazard (FEH) maps which depict the areas where flooding and erosion hazards are most likely to occur. The Northwest Regional Planning Commission has received a grant from the Vermont Department of Environmental Conservation to create (FEH) maps for the Tyler Branch. These maps will provide valuable information for town planning and hazard mitigation in Enosburgh. The Enosburgh Planning Commission will work with the NRPC to incorporate this information into town planning and zoning.

Additional assessments and inventories of local rivers, streams, and ponds will further efforts to improve water quality in Enosburgh and downstream to Lake Champlain. Where there is evidence of poor water quality, the Town should determine the source of the contamination and what steps should be taken to prevent harmful pollutants from reaching the water source.

### **Groundwater**

Vermont's groundwater policy declares that the State " shall protect its groundwater resources to maintain high quality drinking water...[and] shall manage its groundwater resources to minimize the risks of groundwater quality deterioration by limiting human activities that present unreasonable risks to the use classifications of groundwater in the vicinities of such

activities (Vermont ANR Groundwater Protection Rule and Strategy). Risks to groundwater, as stated in the statute, are associated with human activity in the vicinity of the aquifer. There are State programs which are designed to protect groundwater. These include those aimed at hazardous materials management, agricultural plant industries, public water supply, well drilling, wastewater management, road de-icing management, and land use regulation.

Groundwater is a critical resource that must be managed effectively. Groundwater quality in Enosburgh and in the Northwestern Region of Vermont is considered generally good but there is always the potential threat of it being contaminated. The Vermont Department of Environmental Conservation has identified threats to groundwater resources. They include such things as animal feedlots, fertilizer applications, irrigation practices, land application, landfills, material stockpiles, pesticide applications, pipelines and sewer lines, septic tanks, surface impoundments, and waste piles. The Federal Well Head Protection Program was established to protect groundwater that supplies public drinking water systems. Vermont's Well Head Protection Program was adopted in 1990. It emphasized proper management of lands within Well Head Protections Area's to reduce or restrict potentially contaminating activities. The State also has the Groundwater Protection Rule and Strategy that was most recently revised in 2005. It provides restrictions, prohibitions, standards, and criteria for groundwater protection.

Enosburgh has two wellhead protection sites. In order to protect the source of water for the East Berkshire Water Coop, a 97 acre area around a spring off of the Woodward neighborhood Road in the northeast corner of Enosburgh has been designated a wellhead protection site. The second site is located along Route 105 and is a groundwater recharge area for the Village of Enosburg Falls.

## **Wetlands**

Wetland areas are defined by the State of Vermont as “those areas that are inundated by surface or ground water with a frequency sufficient to support vegetation or aquatic life that depends on saturated or seasonally saturated soil conditions for growth and reproduction.” This definition includes but is not limited to marshes, swamps, sloughs, potholes, fens, rivers, lake overflows, mud flats, bogs, and ponds. Vermont's wetlands have been well documented as serving critical ecological and socio-economic functions. Enosburgh's most important wetland is Adams Pond (also known as Woodward Swamp or Beaver Meadow Swamp) and its associated pond systems along Beaver Meadow Brook. The system includes 3 ponds along a 3-mile length from East Enosburgh to the north end of the pond located north of Woodward Neighborhood Road. It is classified as a wooded swamp with floating vegetation and bear activity. There are numerous other small marshy areas with open water, intermittent plant growth, forest cover, or shrubs. According to the Wetland Inventory Maps, there are approximately one hundred marshlands which have been identified in Enosburgh. These are located throughout the Town and have been identified on the US Fish and Wildlife's National Wetlands Inventory Maps. Wetlands serve many different functions and these are listed below:

- Flood Control: wetlands associated with streams slow flood waters, provide flood storage, and reduce peak flood levels
- Shoreline Anchoring: wetlands provide erosion control

- Water Quality: wetlands process heavy metals, pesticides, and other toxic substances and they remove nutrients from run-off water (i.e. agricultural run-off)
- Habitat: wetlands provide habitat for a wide variety of plants and animals including a high number of threatened or endangered species
- Socio-economic Value: wetlands are utilized by humans for their recreational, scenic, historic, educational, and cultural values

### **Flood Hazard Areas**

Flooding is a natural occurrence. The Missisquoi River and many of its tributaries flood in the spring of each year when snow melts and the spring rains cause them to overflow their banks. Ice jams also cause flooding on the Missisquoi, contributing to field and bank erosion.

Residents of every town should be aware of the power inherent in a flood. Proper management should be used to ensure that critical floodplain areas are being used appropriately. Development within floodplains poses significant risks and should generally be avoided. River channels and floodplains function as a single hydrologic unit, periodically transferring floodwaters and sediment from one to the other. Appropriate uses of floodplains are those that can accommodate this cycle. Examples of uses that are appropriate to floodplains include agriculture, open space, and recreation.

The Federal Emergency Management Agency (FEMA) provides flood insurance under the National Flood Insurance Program (NFIP). In order for property owners to participate in the NFIP, FEMA requires that communities adopt flood hazard regulations. Owners of buildings within the designated special flood hazard areas (SFHA) are required to carry flood insurance in order to get a federally backed mortgage. The Town of Enosburgh has adopted land use regulations for flood hazard areas in order to protect the health, safety, and welfare of its residents and to allow the community to participate in the National Flood Hazard Insurance Program. Key minimum federal standards require that:

- All developments in the base floodplain must have a permit from the community Zoning Board of Adjustment. The definition of “development” refers to any human-made changes to the land, including new buildings, improvements to buildings, filling, grading, mining, and dredging.
- No development is permitted in the floodway, unless a registered professional engineer certifies that the development will not obstruct flood waters and increase flood levels. The floodway is the central channel of the floodplain needed to convey the base flood.
- New buildings built in the floodplain must be protected from damage by the base flood. The lowest floors of residential buildings must be raised to or above the base flood elevation. Nonresidential buildings must be either elevated or flood-proofed.

It is also recommended that the following be done:

- support stream bank stabilization efforts that reduce the risk of erosion
- vegetative buffer strips should be used

## **Wildlife Habitat**

Supporting a healthy wildlife population through the protection of habitat is an important component to maintaining a healthy ecosystem, and provides significant recreational and economic benefits to the community. An abundant and healthy wildlife population provides enjoyment for both hunters and non-hunters alike. Development in and around wildlife habitat can cause a significant decrease in the diversity and quantity of wildlife. This is especially important with deer, bear, and moose populations. Wildlife species such as these and also a variety of game and non-game bird species are highly dependent on the river and upland areas for their habitat needs.

Deer wintering areas provide critical habitat for white tail deer and other forms of vertebrates. These areas of hemlock, spruce, fir, cedar, and pine species provide shelter from deep snows, and they also permit easier winter travel for deer and other species. The combination of elevation, vegetation, and solar aspect, significantly increase the survival rates of deer populations and also impact the landscape ecology and recreation. The U.S. Fish and Wildlife Service has targeted these areas for protection.

Deer wintering areas have been identified in the heavily forested areas of Eastern Franklin County - this includes the eastern section of Enosburgh. Large, contiguous wintering areas exist along the Trout and Tyler Branch of the Missisquoi River. These areas exist mostly in the Towns of Montgomery and Richford. Deer yards, aside from providing winter range, are essential for year round species migration. Careful management of these areas is of extreme importance in order for the species to thrive.

Black bear prefer mountainous and forested landscapes just like those found on the slopes of the Green Mountains. The location of most bear habitat is in Eastern Franklin County in towns such as Enosburgh, Bakersfield, Montgomery, and Richford. Black bear have a significantly large home range and because of this, their survival rate decreases when larger areas are divided up into smaller units and into isolated forestlands. When land is developed in scattered locations throughout the Town, the black bear habitat areas are decreased. Prime black bear habitat is limited to 60% of the state, primarily along the Green Mountain spine and in the Northeast Kingdom. Prime black bear habitat in Enosburgh is found in the eastern section of the town, where the Green Mountains begin and large unbroken tracts of forest remain.

Enosburgh shares a 3281-acre wildlife habitat with the Towns of Bakersfield and Montgomery. It is located in the Cold Hollow Mountain and Trout Brook areas. There are 3 designated deer yards in Enosburgh; a 124 acre yard on the St. Pierre Road, a fractured series of small yards along the Cold Hollow Brook, and a large yard (over 300 acres) in the northeast corner between Longley Bridge Road and the Woodward Neighborhood Road (See map #). There are also several wildlife travel corridors that connect distinct timber tracts. These corridors are very important to maintain in order to prevent forest fragmentation of our forests and wildlife habitat. Another noteworthy wildlife habitat area is the Jarvis Brook Heron Rookery. This is a partially wooded, deep marsh area which supports a great blue heron nesting colony on a half-mile stretch of an unnamed tributary of the Jarvis Brook.

## **Forest Resources**

According to 2002 Landsat data, approximately 62% of the land cover in Enosburgh is forest. Statewide, approximately 78% of the land cover is forest according to the Vermont Department of Forestry. Enosburgh forests provide quality forest products while supporting tourism, recreation, wildlife habitat, a clean and reliable water supply, and the scenic and rural

nature of our town. The Enosburgh town forest is located on the east and west side of the Longley Bridge Road and contains 120 acres. The rest of the forestland in Enosburgh is privately owned and managed. In 2003, approximately 12,700 acres, were enrolled in the State's Current Use Program, of which approximately 6,300 were forestry and 5,400 were agriculture. Enrollment requires that the owner follow a state approved forest management plan. There is one tree warden, and a forest resource committee that serves the town of Enosburgh.



## Chapter 9: Community Services

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### GOAL

To provide community services to meet the needs of local residents of all ages without undue or sudden impacts upon local property taxes

Ensure that the regulation of land development in Enosburgh does not negatively impact the availability of safe and affordable childcare

### Policies

- ◆ Provide emergency services and law enforcement to protect the health, safety, and property of residents and visitors
- ◆ Encourage participation in the Emergency Subscription Program

### Health Services

Residents of the Town of Enosburgh, as well as those of the surrounding communities, are currently served by a number of private and public health care providers located mainly in the Village. Most health services are located in Enosburgh Community Health Center. This facility houses a variety of individual and group practices which offer a range of health services including general medicine, pediatrics, physical therapy, gynecology, and home health. Other facilities and private offices in the village offer family practice medicine, pediatric and nurse practitioner care, mental health services, and massage and energy balancing. Emergency health care services are offered at hospitals in St. Albans, Morrisville, and Burlington.

### Childcare Services

Childcare can be a growing concern for existing and prospective families, whether it means finding quality services or securing the costs of services. High quality, available childcare is a critical component supporting a stable workforce.

The Vermont Agency of Human Services keeps a record of all registered and licensed childcare centers and homes in the state. Enosburgh Falls currently has 5 registered childcare homes and 3 licensed childcare centers and Enosburgh Town has 3 registered childcare homes, with a total capacity of 115 children. The 2000 U.S. Census indicates that there are 562 children from birth to age 12 living in Enosburgh Falls and Enosburgh Town combined (284 in Enosburgh Falls and 278 in Enosburgh Town). Data on other options, such as siblings, stay at home parents, family care providers, un-registered childcare homes or other opportunities are not available. Therefore, there is currently no data on how the needs of the 447 children are being met.

### Rescue Services and Fire Protection

Rescue services and fire fighting services are two services that are absolutely essential for communities to function. Enosburgh has volunteer organizations that provide both of the Town's emergency services. The organizations are made up of dedicated members who are on call

twenty-four hours a day. Members of both organizations are qualified and trained through State and local training programs.

Both services participate in the mutual aid compact for the County and bordering Canadian communities. When needed, they assist with trucks, heavy equipment, and personnel at emergencies including fires, accidents, and disasters.

The Town's fire protection services are housed in the new Emergency Services Building on Route 105 north of the Village. Currently, there are twenty-seven volunteer members who serve on the department. The annual budget for 2008-2009 is \$89,500 for the fire department. . The department responded to 121 calls last year, of which 75% were automobile accidents. Once a call comes in, it only takes the department between three and four minutes to leave the station.

Equipment for the department has been up-graded to include a 1992 ladder truck with a one hundred-foot extension ladder, and a tanker with an 1850-gallon capacity. The department also consists of a rescue truck that carries air packs, lights, Jaws of Life, and other equipment to make the department more effective. They have also developed fire protection plans and mapped accessible water sources throughout the Town in order to provide all residents with maximum protection. The Enosburgh Fire Department currently has the following fire equipment:

- Pumper: 1500 GPM, 1000 gallons, 700 feet of 4" hose, 1200 feet of 2 ½" hose, 800 feet of 1 ¾" hose, and a forty gallon foam tank
- Pumper: 1250 GPM, 500 gallons, 2000 feet of 4" hose, 200 feet of 2 ½" hose, 400 feet of 1 ½" hose with inline valve and adapters
- Tanker: 1850 gallon and two drop tanks (1100 and 2100 gallon), two portable pumps 250 GPM & 300 GPM, and one ice auger
- Aerial ladder 85 foot, ladder pipe, and ground ladder
- Rescue Van: cascade system and Jaws of Life
- Special Equipment: 95 gallon AFFF foam, 13 S.C.B.A. with fourteen spare bottles, one positive pressure fan and one deluge gun

Enosburgh's Ambulance Service is also located in the new Emergency Services Building. The facility houses two ambulances (years of purchase: 1995 and 1999). Much of the equipment is new and is updated as necessary to operate effectively. The ambulance service pays sixty percent of the building's operating and maintenance costs. Currently, families are encouraged to subscribe to the ambulance service. The year 2008-2009 ambulance service budget was \$403,000, while their revenue is \$421,340. Enosburgh provides the Towns of Berkshire, Bakersfield, and Sheldon with ambulance service and provides backup for Montgomery, Richford and Franklin. The Enosburgh Ambulance Service also provides advanced Emergency Medical Training personnel for these communities when needed. The ambulance service responded to 680 calls in 2007 of which 55% were in Enosburgh.

The Town of Enosburgh, together with the Village, has adopted a Rapid Response Plan for responding to emergencies. This plan will be updated yearly. The 911 emergency system has also been implemented.

## **Police Protection**

The Vermont State Police and the Franklin County Sheriff's Department are responsible for public safety and law enforcement in the Town of Enosburgh. The State Police currently have twenty-two uniformed officers based out of the St. Albans Barracks. Dispatching services are based out of the Williston Barracks while four troopers work out of outposts in eastern Franklin County. The two outposts help to facilitate communication and to shorten the response time with the surrounding communities. The Franklin County's Sheriff's Department covers Franklin County and contracts with individual towns requesting additional police services. In 1997, the Department had a total of 25 officers, eight jailers, three secretaries, and a nurse. In 2008, Enosburgh and the Enosburgh school system approved money for a resource officer in the school that would also give additional police coverage to the area. Crime statistics for the region can be obtained from the Department of Public Safety – Criminal Justice Services. A list of all offenses and their definitions can be found in the Vermont Crime Report available from the Vermont Department of Public Safety.

## **Solid Waste Disposal**

The Town of Enosburgh is a member of the Northwest Vermont Solid Waste Management District which was created in 1988 in response to Act 78: Vermont's first solid waste law. Alburg, Bakersfield, Berkshire, Enosburgh, Fairfield, Fletcher, Isle La Motte, Montgomery, Richford, St. Albans City, Sheldon, and South Hero are all part of this District.

The District has adopted a comprehensive solid waste management plan and is pursuing landfill sites and other studies. Curbside pick-up of trash is provided in the Village of Enosburgh Falls by private haulers. Currently, a recycling trailer is provided every week at the Lions Club lot at the corner of Route 105 and Orchard Street and the District has implemented a curbside recycling program as well.

## **Cemeteries**

Enosburgh has several cemeteries in town and in the village area which are maintained by private citizens. Occasionally, the cemetery in East Enosburgh receives help from the Town in the form of equipment or town employees for maintenance. The following is a list of cemeteries in the Town and Village: Bordoville Cemetery in Bordoville, Enosburgh Center Cemetery in Enosburgh Center, Bessay Cemetery in Stoneville/East Enosburgh, Steven's Ferry Cemetery in North Enosburgh, West Enosburgh Cemetery in West Enosburgh, Missisquoi Cemetery in Enosburgh Falls, St. John the Baptist Cemetery in Enosburgh Falls, and the Main Street Cemetery also in Enosburgh Falls.

The Town should plan ahead to ensure that adequate space is available. One option is to determine if there is land available that could be reserved for future expansion of the existing cemeteries. The Town should also ensure that funding arrangements are made for long-term maintenance of cemeteries.





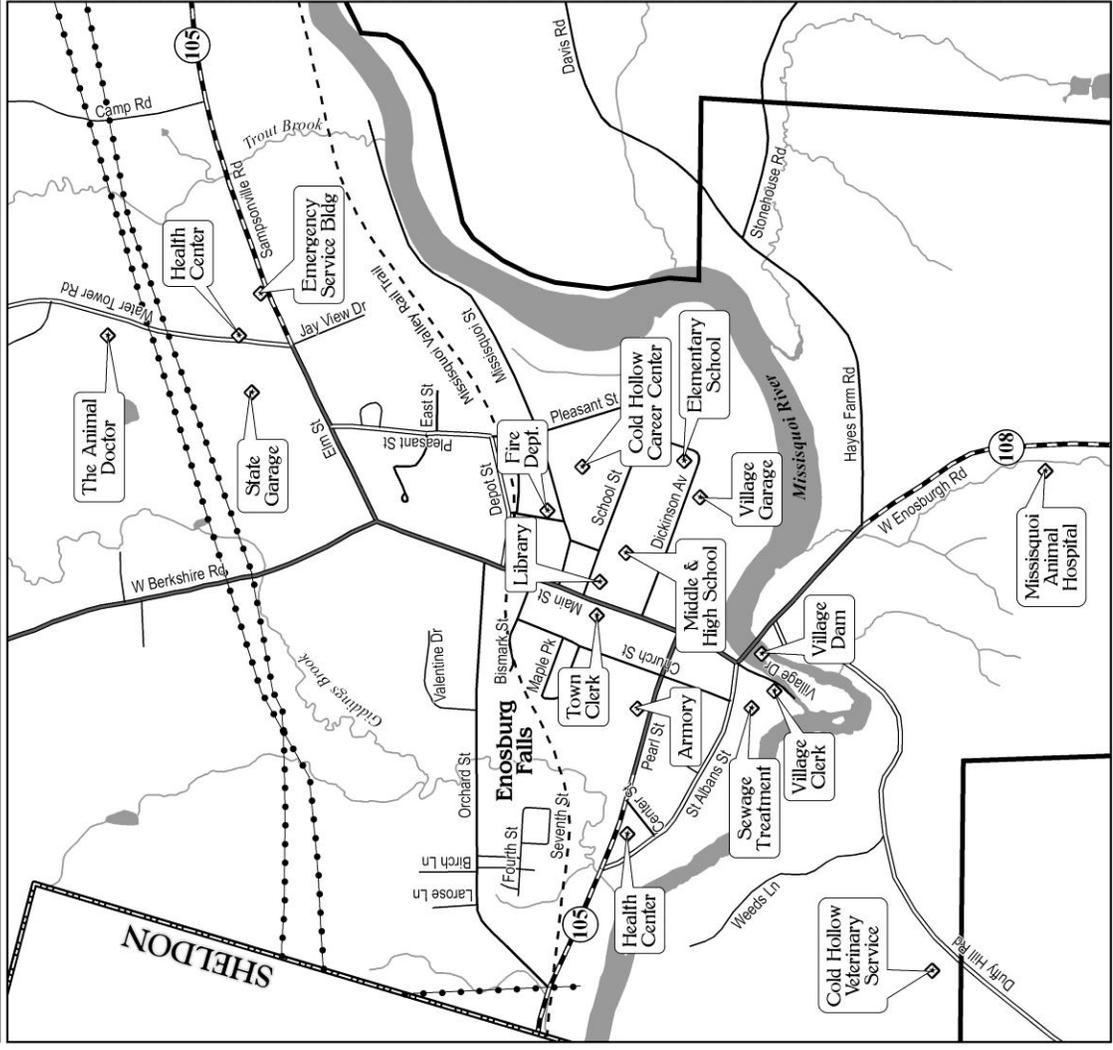
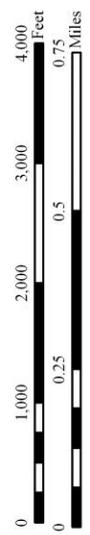
# TOWN OF ENOSBURGH Facilities & Services Map 2 of 2



- Facility & Service Features**
- ◆ Facility
- ☪ Cemetery
- - - Missisquoi Valley Rail Trail
- - - Vast Trail
- Electric Transmission Line
- ▨ Public Land
- Transportation Features**
- == State Highway
- == Class 1 Town Highway
- == Class 2 Town Highway
- == Class 3 Town Highway
- == Class 4 Town Highway
- Private Road
- Surface Water Features**
- Stream or Brook
- Pond or River
- Boundary Features**
- Town Boundary
- Village Boundary

Vermont Coordinate System  
Township 6 North, Range 10 East, S. 3.  
For planning purposes only.  
Prepared by:  
Northwest Regional  
Planning Commission  
155 Lake Street  
St. Albans, VT 05478  
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www.nrpcvt.com  
April, 2008  
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Data Source: All map features derived from VGIS digital coverages. North arrow on map refers to Grid North.



Map 3. Facilities and Services (map 2 of 2)

## Chapter 10: Community Facilities

### GOAL

To look ahead and predict future needs for public facilities based upon community growth and change

### Policies

- ◆ Promote efficient and functional use of existing community buildings and facilities
- ◆ Provide sufficient space and facilities to carry out essential municipal functions
- ◆ Provide a gathering place for the local population to address town business
- ◆ Conserve Enosburgh’s recreational resources, discourage incompatible land uses, and protect the scenic qualities that contribute to recreation
- ◆ Promote recreational areas and facilities in convenient and reasonable locations for the use and enjoyment of all residents and visitors
- ◆ Increase public access to local waterways

### Public Land and Buildings

There are several public buildings in Enosburgh as shown in Table 10.1.

Name	Description	Location	Acres
Enosburgh Graded School District		Route 105	25.6
Enosburgh Graded School District		Bogue Road	2
Enosburgh High School Building	school	School Street	
Enosburgh Austin Building		rear of High School	
Enosburgh Elementary School	school	Dickinson Avenue	
Enosburgh Vocational Center		Missisquoi Street	
Enosburgh House, Sheds, Lot		Missisquoi Street	0.25
Enosburgh Lot		19 Dickinson Avenue	0.2
Town of Enosburgh	Town Forest- land	Longley Bridge Rd.	120
Town of Enosburgh	land	Route 105	6.3
Town of Enosburgh	land with fire/ambulance building	Route 105	9.84
Town of Enosburgh	Town Garage	West Enosburgh	
Town of Enosburgh & Village of Enosburg Falls	Opera House	Depot Street	
Town of Enosburgh & Village of Enosburg Falls	Municipal Building	95 Main Street	
Town of Enosburgh & Village of Enosburg Falls	Library	Main Street	
Town of Enosburgh & Village of Enosburg Falls	Goodhue Lot	Depot Street	

### Library Services

Enosburgh maintains a free library that is located on Main Street up the path behind the Town Clerk’s office. Built in 1984, this modern facility houses over 14,000 titles in books and audio tapes. There are also over thirty periodical subscriptions. The library offers a program that is directly aimed at children. There is also a State wide library system that allows access to

any written book. These books can be obtained by computer hook-up through the Regional Library in St. Johnsbury. The hours for the Town library have been expanded and it now has both full-time and part-time librarians to better serve the public.

The library does meet the State standards for library facilities and services. Meeting these standards makes libraries eligible for grants and provides local libraries with free cataloging services from the Department of Libraries.

### **Town Clerk's Office**

There is a need for more space or at least a study of more efficient use of current space for the town offices. The needs of the town clerk's office should be studied and a conclusion drawn in the next few years.

### **Recreational Facilities and Programs**

Franklin County is home to the Missisquoi Valley Rail Trail. The year-round recreational trail was created to offer residents and visitors a chance to see and enjoy Vermont's agricultural open lands. It wanders through the farms, forests, and wetlands of Franklin County. The Rail Trail was built on a now defunct railroad bed and runs from St. Albans to Richford. Six miles of the Rail Trail traverses through Enosburgh (mile marker 16 to mile marker 21). There are numerous places to stop along the trail including convenience stores, ice cream shops, restaurants, lodges, picnic areas, telephones, and information booths. Such things as water, air for tires, gasoline, snowmobile repair, restrooms are also available for those who may require such services.

Enosburgh currently has a volunteer summer program. The Town of Enosburgh has expressed a need for a half-time recreation coordinator for year-round planning. By having this position, local citizens would have access to more programs. The Town would also like to have more storage space available. There is a group called the "Citizens for Recreation". They are a private non-profit group who is working on installing an ice rink at the edge of Enosburgh Falls that would serve eight neighboring communities.

Other recreation facilities available to town residents are snowmobile trails, ball fields, a golf course, bowling alley and ice skating. Additionally, the Missisquoi River and its tributaries provide canoeing and fishing opportunities.

## Chapter 11: Community Utilities

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### GOALS

To provide public utilities to support concentrated residential, commercial, and industrial development.

To protect public health and water supplies in areas without municipal services

### Policies

- ◆ Use extension or new construction of water and sewer systems to remedy existing problems, promote orderly and timely land development, and carry out the purpose of the land use plan
- ◆ Ensure that individual on-site septic systems and water supplies are sited and installed in a manner that protects public health and the quantity and quality of ground water
- ◆ Where co-location of telecommunications facilities with other towers or structures is not feasible, new structures must be sited in appropriate areas, respecting the integrity of residential areas, aesthetic concerns, and natural resource issues
- ◆ Investigate alternative technologies for wastewater treatment
- ◆ Maintain good communication and cooperation with the Town of Berkshire to ensure proper land management within the Wellhead Protection Area
- ◆ Encourage water conservation

### Water Supply/Water Systems

According to the 1990 US Census, out of the 1115 housing units in Enosburgh, 653 of them used either a public system or a private company as their source of water, 114 used an individual drilled well while 93 housing units used an individual dug well. There were 255 housing units that used “some other source.” This information was not updated in the 2000 Census.

A little less than half of all households in the Region obtain their water from public water systems. The State of Vermont defines public systems as systems that have at least ten service connections or serve at least twenty-five individuals. Groundwater is a vulnerable resource and the source of most drinking water.

There have been recent capital improvements to the local water system. The Village of Enosburg Falls purchased a new water lubricated pumphead in 1996 and also cleaned one of its wells during that same year.

According to the Vermont Agency of Natural Resources – Water Supply Division, the Enosburg Village Water System served a population of 1250 in 2003. The maximum daily demand was 400,000 gallons per day while its capacity (maximum daily yield) was 699,840 gallons per day. This amounts to a reserve capacity of 42.85 percent.

### Wastewater Disposal/Sewage Systems

According to the 1990 US Census, 617 of the 1115 total housing units in Enosburgh used a public sewer as their means of sewage disposal, 482 used either a septic tank or cesspool, and

sixteen housing units used “other means.” This information was also not updated in the 2000 Census.

In 1996, the Enosburg Falls wastewater system failed to meet the wastewater standards. The plant addressed this problem with an upgrade completed in the fall of 1996 which included a pilot biological phosphorus reduction project and a Combined Sewerage Overflow (CSO) project that reduced the amount of storm water entering the system.

In 2007, the system was permitted for 450,000 gallons per day and was at 66.140.2% 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.

Because the Missisquoi River and its tributaries traverse through Enosburgh, it is important that the Town take steps to ensure the protection of its stream bank area. Development in these areas presents a difficult and potentially serious set of wastewater disposal problems. Existing homes or camps may have inadequate or failed septic systems and these have the potential to discharge directly into the waterbody. This can cause harm not only to the river but also indirectly to Lake Champlain.

### **Telecommunications**

Telecommunications have become increasingly important to the security and economic needs of residents and businesses in the northwest region of Vermont as well as in all other sections of the State. Telecommunication towers and related infrastructure require careful consideration. These structures tend to be located in highly visible locations such as on mountaintops and ridgelines. The need for additional facilities is projected to increase dramatically in the coming years. The Federal Telecommunications Act of 1996 placed certain limitations over municipal control of these structures; however within those confines, Enosburgh must act to protect the Town’s historic character, rural nature, and aesthetic beauty.

## Chapter 12: Transportation

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### **GOAL**

To ensure reasonable, functional, and orderly development of transportation systems

### **Policies**

- ◆ Protect the health, safety, and welfare of the traveling public
- ◆ Develop a master plan to guide future growth of roads within the village
- ◆ Promote safe, convenient, economic, and energy efficient transportation systems including public transit options and paths for pedestrians and bicycles
- ◆ Promote modes of transportation and activities that respect the natural environment
- ◆ Maintain the scenic character of the Town's rural byways
- ◆ Support public transit efforts of the Northwest Vermont Public Transit Network to increase mobility and access of Town residents

### **Transportation Planning**

Transportation planning at the State, Regional, and local level should have two primary functions. The first purpose is to ensure that people and goods are able to move freely, safely, and efficiently using all modes of transportation. This includes, where applicable, highways, local roads, railroads, airports, bicycle paths, pedestrian routes, ferry systems, and public transit. Transportation efficiency includes consideration of energy use, economic and social costs, and time. People and goods move with the assistance of more than one mode, therefore transportation planning should consider how the different modes of transportation could compliment each other.

The second purpose of transportation planning is to help guide growth in appropriate locations identified through land-use planning. Growth management can be assisted by directing construction or transportation improvements in coordination with local and regional plans into areas favorable for growth and away from environmentally sensitive areas.

Enosburgh Town and the Village of Enosburg Falls are active participants in the Regional Transportation Advisory Committee (TAC). The TAC serves to advise the Northwest Regional Planning Commission's transportation planning program, acts as a liaison between local communities and the Vermont Agency of Transportation, and provides local and regional input regarding transportation issues important to the region

### **Town Road System**

The Enosburgh transportation map shows the Town roads and State highways located within the Town. The Town may require improvements in the form of paving, widening, and the like in years to come. The decisions to perform this work should be made by the voters after local officials make recommendations.

Traffic flow will vary depending on various factors such as the time of day, the day of the week, the season, the location of the road, and the weather conditions. The major influences on the traffic flow in Enosburgh are local businesses, local civic and social functions, recreational

activities, and seasonal activities such as hunting, fishing, skiing, hiking, and foliage viewing. Table 12.1 shows the average annual daily traffic (AADT) count for Enosburgh's major routes.

<b>Route</b>	<b>Town Section</b>	<b>Length (Miles)</b>	<b>Beginning Reference</b>	<b>Ending Reference</b>	<b>1992 AADT*</b>	<b>2002 AADT *</b>	<b>% Change 1992-2002</b>
105	1	0.08	Sheldon Town Line	St Albans St	5085	5400	6.19%
105	2	0.05	St Albans St	Enosburg Falls Village Line	2930	4800	63.82%
105	3	0.07	Enosburg Falls Village Line	Main St	4335	4800	10.73%
105	4	0.10	Main St	Depot St	6405	7500	17.10%
105	5	0.05	Depot St	W Main St	5510	7300	32.49%
105	6	0.05	W Main St	Pleasant St	4620	6600	42.86%
105	7	0.04	Pleasant St	Water Tower Rd	4900	7300	48.98%
105	8	0.65	Water Tower Rd	N Enosburg Rd	4315	6100	41.37%
105	9	0.49	N Enosburg Rd	Berkshire Town Line	3560	4200	17.98%
108	1	0.72	Bakersfield Town Line	E Enosburg Rd	1110	1400	26.13%
108	2	0.65	E Enosburg Rd	Hayes Rd	1780	2000	12.36%
108	3	0.06	Hayes Rd	Weed Hill	2260	2700	19.47%
108	4	0.06	Weed Hill	Main St	2420	3400	40.50%
108	5	0.30	Main St	Berkshire Town Line	1100	1100	0.00%
118	2	0.09	Montgomery Town Line	Berkshire Town Line	1600	1800	12.50%

Source: VTrans, AADT 1986-2002 for VT State Highways

\*AADT values based on actual and estimate counts

The Vermont Agency of Transportation (VTrans) uses functional classification system to describe each type of road. Functional classification organizes the highway network according to the function or role that each highway has to fulfill. These roles include providing for through movements and for access to adjacent properties. These include principal arterial – Interstate, principal arterial – other, minor arterial, major collector, minor collector, and local. Vermont Route 105 is considered a minor arterial and Vermont Route 118 is considered a major collector.

Sufficiency ratings are used by the VTrans to evaluate the State's roadways. The rating is based on three different factors: structural condition, safety, and efficiency of movement. A rating between eighty and one hundred is considered good, a rating between sixty and eighty is considered fair, a rating between forty and sixty is considered poor, and everything below a

rating of forty is considered bad. Table 12.2 shows the sufficiency rating and classification of Enosburgh's major routes.

<b>Route</b>	<b>Section</b>	<b>Functional Classification</b>	<b>Beginning Town</b>	<b>Ending Town</b>	<b>Adjusted Rating</b>
VT 105	9	6	Enosburgh	Enosburgh	64.8
VT 105	10	6	Enosburgh	Enosburgh	50.0
VT 105	11	6	Enosburgh	Berkshire	35.8
VT 108	16	6	Bakersfield	Enosburgh	72.2
VT 108	17	6	Enosburgh	Enosburgh	67.3
VT 108	18	6	Enosburg	Enosburgh	57.4
VT 118	9	7	Montgomery	Enosburgh	65.3
VT 118	10	7	Enosburgh	Berkshire	40.7

Source: VTrans 2001 Sufficiency Ratings, released 5/3/2003

### **State and Town Bridges**

In the town road system, the maintenance of the bridges is a tremendous asset to the Town, drawing considerable tourist attention and adding scenic beauty to the area. Enosburgh has four State bridges and eleven town bridges.

VTrans also uses a sufficiency rating method to evaluate the conditions of the bridges. Bridges are ranked with a numerical score from one to one hundred, with one hundred being the best. A structurally deficient bridge with a rating less than 50.0 is eligible for Federal replacement funding; a bridge with a rating of 50.0 to 80.0 is eligible for Federal rehabilitation funding. Covered bridges and steel truss bridges often have lower sufficiency ratings even though they may be structurally sound. The lower rating may be due to a bridges width, low clearance or inability to carry heavy loads. Because covered bridges are a historic asset, they are not held to the same standards as other bridges. A lower sufficiency rating does not necessarily indicate replacement is needed. Table 12.3 is a listing of State and Town bridges and their sufficiency ratings.

**Table 12.3 Bridge Sufficiency Ratings, 2007**

<b>State/ Town Bridge</b>	<b>Bridge Label</b>	<b>Route/Road Name</b>	<b>Location</b>	<b>Feature</b>	<b>Year Built</b>	<b>Sufficiency Rating</b>
State	B46	VT 108	4.2 Miles South JCT. VT 105 W	Brook and Cattle Pass	1952	68.2
State	B47	VT 108	3.3 Miles South JCT. VT 105 W	The Branch	1952	77.8
State	B50	VT 108	0.2 Miles South JCT. VT 105 W	Missisquoi River	1970	78.9
State	BXX	VT 108	2.6 Miles S JCT. VT 105 W	Tyler Branch	193X	94.8
Town	B52*	Hopkins Bridge Rd	JCT. W VT 118	Trout River	1975	30.9
Town	B45	Sand Hill Rd	0.2 Miles To JCT. C3 TH 43	Tyler Branch	1911	16.2
Town	B12	Boston Post Rd	JCT. VT 105	Missisquoi River	1929	47.0
Town	B09	Longley Bridge Rd	0.1 Miles To JCT. C2 TH 1	Beaver Meadow Brook	1919	36.6
Town	B48	Boston Post Rd	JCT. C2 TH 1	Tyler Branch	1924	18.3
Town	B11	Tyler Branch Rd	0.1 Miles To JCT. C2 TH 1	Beaver Meadow Brook	1919	49.4
Town	B49	Nichols Rd	1.1 Miles To JCT. C2 TH 2	Beaver Meadow Brook	1948	65.3
Town	B50	E Bakersfield Rd	JCT. W CL 3 TH 43	Tyler Branch	1918	50.7
Town	B51	Tyler Branch Rd	0.5 Miles E JCT. TH 3	Tyler Branch	1980	85.9
Town	B10	Duffy Hill Rd	1.3 Miles S JCT. VT 108	Tyler Branch	1981	95.6
Town	B47	Boston Post Rd	0.1 Miles to JCT. C3 Th 42	Bogue Branch	1983	98.8

Source: VTrans, 2007 Bridge Sufficiency Ratings

\*Covered Bridge

### **Public Transportation**

Amtrak provides passenger rail service out of the St. Albans depot. The Franklin County Regional Airport in Swanton and the Burlington International Airport in Burlington provide air service to the region.

The Northwest Vermont Public Transit Network (Network) is responsible for public transit for the region. The Network has a fixed route service between Richford and St. Albans and a fixed route service known as the St. Albans City Loop. Residents in the northeastern section of Enosburgh may connect with the fixed route service at locations along VT 105 in Enosburg Falls. The Network also coordinates Medicaid, and elderly transportation services.

### **Walking, Biking, and other Forms of Transportation**

Bicycle traffic in and around the Town has increased in recent years. It has become a popular seasonal activity locally and in the surrounding areas. Enosburgh has become a favorite destination for both bicycle tours and road riders from Quebec, Canada and other parts of Vermont. On many of the Town's roads, the mixing of bicycles and auto traffic is potentially very hazardous. Local efforts to develop bicycle and pedestrian paths are currently underway in many communities in Franklin County including Enosburgh.

As mentioned earlier in the Community Facilities chapter, Enosburgh is one of the many towns in Franklin County that is traversed by the Missisquoi Valley Rail Trail. The 26.5-mile year-round recreation trail is open to walkers, runners, cyclists, snowmobilers, horseback riders, and the like. The Trail is part of a larger bicycle network known as the Lake Champlain Bikeways and is linked to a 350-mile route around Lake Champlain



## Chapter 13: Energy

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### GOAL

To insure reliable, safe, clean, and affordable energy to all residents

### Policies

- ◆ Encourage energy efficiency by making available information regarding groups and organizations in the state, which can provide consumers with information on how to become more energy efficient
- ◆ Promote car-pooling among area residents; encourage the use of informal park and ride lots where possible; support the development of a state owned park and ride lot
- ◆ Make town owned buildings as energy efficient as possible
- ◆ Encourage energy conservation by promoting patterns of development that utilize clustering and energy efficient site design whenever possible
- ◆ Encourage the development of renewable energy resources

Energy production is essential to human society and, at the same time, threatens the environment that sustains us. Most energy sources have negative environmental impacts and the challenge for the future will be to reduce energy consumption in general, and to shift demand from the more harmful energy sources toward those that are renewable and have an overall low environmental impact. Energy conservation is an important step in developing a comprehensive energy plan for the future of Enosburgh.

Land use and energy are closely related. Land resources are used in the production, transport, and disposal of energy products. Land use patterns exert a strong influence on major end uses of energy, including transportation, heating and cooling of buildings, and the energy used in developing infrastructure. Furthermore, land is used for the disposal of waste products resulting from our energy consumption.

Most of Vermont's energy use can be accounted for by three main sectors: residential, commercial, and industrial. In 2005, Vermont consumed a total of 167 Trillion Btus, of which transportation accounted for 32%, residential accounted for 30%, and the industrial sector accounted for 18% (Energy Information Administration, 2005).

### Local Energy

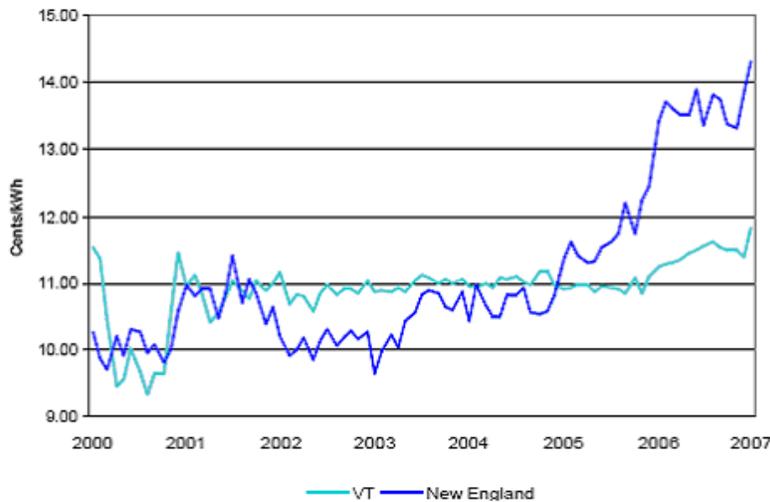
The Town of Enosburgh receives electric service from two Vermont electric utility companies: The Village of Enosburg Falls Electric Light Department provides service to the majority of Enosburgh, while the Vermont Electric Cooperative provides service along the edge of town. Each of the utilities that serve the Town of Enosburgh believes their systems to be in good condition and all have ongoing maintenance and upkeep programs in place.

The Village area of the Town is served by its Village of Enosburg Falls Electric Light Department which serves it with both three-phase and single-phase power. In addition, the Town has a 115 kV and a 46 kV transmission lines running north and parallel to Route 105. These lines connect the Vermont Electric Coop substations in Newport and Highgate.

Three-phase power is universally used for power distribution. This type of power is generally used for industrial purposes because it is efficiently converted into mechanical energy. It is also desirable for dairy operations due to the equipment needed for those operations. Three-phase power is currently available in the areas along Davis Road and Stonehouse Hill Road to the Boston Post Road and from the intersection of Perley Road and Boston Post Road to the Dairy Center. It is also available along Route 108 south of the Village to the Chester Arthur Road. Plans are currently in place to extend three-phase power from the Dairy Center to the Village. It is unlikely that three-phase power will be installed in the immediate future in areas other than those mentioned. The remainder of the Town is served by single-phase power which is typical household electricity.

Vermont's electrical rates have generally stayed stable over time and have not experienced the same sharp increases seen elsewhere in New England (Figure 13.1). 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 contract with Hydro-Quebec will expire in 2012 and 2015. Thus, in the next 5 years Vermonters, including the residents of Enosburgh, will likely be facing important decisions regarding the sources and costs of our electricity.

**Figure 13.1 Average Electrical Rates in Vermont vs. New England, 2000-2007**



Source: <http://publicservice.vermont.gov/pub/other/utilityfacts2006.pdf>

### Home Heating

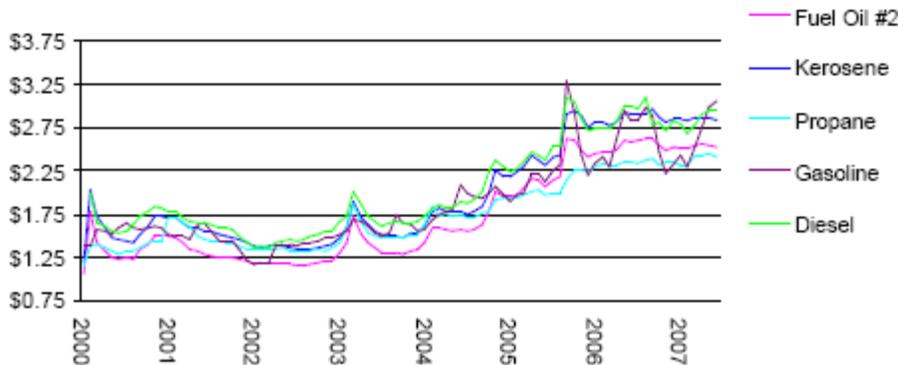
According to the 2000 US Census, fuel oil and kerosene (68%) are the most popular home heating fuels in Enosburgh (Table 13.1). Gas (17%) is the second most popular and wood is the third (12%). In 1990, 24.6% of Enosburgh households reported heating with wood, so it appears that Enosburgh homes have increased their dependence on fossil fuels in the last decade

	Enosburgh	Franklin County	Vermont
Utility Gas	1%	21%	12%
Bottled/Tank/LP Gas	17%	14%	14%
Electricity	2%	3%	5%
Fuel Oil/Kerosene	68%	53%	59%
Coal/Coke	0%	0%	0%
Wood	12%	9%	9%
Solar	0%	0%	0%
Other	0%	0%	0%

Source: US Census, 2000

The costs of home heating fuels have increased significantly in recent years and are expected to continue to do so (Figure 13.2)

**Figure 13.2 Costs of Home Heating Fuel, 2000-2007**



Source: <http://publicservice.vermont.gov/pub/other/utilityfacts2006.pdf>

### **Energy Conservation**

At the local level, energy conservation concerns generally fall into four categories: energy efficiency of town-owned or town-maintained buildings; promotion of energy conservation techniques for residences and businesses; efficient development patterns; and energy used for transportation.

The Town of Enosburgh, like all towns, can promote energy conservation in many different ways. Replacing fixtures and components with energy efficient units can save the Town money in heating and lighting while helping to protect the environment. Enosburgh can also work with local utility companies to promote energy conservation programs aimed at residences and businesses, to reduce energy demand, save money, and preserve natural resources.

Enosburgh can also promote energy conservation and efficiency through development controls. Subdivisions and developments in Town that come under Act 250 review are required

"to reflect the principles of energy conservation and incorporate the best available technology for efficient use or recovery of energy."

With the development of zoning bylaws, site plan review would enable the Town to impose conditions regarding the utilization of renewable energy resources. Chapter 117 of the Vermont Municipal and Regional Planning and Development Act has expanded site plan review to include other matters specified in the bylaws and provides an opportunity for Enosburgh's zoning bylaws to include other standards for review related to energy resources.

Energy efficient development means more than just well constructed buildings utilizing the best technology. For example, development that is clustered together provides for greater efficiency. Clustering means fewer miles of road are needed to connect the homes or commercial buildings, school buses and snow plows travel shorter distances, and electric utility lines need not extend as far. In addition, other public services such as fire and ambulance, as well as sewage and water, should they become a municipal service, are all made more efficient by "well planned" new development. Carefully considered placement of a building on a lot adds to the efficiency of any new development by increasing passive solar gain and decreasing wind pressures.

While the clustering of development helps decrease transportation costs, it is not the only answer. Car-pooling and public transportation are beneficial for residents who travel to other towns because they conserve fuel and reduce wear and tear and maintenance costs on individual vehicles.

One important component of any car-pooling program is finding a suitable location where car poolers can leave their vehicles. Currently, there is no formal designated "park and ride lot" in Northern Franklin County. The closest lot designated by the State of Vermont, in St. Albans on VT-104, is inconvenient for Enosburg commuters and is often very full. This makes it necessary to either develop a new formal "park and ride lot" or encourage the formation of informal commuter lots. These are parking lots at locations such as churches, where weekday park and ride needs do not usually conflict with the parking needs of the particular location. There are some informal locations along VT 105, however their continued use is dependent upon the property owners and is therefore unreliable for planning purposes.

VTrans, responding to a locally and regionally identified need, has been planning a Park and Ride facility. After review of fifteen potential sites, a location in Enosburg Falls adjacent to the National Guard Armory was identified. The project has been designed and is awaiting construction. Construction has been delayed several times due to a lack of funding, and a construction date is currently unknown. The construction and maintenance will be 100% funded by VTrans.

## Chapter 14: Economy

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### **GOAL**

To promote a diverse and stable economy by helping to ensure the successful operation of existing economic activities and providing opportunities for new ones

### **Policies**

- ◆ Protect and encourage the continuation of agriculture by protecting the rights of farmers who responsibly use Accepted Agricultural Practices
- ◆ Encourage industries and businesses that complement the natural resource base within the Town
- ◆ Protect the vitality and importance of the villages as a community and regional asset
- ◆ Encourage commercial development within the traditional village centers which supplies local needs for retail, business, and personal services
- ◆ Encourage businesses and industries that use the skills of the local labor force

### **Elements of the Economy**

The towns that comprise the Northwest Region of Vermont have similar economies. They are usually made up of four different elements: agriculture, business and industry, and tourism. Agriculture, for years, has been a big factor in local economies but has recently seen a decline.

### **Categories of Communities**

When tracking employment trends, the State of Vermont has three categories of communities. Those communities which provide more jobs than the resident workforce can fill are considered true job centers. Those which are nearly evenly divided between residents employed in their communities and commuters to other communities are classified as average job centers. The communities with a significant proportion of the resident workforce which commutes elsewhere for work are considered bedroom communities. Accordingly, it can be said that Enosburgh is an average community. Residents have indicated a desire to increase local job opportunities and become a job center.

### **Agriculture**

The economy of the Northwest Region, particularly with regard to land use, remains predominantly rural and resource-based; however, it is in transition. According to the 2002 Census, the number of farms in Franklin County declined by 7.78% between 1997 and 2002. The loss of farms and increased mechanization, also results in a loss of farm employment.

Agriculture is extremely important to the regional and local economy. The agricultural industry exports goods from the Region and imports new dollars into the local and regional economy. Local farm operators tend to rely on other local businesses for their needs. By keeping things local, every new dollar brought into the area increases in value as it circulates.



Photo 14.1 Old fashioned power with a little modern machinery.

The Town of Enosburgh is known as the “Dairy Center of the World.” Its importance as one of the most agricultural communities in the State of Vermont has only slightly diminished. Although several of the smaller farms are no longer being operated, much of the land is still in agricultural use, usually by the larger farms. There are still many working dairy farms in the Town. In 2008 there were also beef, goat, horse and vegetable farms as well as several logging and maple sugar operations of varying size. During the summer months, there is a farmers market in Taylor Park each Wednesday and Saturday where local farmers can sell their products.

### **Forestry**

Enosburgh is in close proximity to several commercial mills. Within a sixty mile radius, within the United States, there are 5 hardwood mills, 4 softwood mills, and 1 concentration yard. On average, 70% of the Vermont forest harvest comes from the northern part of the state, due to better access to markets. The economic benefits that the forest industry provides to the state, particularly in the rural areas, are greater than any single industry or segment of the economy. The managed use of our forests will continue to provide jobs in logging and primary wood processing, and wood products manufacturing. The goal should be to capture as much value from timber grown locally as possible in the local economy.

### **Business and Industry**

Enosburgh does have a variety of businesses that serve both local needs and the needs of its surrounding areas. These businesses provide a mixture of employment opportunities for its residents and for residents from other towns. A complete listing of the sectors and the number of persons employed by each can be found in Chapter 4: Community Profile.

Although modest in scope and size, the Town’s retail and service businesses provide for its basic needs as well as those of surrounding communities. Most of the businesses and services are located within the Village area. These include tourist orientated services, outdoor recreational

services, retail stores, lodges, construction services, automotive services, financial advising services, and restaurants. These businesses all contribute to the local economy by providing jobs, tax revenues, lodging, dining, and other services for Enosburgh's residents.

One of the bigger employers in Town is the cheese processing plant which employs approximately sixty-one persons. Two of the service-orientated businesses that contribute significantly to the local economy are in the health care field and transportation. In the health care services sector are the Riverview and Brownway nursing and boarding care facilities. There is also the Community Health Center which houses approximately twelve health care professionals and practitioners, as well as Mousetrap Pediatrics and Franklin County Home Health.

The transportation sector has a considerable impact on the local economy. There are four companies in Enosburgh which together provide nearly two-hundred full-time and part-time positions. Most of these companies are involved in the hauling of bulk milk. Some provide miscellaneous trucking services and one provides school busing for the districts in eastern and central Franklin County. While not all the jobs are based in Enosburgh, the fact that they are part of operations headquartered in the Town is significant. Of special note is the close relationship between the transportation sector and the local dairy sector. The most prominent businesses in this sector are McDermott's with 120 employees, Richard I. Green Trucking with thirty-two employees, Vaillancourt's with thirty employees, and Wrightholm with twenty-one employees.

## **Tourism**

Many towns in the Northwest Region of Vermont depend on their natural features, their rural settings, and their history to attract tourists. The Town of Enosburgh is located within an area of natural beauty. It has a unique village area that is considered an important asset to the Town. Many tourists are drawn to such assets as these because, for one reason, they allow people to get a glimpse of the past.

Covered bridges are another luring item that draws tourists to the Region and to the Town. Covered bridges are viewed as a treasured landmark in the State of Vermont for they represent each town's history and an appreciation of cultural heritage. The bridges were covered for two purposes: to protect them from the elements of nature and also to preserve the wooden trusses used in their construction. Unfortunately, many of the State's covered bridges have succumbed to the forces of nature and also to neglect. It is vital that the State takes active measures to preserve these valuable landmarks. Enosburg is home to the Hopkins Covered Bridge. Built in 1875, the bridge is located in the northeast corner of the Town over the Trout River. This bridge, along with many others in the State, is on the National Register of Historic Places.

Another tourist attraction in Enosburg Falls is the Dairy Festival which is held in the first weekend in June every year. The festival hosts a parade on one of the days, rides for the children, games, and many other attractions for residents and visitors to see and enjoy.

There are fishing and paddling opportunities along the Missisquoi River and Tyler Branch. Brook trout, brown trout, and rainbow trout are all found here. People who enjoy paddling can do so along the Missisquoi River from East Berkshire to Enosburg Falls. This stretch includes both flatwater and quickwater and is generally considered an easy trip.

### **Future Economic Development**

Continued economic health for Enosburgh is heavily dependent upon its agricultural sector; mainly the dairy sector and other supplemental kinds of agricultural activities and services. The Town should encourage any efforts that support its agricultural base; including the protection of its agricultural soils and tax abatement programs. Recreation and tourism will also continue to grow in importance especially as the Missisquoi Valley Rail Trail increases in popularity.

The Town is working to attract new industry. To that end, it has established an industrial park off Route 105 just east of the Village of Enosburg Falls. The land acquired for the park has been divided into lots to which water and sewer lines have been installed and these lots have been recently listed with a real estate agent in hopes of having new industry locate here. The Town is also seeking to permit mixed use on these lots by amending the applicable permits.

## Chapter 15: Land Use

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### GOALS

To maintain Enosburgh's agricultural and rural character and scenic resources by encouraging development to follow wise land use practices

To maintain working farms and managed forests in order to limit sprawl and fragmentation of the resource base.

To maintain the character and aesthetics of the village districts while providing sufficient space, in appropriate locations and scales, for residential, commercial and industrial development.

### Policies

- ◆ Maintain the character of existing neighborhoods and avoid potential conflicts between incompatible land uses
- ◆ Prohibit development on slopes greater than 15% and maintain natural vegetation on steep slopes
- ◆ Protect scenic ridges by prohibiting development above 1,500 ft in elevation
- ◆ Steer development away from areas where soils will not support it due to shallow depth to bedrock, instability, or high water table
- ◆ Protect public health, welfare, and safety by limiting development in the flood plain
- ◆ Protect water quality by limiting development in Wellhead Protection Areas, wetlands, and along stream banks
- ◆ Conserve productive lands by accommodating development in areas apart from most farming activity
- ◆ Recognizing the community's susceptibility to flooding, new development shall conform strictly to floodplain regulations
- ◆ Encourage dense development in traditional village centers
- ◆ Encourage the development of a conservation commission or local land trust, and collaboration with state and federal land trusts
- ◆ Promote the Current Use Program to better manage and conserve forest and agricultural lands.
- ◆ Encourage landowners to donate or sell development rights in order to preserve Enosburgh's rural character.

Land is one of the basic components of the environment that makes life possible. It is also one of the three traditional "factors of production", with the other two being labor and capital. Over the years, Vermont's economy has increasingly expanded beyond natural resource based businesses to technology based businesses. As the types of businesses changed, the value of land has also changed. Previously, the productivity of a piece of land for farming or timber largely determined its economic value. Today, features such as access to major transportation networks; infrastructure such as telecommunications, water and sewage systems; and proximity to qualified labor markets all help in determining the value of land for economic development.

Much of Franklin County’s eastern section, including the Town of Enosburgh, is wooded, hilly, and well suited for forestry. Forested areas are beneficial for both the economic livelihood of the rural communities and for the natural habitat they provide. “Non-productive” uses of land, such as protection of wildlife, provide substantial benefits to society, ranging from the economic returns arising from tourism to the benefits of water purification and flood control.

Technological change also has an impact on land use. Current technology allows projects to be completed much more rapidly today than in the early years. The construction of roads and the use of transportation technology allow people and materials to move rapidly and reliably over the landscape. Telecommunication and computer knowledge further erases geographical limitations. Changes in State sewage regulations and the design of innovative sewage management systems also help in reducing the number of constraints on land development. Previously, land that was thought to have too many constraints can now be developed without much exertion.

Land use planning involves the consideration of the many possible types of land uses and the goals of the land users. The impacts of growth, development, and environmental change on the land should be taken into consideration before any changes are made to the land. These changes will have a lasting effect on the community.

**Land Cover/Land Use**

Enosburgh covers a total of 30925.29 acres or approximately forty-eight square miles. The majority of land cover in town is comprised of forestland. Deciduous, coniferous, and mixed forest account for a total of 64.41 percent of the total land area. Table 15.1 is a list of how the land is divided up in the Town of Enosburgh. The information is also depicted on the Current Land Use Map. As throughout the state of Vermont, Enosburgh has seen a decrease in the number of farms over the last ten years. In most cases these farms are still managed as agricultural resources but are owned and managed by a fewer number of owners.

<b>Table 15.1 Land Use Cover for Enosburgh, VT</b>		
<b>Category</b>	<b># of Acres</b>	<b>% of Total</b>
Water	1431.85	4.65
Barren Lands	1.63	0.01
Brush/Transitional	0	0
Residential	718.29	2.33
Commercial	17.31	0.04
Industrial	1.56	0.01
Transportation, Communications, Utilities	707.55	2.3
Other Urban	2.8	0.01
Other Agriculture	1.99	0.01
Deciduous Forest	8357.22	27.14
Coniferous Forest	2644.82	8.59
Mixed Forest	6775.95	22.01
Forested Wetland	532.64	1.73
Wetlands	286.36	0.93
Row Crops	5145.43	16.71
Hay/Pasture	4164.79	13.53
<b>Total</b>	<b>30,790.19</b>	<b>100.00</b>

Source: Landsat 2002

To date, eleven local farmers have worked to permanently conserve 2,836 acres of land through the Vermont Land Trust. The development rights have been purchased which ensures that this land will remain perpetually open. The purchase of conservation easements has provided farmers with one tool to keep their farms permanently managed for forestry and agriculture.

### **Current Land Use**

The Town of Enosburgh can best be described as a diversely agricultural community. There is not a full accounting of farms in Enosburgh, but according to the 2002 US Census of Agriculture, there are 151 farms within the Enosburg Falls zip code area (05450), and according to the Agency of Agriculture there are approximately 24 active dairy farms in town. There is also a commercial greenhouse that provides annuals, perennials, shrubs, fruit trees, and vegetable starter plants. Several farms located outside of the town of Enosburgh own land in Enosburgh and manage the land as additions to their home farms. There are farms that rent land to other farmers for hay, pasture, and cultivation purposes. While these landowners do not derive their main source of income from farming, this land is a very important resource to farmers.

Other agricultural uses include maple sugaring operations and commercial greenhouses. Forestland is spread throughout the Town but is concentrated most heavily in the eastern section of Town. In 2003, there were 12,794 acres enrolled in the Current Use Management Program of which 6,356 acres are enrolled as productive forestland, 5,467 acres as agricultural land, and 126 acres are enrolled as non-productive forests. Lumber and firewood are the main forest crops and are an important part of the economy.

### **Land Use Districts**

A trip through the Town of Enosburgh offers a picturesque display of landscape features – small hamlets, the village of Enosburg Falls, rolling forested hills, farms fields with scattered homes, wetlands, and rivers. Together these landscape elements make Enosburgh what it is today. Some of these features were created by limitations of the environment to support development while others are historical remnants from the days of water powered mills.

The vision for the future of Enosburgh is to preserve the rural and agricultural character and protect the natural assets. The proposed land use is designed to protect the resources needed for the future generations. Development must be controlled to conserve agricultural soils, water quality, forests, and wildlife for the future. Contrasting this is the need for residential and commercial growth. The plan is not to stop growth but rather to guide development in the future away from some areas and towards others.

Described below are the five zoning districts and three overlay districts established by the zoning bylaws adopted in 2007.

#### **1. Village of Enosburg Falls**

Objective:

- ❖ The Village of Enosburg Falls District is expected to continue to be the primary residential, commercial, and industrial center for the surrounding towns. All larger commercial and retail facilities are expected to be located within the village. The village is expected to provide the services needed by the businesses and residents in order to

maintain the village densities. The village is planned and regulated by Enosburg Falls Village Plan and the associated zoning bylaws.

## 2. Agricultural District

Objective:

- ❖ The Agricultural District I intended to protect the long term viability of productive farmland in the Town of Enosburgh for agriculture use by 1) protecting prime agriculture soils as mapped by the U.S. Natural Resources Conservation Service (NRCS), 2) minimizing; the fragmentation of productive farmland; and the adverse effects of development of farmland operations. Other uses may be conditionally allowed, including residential use at a low density.

## 3. Rural Residential

Objective:

- ❖ The Rural Residential District is established to protect those areas which are used for agriculture but to allow for uses other than agriculture and forestry, including residential and compatible uses, at a density these areas can support in accordance with the Town Plan. Of top concern is the protection of prime agricultural soils. Historically, rural development was considered “scattered” but today the goal is for “clustered” growth. Ideally this growth will occur away from the prime agricultural soils or, if necessary, with the minimum loss of this critical resource. In this way, large contiguous open space is protected for farming and pockets of housing will occur in less productive areas.

## 4. Conservation District

Objective:

- ❖ This district is defined as areas that, by reason of its soil and topography, have limited development potential or are more susceptible to environmental degradation. Steep slopes (over 15%), wetlands, deer yards, and high elevations (over 1,500 feet elevation) are all areas in the conservation district. The purpose of this district is to protect the pristine and sensitive areas of the Town, that are primarily used for forestry and outdoor recreation, from the adverse effects of development and growth but to allow for uses other than forestry, including camps and other compatible recreation uses, at a density these areas can support.

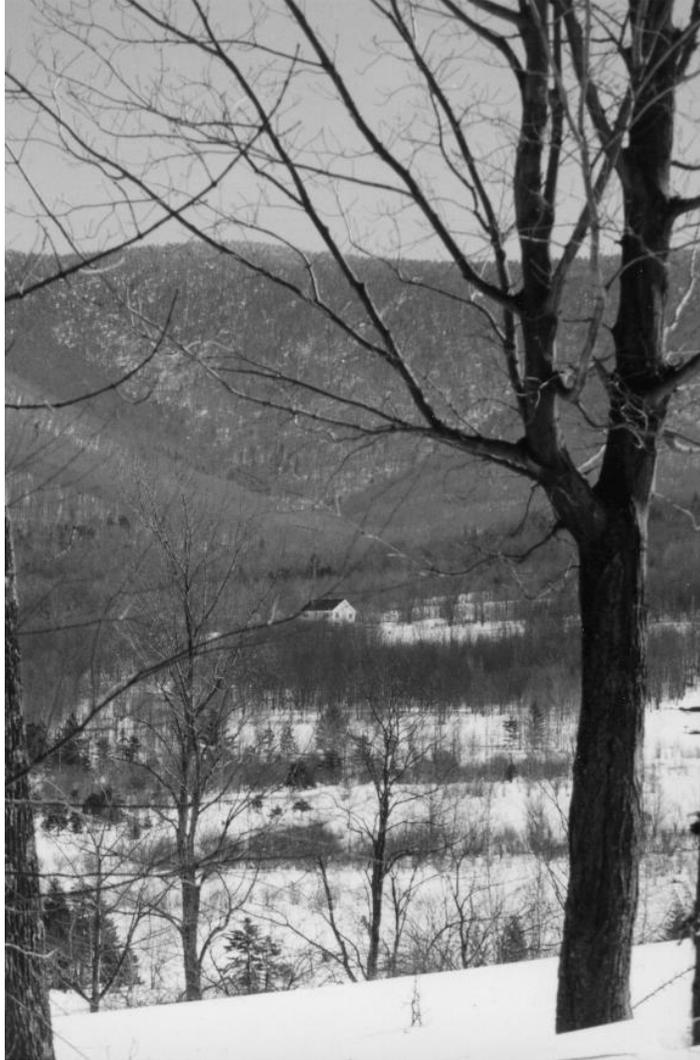


Photo 15.1 Rural residential housing and the undeveloped conservation district combine to make a dramatic landscape.

## 5. Wellhead Protection

### Objective:

- ❖ The Wellhead Protection area protects the source of water for the East Berkshire Water COOP, a 97 acre area around a spring off the Woodward Neighborhood Road in the northeast corner of Enosburgh, which has been designated as a “Wellhead protection Area” by the State of Vermont. This district also includes an area in Northwest Enosburg which is a water recharge area for the village of Enosburg Falls.

## 6. Natural Resource Overlay

### Objective:

- ❖ Designation of this district is intended to protect the scenic and natural resource values of lands which are important for wildlife and wildlife habitat, and which are poorly suited

for development because of their environmental constraints. The district includes areas which have significant geologic features, unusual or important plant and animal qualities of scientific, ecological or educational interest, steep slopes, waterways and significant wildlife habitat. Land uses and development in this district should be planned and designed to be compatible with the surrounding characteristics of the landscape, to be harmonious with wildlife habitat and the species that depend on this habitat and should recognize and protect the full range of vegetative and animal habitats and species in the Town.

#### 7. Wetland Overlay District

Objective:

- ❖ The purpose of the Wetland Overlay District is to protect the natural system functions (e.g. water and air purification, flood attenuation, speciation, and nutrient cycling) that are critical to support the human, animal, and plant populations in the Town of Enosburgh.

#### 8. Flood Hazard Overlay District

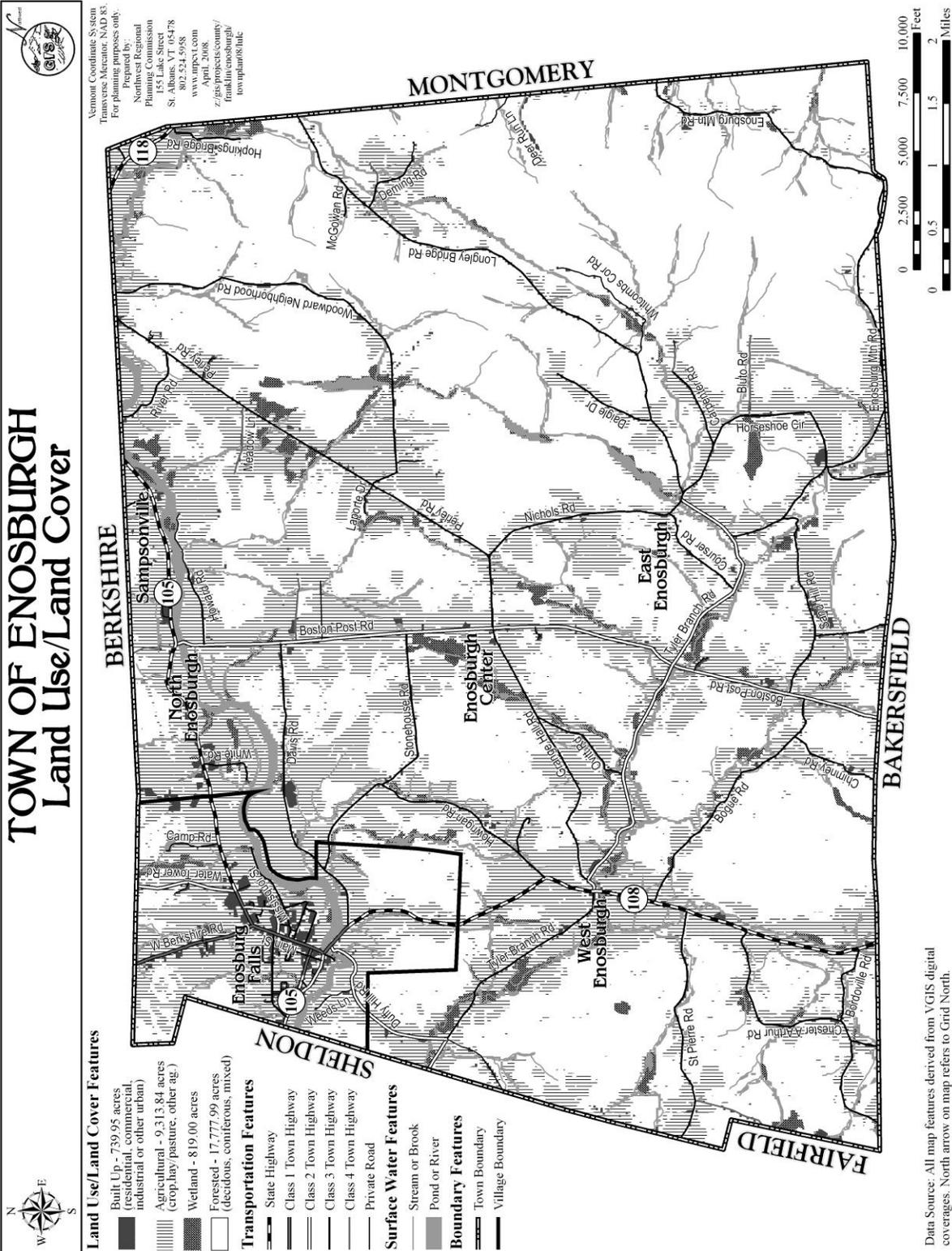
Objective:

- ❖ The purpose of this district is to minimize future public and private losses due to floods by regulating future land development in hazard areas. Designation of this district is also required for continued town eligibility in the National Flood Insurance Program. Included are all areas in the 100-year flood plain as shown in the Flood Insurance Study and Maps prepared by the Flood Insurance Administration, which are adopted by reference and incorporated herein (on file at the Town Clerk's Office). The mandatory provisions of State and Federal law for continued eligibility in the National Flood Insurance Programs are also hereby adopted by reference and shall be applied in this district (see Title 24 V.S.A. § 4412 and 44 CRF 60.3 and 60.6).

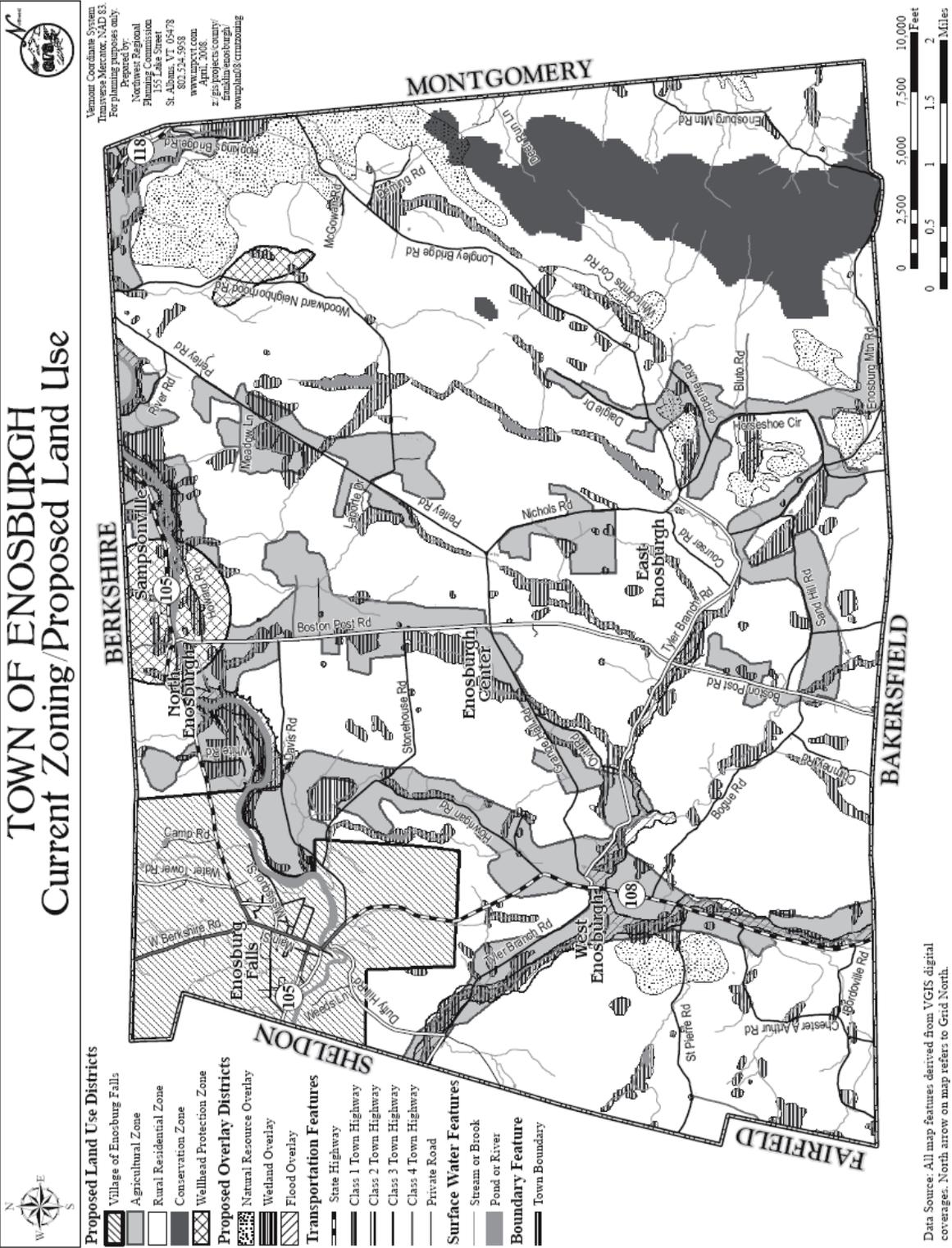
Note: The Flood Hazard District overlaps other districts established in the bylaw. Where the provisions of the underlying district differ with the Flood Hazard District Provisions, the more restrictive shall govern.

### **Proposed Land Use Map**

The Proposed Land Use Map identifies the location of the aforementioned zoning districts. Any future changes in zoning should be consistent with this map.



Map 5. Land Use/Land Cover



Map 6. Current Zoning/Proposed Land Use

## **Chapter 16: Compatibility with Neighboring Towns**

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The Town of Enosburgh is located in the northwestern part of the State in Franklin County. Seven different towns, all of which are in Franklin County, border it. The Town of Montgomery borders it to the east; Richford borders it to the northeast, Berkshire to the north, Franklin to the northwest, Sheldon to the west, Fairfield to the southwest, and Bakersfield to the south.

Land use patterns in all of these towns can affect one another in many different ways. It is important that all of their development patterns are compatible with each other. It is also important that each town's future development plans do not adversely affect their bordering neighbors' plans. The Enosburgh Town Plan does not propose any major changes to its land use districts, and because of this, no substantial conflicts with adjoining Town Plans should arise.

A complete description of each town's land use districts can be found in each municipality's town plan.

### **Compatibility with Montgomery**

The Town of Montgomery borders Enosburgh to the east and most recently updated their Town Plan in 2005. Montgomery divides its land use into the following districts: Commercial/Residential, Village I, Village II, Agricultural/Residential, Conservation I, Conservation II, and the Flood Hazard Area. The Agricultural/Residential District and the Conservation I and II districts make up most of the border between Enosburgh and Montgomery.

### **Compatibility with Richford**

The Town of Richford borders Enosburgh to the northeast. Richford divides its land use into the following districts: Village Residential, Industrial, Rural Residential, Agriculture, Conservation I, Conservation II, Water Supply Protection, and Flood Hazard Overlay. Richford and Enosburgh share only a very small border and the Agriculture District of Richford is found along this area.

### **Compatibility with Berkshire**

The Town of Berkshire borders Enosburgh to the north. Berkshire finalized its most recent town plan in April 2005 and adopted new zoning regulations in 2006. The Town has divided its land use into the following categories: Extended Village District, Rural Lands District, Wellhead Protection District and Flood Hazard Overlay District. Along its border with Enosburgh, is Berkshire's rural district. Berkshire's Wellhead Protection Overlay and Flood Hazard Overlay along this border correspond with Enosburgh's designated districts.

### **Compatibility with Franklin**

The Town of Franklin borders Enosburgh to the northwest. The two towns share only a very small border. Franklin adopted its current Town Plan in 2007. The Town has divided its land use into the following districts: Village District, Rural Residential/Agricultural District, Conservation District, and the Shoreland/Recreation District. The Rural Residential/Agricultural District borders Enosburgh.

### **Compatibility with Sheldon**

The Town of Sheldon borders Enosburgh to the west. The Sheldon Town Plan was last updated in 2005. The Town has divided its land use into the following districts: Village District, Commercial/Industrial District, Rural Lands I, Rural Lands II, Flood Hazard Overlay District, and the Wellhead Protection Overlay District. Rural Lands I and II of Sheldon make up most of the border between the two towns.

### **Compatibility with Bakersfield**

The Town of Bakersfield borders Enosburgh to the south. Bakersfield is currently revising their 2001 Town Plan. The Town is divided into nine zoning districts: the Village District, High Density Residential, Low Density Residential, Conservation, Rural, Heron Protection, Watershed District, Aquifer District, and the Flood District. The border with Enosburgh is primarily in the Rural District, with the higher elevation areas to the east in Conservation.

### **Compatibility with Fairfield**

The Town of Fairfield borders Enosburgh to the southwest. Fairfield has divided its land use into the following districts: Agricultural/Rural Residential District, Archaeologically Sensitive District, Chester A. Arthur Scenic District, East Fairfield District, Fairfield Center District, Fairfield Swamp District, Lake District, Uplands District and the Flood Hazard District. The Agricultural/Rural Residential District of Fairfield makes up most of the border between Enosburgh and Fairfield.

### **Compatibility with the Regional Plan**

The Regional Plan was most recently adopted in August 2007. Many of the Regional Plan's goals and policies were based on ideas expressed in local plans. Though the goals and policies listed in the Regional Plan are consistent with the goals and policies that each town has listed in their own plans, they may be tailored somewhat to each town. This includes the Town of Enosburgh, and because of this, the Enosburgh Town Plan is considered compatible with the Regional Plan.

No conflicts exist between any of the towns or regional plans.

## Chapter 17: Implementing the Plan

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One of the most important steps in developing a Town Plan is how the recommendations in the plan are to be implemented. Goals and policies were established for the following chapters of this plan:

Chapter 5:	Archaeological, Historic, and Scenic Resources
Chapter 6:	Housing
Chapter 7:	Education
Chapter 8:	Natural Features
Chapter 9:	Community Services
Chapter 10:	Community Facilities
Chapter 11:	Community Utilities
Chapter 12:	Transportation
Chapter 13:	Energy
Chapter 14:	Economy
Chapter 15:	Land Use

When combined together, the goals and policies should support the “Visions for the Future of Enosburgh” set forth by the plan in the beginning. The Town Plan has been shown to be compatible with other plans in the surrounding communities. It should be noted that some of the goals set forth by the plan may take a substantial amount of time to complete. The goals may also require funding which may take time to acquire.

Different planning tools should be used to accomplish the variety of objectives. Some strategies include zoning and subdivision regulations, purchase of development rights, participation in Act 250 hearings, education initiatives, enforcement of septic regulations, revising road and driveway standards, and to conduct planning and feasibility studies of particular issues.

### **Implementing the Districts**

The goals of the small-village centers should be implemented through zoning and subdivision regulations. Setback and frontage requirements should be similar to those already in existence so that the village has a consistent appearance and few non-conforming structures. To accomplish this, new bylaws must be drafted and adopted by the town. The planning commission should commence work on this as soon as possible.

The goals of the agricultural/rural residential district should be enforced through a combination of tools. To prevent farmers from losing value from strict regulations, purchase of development rights by Vermont Land Trust is encouraged for properties containing prime agricultural soils. For developments that occur, Planned Residential Developments and other clustering efforts should be used. Standard subdivisions should be prohibited unless they occur on land without prime agricultural soils. Regulating the number of highway access points will help prevent sprawl and increase highway safety through rural portions of town.

The forest and conservation district should be implemented through strict enforcement of septic regulations and zoning. These areas were identified based on the limited ability they have to support development and for their scenic values. The purchase of development rights to prevent forests fragmentation is supported as is restricting road construction. The Selectboard should carefully consider the impact of upgrading or constructing any roads over 1,500 feet. State wetland regulations should be enforced to protect certain features including riparian habitats.

The wellhead protection district is protected through the State as a designated “wellhead protection area”. The town should develop an overlay district to ensure the drinking water for village residents are protected. This district should limit most growth and development.

The flood hazard district exists with regulations already. Strict enforcement of the bylaws in conjunction with the state will protect the health and safety of the residents of Enosburgh. The floodplains are also some of the best agricultural soils; therefore, farming and recreation should be encouraged.

The Town of Enosburgh can work with other agencies and organizations such as the Northwest Regional Planning Commission, the Vermont Agency of Transportation, the Vermont Agency of Natural Resources, the Vermont Agency of Housing and Community Affairs, and the Vermont Division for Historic Preservation to name a few. These agencies and organizations can help the Town in achieving the goals that were set forth in the Town Plan.

Citizen involvement is also a tool that should be used and encouraged. Citizens should be involved in local planning issues that may arise for they will be the ones most likely affected by any changes that occur in the Town. Their input, ideas, opinions, and concerns should be taken into account when dealing with planning issues since they are the ones who have the most to gain from the Plan. Input from residents is very useful in deciding what the most pressing issues are in Town and also, where the Town should most likely be headed in the future.

Planning is an ongoing process that will require the efforts of many different people. The Plan will change over time and these changes should be taken into account on how they will affect the needs of the community in the years to come.