

GLASTENBURY TOWN PLAN



Adopted August 15, 2010
By Town Supervisor Rickey L. Harrington

Prepared by
Glastenbury Zoning Board of Adjustment and
Bennington County Regional Commission

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GLASTENBURY TOWN PLAN

I. INTRODUCTION

1.1 The Planning Process

The Town of Glastenbury is one of five unorganized towns in the State of Vermont. Pursuant to V.S.A. Title 24 Chapter 43, the Governor appoints one Supervisor for the unorganized towns in each county. Acting within his or her general duties, the Town Supervisor appointed the Bennington County Regional Commission (BCRC) to act as Glastenbury's Planning Commission. The Town Supervisor appoints the Zoning Board of Adjustment and the Zoning Administrator for a term of two years.

In the spring of 1990 BCRC organized a Glastenbury Town Plan Committee to help guide the town planning process. This committee included the Glastenbury Town Supervisor, Glastenbury residents and landowners, and public officials, planners, or private citizens from the Towns of Woodford, Bennington, Shaftsbury, Sandgate, Arlington, and Sunderland.

The Glastenbury Town Plan Committee held open meetings on a biweekly basis to discuss the draft Town Plan and accompanying policies. In July the committee held a public meeting. At this meeting a slide show entitled "The Ghost Town of Glastenbury, Then and Now" explained the history of the Town as well as the need for a Town Plan. Sixty-four people, including citizens from the surrounding towns and members of special interest groups, attended this public meeting. Many questions, comments, and concerns were expressed at that time. With adoption, that version of the Town Plan served until revision in 1996-97.

Again in 2004-05 the Zoning Board of Adjustment revised the Town Plan. This document and the accompanying maps constitute the updated Town Plan for Glastenbury. Under the terms of the Vermont Planning and Development Act, a town must adopt and have in effect a plan before it can adopt or amend the necessary bylaws to guide and control future development. In the case of an unorganized town, the Town Supervisor adopts the Town Plan.

1.2 Purpose of the Town Plan

The Town Plan presents public policy and criteria for the implementation of a reasonably slow rate of growth, efficient settlement pattern, adequate environmental protection, and the conservation of natural resources and energy. It contains guidelines for the efficient and harmonious physical and social development of the Town and should serve as a guide for public and private decision makers.

Town Plans are unique in Vermont in that they serve as a regulatory document. Act 250, for example, requires development projects to conform to the local Town Plan. In addition, proceedings for State projects, such as the location of roads and utilities, must also consider impacts on the Town Plan. Therefore, although the Plan's recommendations may be for the long term, they may also be used in a decision-making process at any time.

The Town Plan presents goals and objectives, and statements of policy. The policy statements of the Town Plan are designed to restrict growth and to guide any growth in a positive manner. The policies for the land use element are especially important since they provide the basis for other policies related to land development and capital investment. Since no plan can predict future changes in the Town, these policies must be reviewed periodically in light of changing conditions.

1.3 Goals for the Town of Glastenbury

This Plan is designed to guide the Town of Glastenbury's development toward accomplishment of the following goals:

- A. To keep the steep slopes, flood plains, and wetland areas free from development and dedicated to the forestry, recreation, and aquifer recharge functions for which they are best suited.
- B. To protect and maintain the water quality of present and future water supply sources.
- C. To further the preservation of rare and unique plants and wildlife and critical wildlife habitat.
- D. To maintain the profiles and ridgelines of mountains and hills in their natural state to preserve their scenic beauty.
- E. To protect areas of special educational and scientific value, and conserve sites and structures of historical and archaeological significance.
- F. To avoid incompatible and uncoordinated development activity that will jeopardize existing values and conditions.
- G. To ensure infrastructure that is efficient, economical and compatible with other goals.
- H. To ensure that development bears its fair share of capital and maintenance costs to the Town.
- I. To ensure that any development presents and adheres to long-range plans for the best services possible covering public health and safety, education, fire protection, water supply, waste disposal, and similar facilities, including cooperation with adjacent towns and the whole region.
- J. To locate development along or near existing roads, thus avoiding new road mileage while minimizing costly required public and private facilities. The rate of growth of development in the town should not cause a burden to services and facilities or an excessive increase in the tax rate.

- K. To ensure that any development will preserve and conserve unusual physical features, historic and scenic areas of public interest, natural beauty, and fragile landscapes, and shall follow procedures to return the site as nearly as possible to its predevelopment condition and appearance.
- L. To guide the adoption of the necessary regulations to implement this plan.

1.4 General Description

Located due east of Shaftsbury, between the towns of Woodford to the south and Sunderland to the north, Glastenbury comprises the most mountainous terrain in Bennington County (Map 1). Twelve of the town's mountain peaks rise to elevations over 3000 feet.

The ridgeline of Glastenbury Mountain, reaching a peak elevation of 3,748 feet, forms the division between the Hudson River watershed and the Connecticut River watershed. Drainage through many narrow valleys occurs in all directions. The Fayville Branch, a tributary of the Batten Kill, drains the Fayville area in the northwestern corner of town. The South Fork of the Roaring Branch, another tributary of the Batten Kill, drains the north of Glastenbury. An extensive drainage system in the east of town, including the Glastenbury River, Blind Brook, Deer Lick Brook, Deer Cabin Brook and Castle Brook, forms the headwaters of the Deerfield River, a major tributary of the Connecticut River. The southern and western parts of Glastenbury are drained by Bolles Brook, Bickford Hollow Brook, Furnace Brook and Basin Brook. All these brooks are tributaries of the Walloomsac River, which flows westward to the Hudson.

The steep mountainous terrain and poor soils, combined with a very short growing season, made productive farming virtually impossible. When the population dwindled to seven after the timber had been exhausted, the Vermont Legislature in 1937 declared Glastenbury an unorganized town.

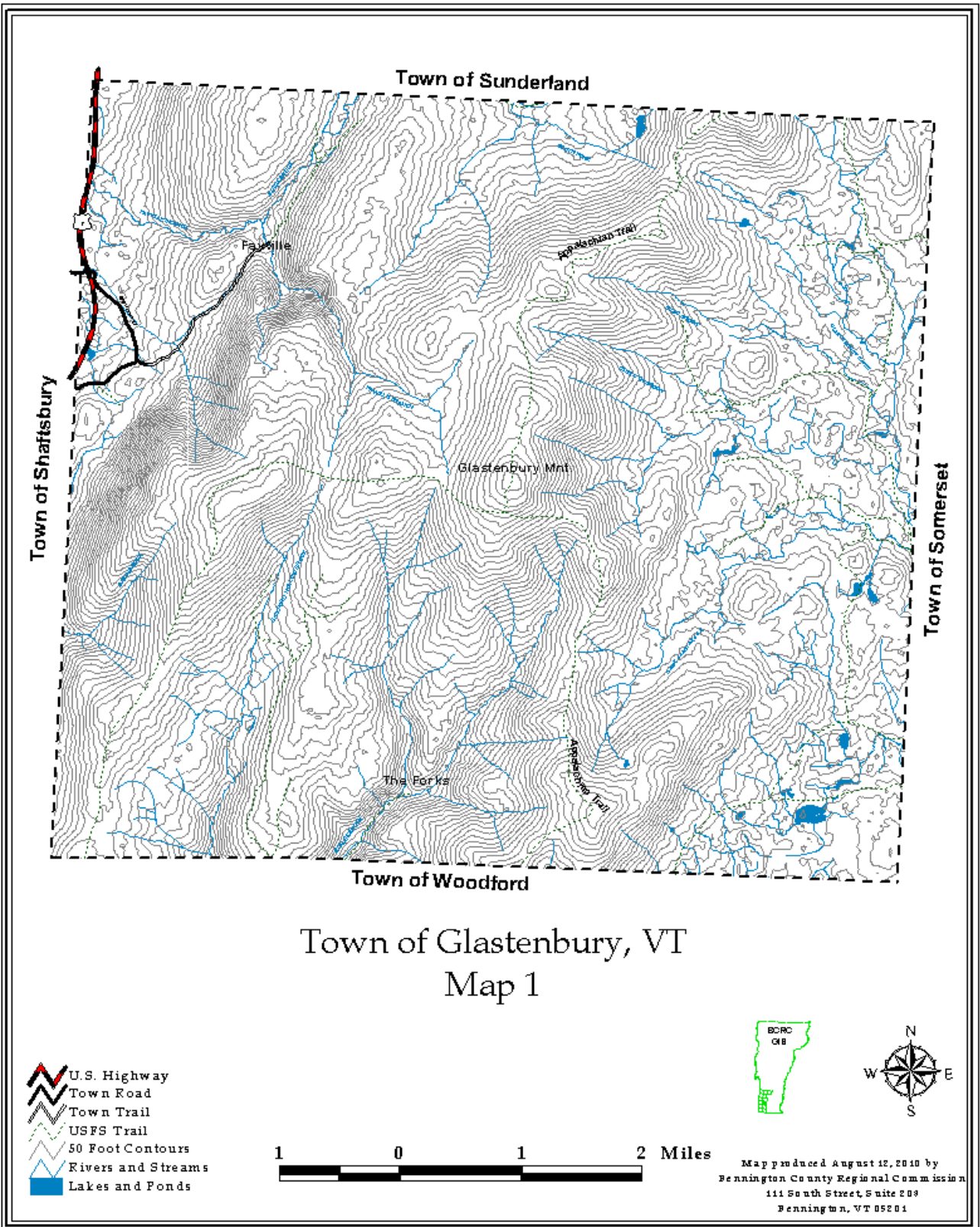
II. HISTORY

Glastenbury's claim to fame today, aside from its 42.7 square miles of mostly uninhabited mountainous territory, its dozen peaks of more than 3,000 feet elevation topped by Vermont's sixth highest peak (3,748 feet), and its status as a rare "unorganized" town, is its single-digit population. Often referred to as a "ghost town" because its two settlements were abandoned, Glastenbury is governed today by a "supervisor of unorganized towns and gores" appointed by the Governor.

On August 20, 1761, Governor Benning Wentworth of New Hampshire chartered Glastenbury in the same way he launched many other Vermont towns, by selling rights to purchasers called proprietors. Until the town was officially organized, Glastenbury's proprietors, who were mostly lawyers in Bennington, kept rudimentary records as they intermittently and casually sought to divide up the land.

When the first federal census of Vermont was taken in 1791, Glastenbury boasted six families and 34 residents. A decade later those families were all gone and eight other families were enumerated.

When the Legislature organized the town in 1834, town clerk Luman Hewes began keeping the records that are now stored in the vault of the Bennington County Clerk. Among the first permanent families were the Mattisons, who arrived from Rhode Island in the 1840s; that surname would survive for the next century. John H. Mattison served as town clerk, selectman, school superintendent, constable, tax collector and justice of the peace in a tradition of multiple office holding.



All these residents lived in or near a logging community called Fayville located in the northwest corner of Glastenbury, accessible only from the East Road in Shaftsbury. It was probably named for Samuel Fay, a proprietor still active in the 1820s. In federal censuses between 1820 and 1860, Fayville averaged fifty residents, who made their living cutting trees and processing them in a sawmill operated by the Eagle Square Company of South Shaftsbury, a pioneering Vermont industry.

The mid 19th century saw several abortive attempts to build a plank highway and then a railroad across Glastenbury. Shortly after the Civil War a new settlement called South Glastenbury was formed in the south central part of town. This village became the terminus of an eight-mile rail line, The Bennington and Glastenbury (B&G). This railroad climbed some 1,300 feet in elevation and was first designed to transport timber. Its locomotives burned wood, later coal, and finally the line was electrified. The new village had a sawmill, a blacksmith shop, a boarding house, several small homes, a school, and even a post office between 1873 and 1878.

A major railroad stockholder was Trenor W. Park, a native of Woodford, and a lawyer who made a fortune during and after the California Gold Rush. He used some of his riches to build the mansion now known as the Park-McCullough House in North Bennington. His descendants would inherit many of Glastenbury's abundant acres of forest.

The 1880 Hamilton Child Gazetteer of Bennington County listed 30 Glastenbury residents by name but commented, as if to apologize for the number, "Much of the population of this town is transient and therefore not enumerated." The year 1880 also marked the town's maximum population, when 241 residents were counted in the two settlements, Fayville and South Glastenbury.

For a brief time before oil fueled American industry, Glastenbury's trees were transformed to create charcoal that was used to produce iron, both in Shaftsbury and Bennington, and a train's ride away in Troy, N.Y. Archeologists have discovered in Glastenbury the ruins of more than two dozen brick kilns where crews would labor around the clock to prepare the wood and then keep watch as it smoldered into charcoal. Each kiln, consisting of some 36,000 bricks double-layered, was 28 to 30 feet in diameter, 12 to 16 feet high, and held together by iron bands. An entire production cycle of charcoal, including wood preparation, charring, and cooling took about twelve days. Four or five men a day were needed to load the charge of wood, and a crew had to be alert around the clock so that the wood didn't burn to ash.

Some 20 years after the B&G was organized, the mountainsides had been clear-cut, the blizzard of 1888 closed all roads for three months, and the railroad went out of business in early 1889. Some businessmen sought to revive it in 1894, calling it the Bennington and Woodford Electric Railroad. The line carried seasonal sportsmen, fisherman, picnickers, hikers, and fern pickers who camped out in the abandoned charcoal kilns and lumber camps. "Ferning," in fact, became a summer activity that would continue to provide income to a few families who sold the decorative fronds to butchers and other retailers in metropolitan areas until plastic finally replaced nature's design.

The excursionists of 1894 provided the spark of the idea that blossomed in 1897 and 1898 into an attempt to transform the rough and abandoned South Glastenbury community into an attractive summer resort, served by the railroad. The identity has never been known of entrepreneurs who invested probably \$300,000 (in today's money) by converting the old logger's boarding house into

a hotel with a dance hall and dining room, and the company store into a “casino” with a clock tower. They stocked the streams with fish and promoted summer tourism in Vermont’s mountains.

A news item in the Troy Times in September, 1897, described the fish hatchery, tennis courts, and plans for a possible new “cottage”: “This week six or seven well known New York physicians will arrive in Bennington and go to Glastenbury to look the place over, with the view of sending such patients as require high altitude, really pure water, and bracing mountain air.”

The singular summer of 1898 was memorialized by a euphoric description in the Troy Times, reprinted in the Bennington Banner, of “life in full midsummer swing at Glastenbury, a popular resort at the terminus of the Bennington and Woodford Electric Railroad.” The forest-clad domain, happy fishing parties, crystal streams, grand sweeps of mountain scenery, and delicious trout dinners were described glowingly.

Alas, that first season of the grand South Glastenbury resort was also its last because a massive flood, it was remembered as “the freshet of ‘98”, soon washed out the rail line and several bridges. Whether anyone saw a connection between the clear-cut forest and consequent flooding was not recorded. The newly renovated buildings were allowed to deteriorate back into forest compost. If photographs had not been taken, it would be hard to believe the resort had ever existed.

In the final decade of the 19th century, two murders took place in Glastenbury, and in neither case did justice prevail. In Fayville, on the evening of April 4, 1892, John Crowley, 38, a “jobber” at the Eagle Square sawmill, was murdered by Henry McDowell, another mill worker. Most versions of the story agree that an argument followed a night of heavy drinking and McDowell, who used the alias William Conroy, fatally struck Crowley with a chunk of firewood. McDowell-Conroy fled, rode freight cars to Canada, and finally turned himself in at South Norwalk, CT. Brought back to Bennington for trial, he was convicted, sentenced to life imprisonment, and assigned to the Vermont State Asylum at Waterbury. Allowed to work around the institution, McDowell-Conroy busied himself filling a railroad coal car, hid under a departing load, and was never seen again.

During the opening day of deer season in 1897, John Harbour of Woodford, age 40, was killed near Bickford Hollow, ostensibly by another hunter who mistook him for a deer. The perpetrator never came forward to acknowledge having fired the shot, but took the trouble to drag the body several yards and lay it out with care, accompanied by the victim’s loaded rifle, under a large hemlock limb. A massive search party took several days to find the nearly concealed corpse. When his widow, Nettie Eddy Harbour, died some 38 years later her obituary noted that she never had the satisfaction of seeing justice done.

The 20th century was marked by continued decline in Glastenbury’s population: 48 in 1900, 29 in 1910, 40 in 1920, and only 7 in 1930. Five of those seven were Mattisons. The other two, Rowland and Caroline Hazard, were seasonal residents from Rhode Island. In the 1936 town report, Ira Mattison, his wife, and his mother, plus the Hazards, held all town offices.

In the 1937 session of the Vermont Legislature, Rep. Ira Mattison neglected to be sworn into office or even go to Montpelier, so his case was never presented when the issue arose of disincorporating both Glastenbury and Somerset. Legislators as well as news reports focused only on Somerset, where Rep. Katie Taylor had gained the reputation as a “dictator” of a one family town and her

husband, John, faced criminal charges of abusing their foster children. Ira Mattison managed to travel to New York to appear on the “Believe It Or Not by Ripley” radio program, but he never got to Montpelier. The disincorporation drama played out in the pages of Vermont’s two morning dailies, the Burlington Free Press and the Rutland Herald.

Stripping local government from small towns was sensitive business in the Vermont House, where each of the 246 towns, regardless of population, had the same representation: one member. Larger towns were pleased and the smaller ones protested, but by a vote of 138 to 52 Somerset and Glastenbury were declared “unorganized”, the only time in state history such action was taken.

In 1939 Ira N. Mattison died at the age of 45. The Bennington Banner carried his obituary on the front page. His mother died in 1945 and his wife and two sons moved to Bennington.

The perpetrators of the ghost-town legends were encouraged by the disappearances of Woodford woodcutter Middie Rivers in 1945 and Bennington College student Paula Welden in 1946. Though she was last seen walking up the Long Trail Road in Woodford, there is no evidence that Paula Welden ever set foot in Glastenbury. However, the fact that she vanished has prompted several writers to stretch facts and weave a mythology of missing persons, sometimes calling it the “Bennington Triangle”.

When the official 1950 population dwindled to one, that single person became mythologized as the “dog man of Glastenbury.” This is actually a sad story of a veteran of World War I who was shell-shocked, as post-traumatic stress syndrome was then called. Clyde Elwell, born in 1889, had worked at Eagle Square, played the violin, and had had a wife and two daughters. He had also witnessed death and destruction during service with the 302nd Field Artillery in 1917 in France. His way of coping with the overwhelming memories was to isolate himself in an abandoned town with his Model T Ford and surround himself with as many dogs as possible. The trouble was that the dogs were unlicensed, unvaccinated, not neutered, and things got out of control. When Elwell became ill in 1958 the state police reportedly had to shoot many of dogs just to rescue him. He died at a Veterans Administration hospital in Northampton, MA, at the age of 68. His house was actually just over the town line in Shaftsbury, where the death was recorded; but he had become widely known as Glastenbury’s solitary “dog man.”

Mention has been made of the land holdings of Trenor W. Park, the Woodford native who made a fortune after the California Gold Rush. The focus here is on the McCullough end of the family because the Glastenbury heritage was carried on in curious way by Park’s grandson, Hall Park McCullough. Born in San Francisco in 1872, McCullough lived most of his long life next to the mansion Park had built. Besides being the son of a Vermont governor, John G. McCullough (elected in 1902), H.P. McCullough was a partner at the Wall Street firm of Davis and Polk, and became a serious collector of Vermontiana – books, documents, autographs, maps and diaries dating to the earliest days. A man of wealth tempered by modesty, H.P. McCullough and his wife were also quietly responsible for the founding of Bennington College.

Less well known was the fact that H.P. McCullough collected parcels of land in Glastenbury, expanding on the ample base initiated by Park. What his real purpose was is anyone’s guess, but he made sort of a game of it. “He collected land in Glastenbury like other people collect stamps,” was the comment of his son-in-law, William R. Scott. During the 1950s, after the 19th century

clear cuts had mostly regenerated, a family corporation, Glastenbury Timberlands, managed the McCullough and Scott properties and engaged in extensive logging and reforestation. William R. Scott's sons Paul and Trenor took active roles in these operations.

Among parcels McCullough did not acquire were some 300 acres with the summer home of Rowland and Caroline Hazard, who had purchased the land in 1930 and 1931 from Aurilla Mattison. Hazard had prospered in the pre-depression stock market and found this remote place where he could escape civilization. After World War II the Hazard place was purchased by another couple that had made a different kind of escape – from the Nazis in Vienna.

Dr. Richard Sterba and his wife, Dr. Editha Sterba, were both psychoanalysts who had trained in Vienna with Sigmund Freud and his daughter Anna. The Sterbas' home was in Michigan, where they both taught during the academic year. However, each summer for 40 years they arrived at their uninsulated home in Glastenbury, brought their horses, art, musical instruments, and a few patients who required continuity of treatment, and delighted in the forest isolation.

The Sterbas engaged local caretakers and struck up a special friendship with Hendrick "Henk" Schurick of Shaftsbury, a native of Holland who knew horses. Henk not only taught equestrianism but also transported the Sterba horses between Glastenbury and Grosse Point, Michigan, each Memorial and Labor Day.

The story of the Sterbas' escape from Nazi dominated Austria in 1938 was revealed in obituaries after Richard died in 1989. He had asked patients, instead of paying his fees directly, to deposit funds in Swiss bank accounts. Then he told the Nazis that he had an emergency patient to treat in Holland, and the couple was permitted to leave. They never returned. Their story was the basis for a 1943 fictionalized account, "The Trespassers" by Laura Z. Hobson.

The Sterbas were also musicians and friends of Rudolf Serkin of the Marlboro Music Festival. They combined their interests to co-author "Beethoven and His Nephew," a paperback that analyzed the way the musical genius, who never married, schemed to take custody of the young son, Karl, of his deceased brother, also named Karl. The era of the Sterbas ended with her death in 1986 at age 92, and he placed the 340-acre property on the real estate market in 1987. Following a stroke, Richard Sterba died in October of 1989, age 91; both were memorialized by obituaries in the Detroit News and the New York Times.

An additional note on Glastenbury as a cultural center involves the Vermont Symphony Orchestra. In celebrating the 1984-85 season as its 50th year, the Symphony committed to performing in every town in Vermont. A woodwind trio duly appeared to play in August 1986. The concert, as reported in the Bennington Banner, was given on "a sun-dappled logging road." Those attending "drove, biked or hiked to the site," and numbered nearly one hundred, a number assuredly including every resident of the town.

With a substantial parcel now available, a land development firm, Properties of America of Williamstown, MA, picked up an option for \$10,000 towards the purchase price of \$400,000 and proposed to sell 16 lots for single-family homes. The inappropriate scheme soon attracted formidable opposition, and the town supervisor, Barbara MacIntyre of Bennington, went to the Bennington County Regional Commission (BCRC) to draft the text of an interim zoning ordinance.

She, as the legislative body, enacted it in December, 1987. The ordinance allowed permanent dwellings but with permits issued as a conditional use subject to review by a zoning board appointed by the BCRC and confirmed by the supervisor.

An audience of 56 people attended a public hearing on the ordinance, an extraordinary expression of interest for a town of single-digit population. The Shaftsbury Fire Department said it would not assume added responsibilities in Glastenbury and the Shaftsbury School Board said it would take no more tuition pupils. Properties of America abandoned its plans after the hearing clarified the ways in which a town with no government, no school and no fire protection would be impacted by, comparatively, an inundation of new residents.

In May 1988 a couple from New Jersey purchased the Hazard-Sterba property. The wooden Sterba summerhouse that had hosted so many sophisticated visitors was burned while the Shaftsbury Fire Department was paid to stand by lest the forest catch fire. In its place arose a homestead of timber and stone, to be used for “occasional seasonal use but not permanent occupancy” by order of the new Glastenbury Zoning Board. On site of the Sterbas’ former riding ring a separate two-story house was built for the full-time caretaker.

In recent years the Scotts have sold large tracts of the former Glastenbury Timberlands Inc. land holdings to the United States Forest Service to be incorporated into the Green Mountain National Forest. As this is written in 2010, Glastenbury is a town of some 27,000 acres, nearly 26,000 of which belong to the Green Mountain National Forest. There are three permanent households, one large seasonal home, and four camps sited on ten-acre in-holdings.

III. GLASTENBURY TODAY

3.1 The People

The town has certainly changed dramatically since 1880 when its 241 residents were primarily involved in lumbering and the production of charcoal. Today there are only eight year-round residents in Glastenbury. The number of visitors to the town fluctuates with the seasons.

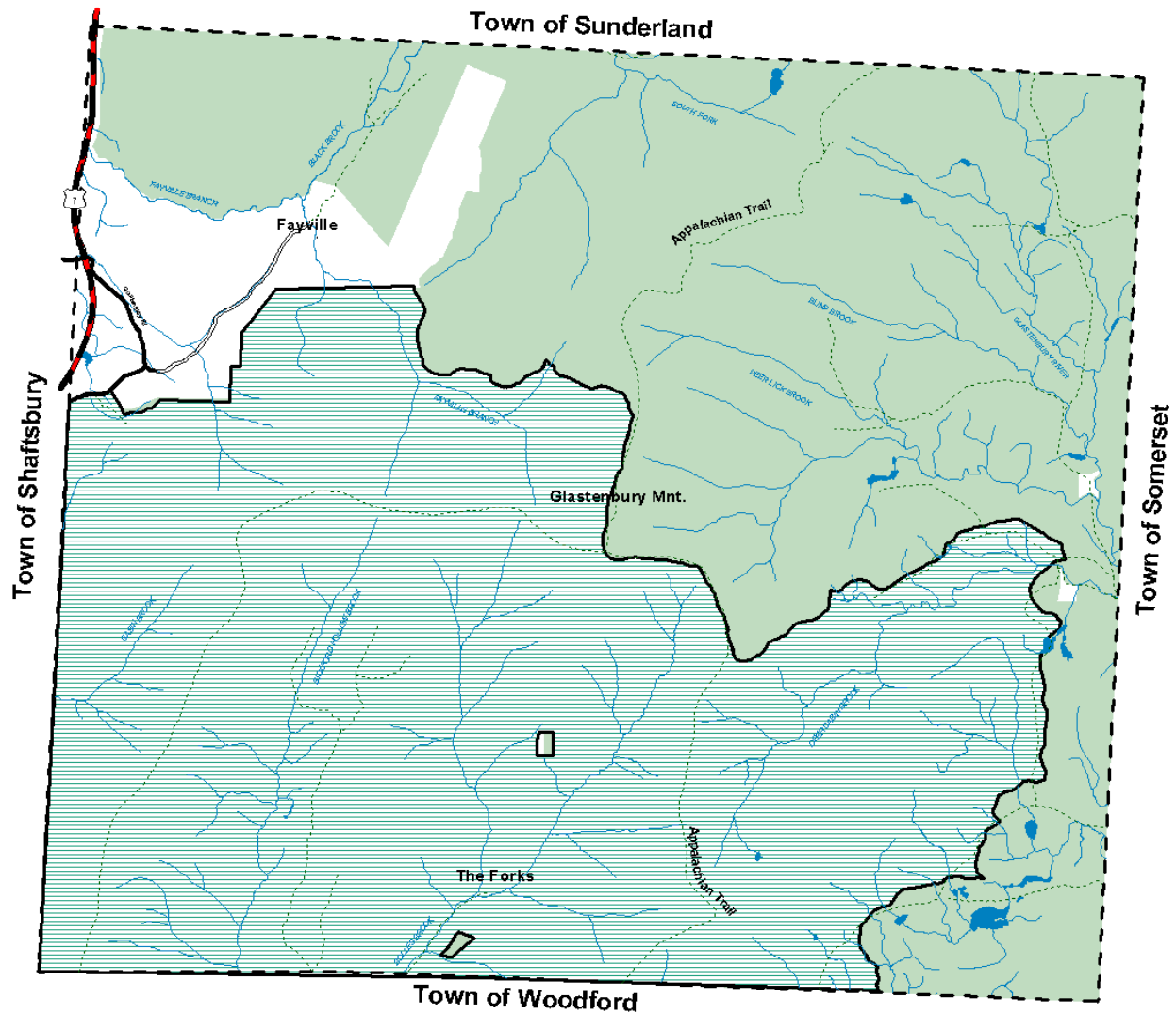
There are five seasonal-use residences in Glastenbury. Spring and summer encourages many hikers, berry pickers, birdwatchers, and fishermen to visit the town. Many hunters venture into the remote forests of Glastenbury each fall in hopes of supplying the dinner table with game and fowl.

The snow of winter months makes the town's old logging roads more accessible than perhaps any other season of the year. Members of local and state snowmobile clubs can be found cruising on designated snowmobile trails throughout town. The seclusion and tranquility sought by most cross-country skiers is conveniently found in Glastenbury.

3.2 Land Use

The total land area of Glastenbury is 27,341 acres. Nearly 94 percent of this land, or 25,618 acres, is within the Green Mountain National Forest. The Glastenbury Wilderness Area was established in 2006 (see Map 2). Of the remaining 1,723 acres, located predominantly around Fayville, over 1,170 acres are currently managed for timber production. There are miles of gravel logging roads, requiring several bridges and many culverts. The State of Vermont owns about 89 acres, which constitutes the U.S. Route 7 right-of-way. As of January 2005, there are three year-round residences and one seasonal use vacation home in Glastenbury.

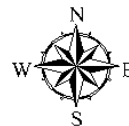
The United States Forest Service (U.S.F.S.) manages land holdings through the policies of the Green Mountain National Forest Land and Resource Management Plan. The Glastenbury Town Plan acknowledges the need for compatibility with this management plan. In the event



Town of Glastenbury, VT Green Mountain National Forest Map 2

- U.S. Highway
- Town Road
- Town Trail
- USFS Trail
- Rivers and Streams
- Lakes and Ponds
- Glastenbury Wilderness Area
- Green Mountain National Forest

1 0 1 2 Miles



Map produced August 12, 2010 by
Bennington County Regional Commission
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of any National Forest lands transferring into private ownership, such land would become subject to the policies of the Glastenbury Town Plan and Zoning Bylaws.

3.3 Zoning

Barbara MacIntyre, then Glastenbury Town Supervisor, appointed the Bennington County Regional Commission to be the Municipal Planning Commission for the unorganized Town of Glastenbury in November of 1987. The Town Supervisor, acting as the Board of Selectmen for the unorganized Town, also appointed a Zoning Board of Adjustment and subsequently adopted the Town's first Zoning Bylaws on December 11, 1987 on an interim basis. These bylaws, effective for a period of two years, were readopted in December of 1989. Upon their expiration in December of 1990, new bylaws were adopted on a permanent basis. The bylaws were amended in 1993 and 2002.

Amending and adopting Zoning Bylaws for a remote, mountainous, and largely uninhabited town must be approached with much thought and care. Due to the absence of any municipal services in the town, and because the only road that leads there enters from the East Road in Shaftsbury, it is most likely that any new permanent residence in town would depend totally on services available in Shaftsbury. The Zoning Bylaws are centered on environmental impacts, as well as financial impacts on Glastenbury itself and surrounding towns. These bylaws aim for environmentally sound development that allows property owners options and a fair return on their investments.

There are two zoning districts in the Town of Glastenbury. Forest District One is located in the northwestern portion of town along Glastenbury Road. This area comprises approximately 360 acres of the town's lowest elevations. It would be most efficiently served by public facilities, utilities, and roads. Permanent single-family dwellings on a minimum lot size of twenty-five acres are allowed as a conditional use.

Forest District Two, for zoning purposes, consists of the remainder of the town not included in the Green Mountain National Forest. Due to the presence of mountainous topography, watershed areas that require protection in order to protect the quality of water, and the inefficient development of roads, utilities, and public services, Forest District Two discourages land development. The only dwellings allowed in Forest District Two are seasonal hunting or fishing camps which are not suitable for use as a permanent primary dwelling. The minimum lot area in the Forest Two Zone is twenty-five acres. (For more information see the Glastenbury Zoning Bylaws and Zoning Maps at the Bennington County Regional Commission.)

3.4 Fiscal Procedures

Listers appointed by the Town Supervisor periodically appraise properties. Their grand list is presented to the Supervisor, who has prepared the annual budget, determines the tax rate, and collects the taxes. These monies, with any other revenue, are deposited in the Glastenbury account maintained by the State of Vermont to be dispersed for education, maintenance and other expenses incurred on the Town's behalf.

IV. PHYSICAL CHARACTERISTICS

Soil type, slopes, elevations and flood hazard areas are the four measurable features that tell most about land suitability for various land uses. Factors such as steep slopes, high elevations, shallow soils, poorly drained soils and flood-prone areas can pose serious limitations for development. Identifying and analyzing these characteristics in the town are essential steps in the development of detailed planning recommendations.

4.1 Soils

Most of the soils in Glastenbury were scraped thin by the glaciers and later deposited in the valleys below as glacial till. The soils in the northwestern part of town, representing a large portion of the privately owned lands, have been mapped and surveyed by the Soil Conservation Service of the United States Department of Agriculture (see Map 3 and appendices). These soil maps are of "medium intensity," where inclusion of different soil types, in pockets under three acres, may be found in the larger soil groups depicted. All of the soil types on the Glastenbury Base Soils Map are described in the Soil Survey of Bennington County. Each soil type has distinguishable characteristics, which are interpretable in terms of their potential success or failure of the planned use of any given parcel of land. Consequently, implementation of this plan will require that all land development in the town be pursued with strict regard to the capability of the soil in the intended area.

4.2 Slopes

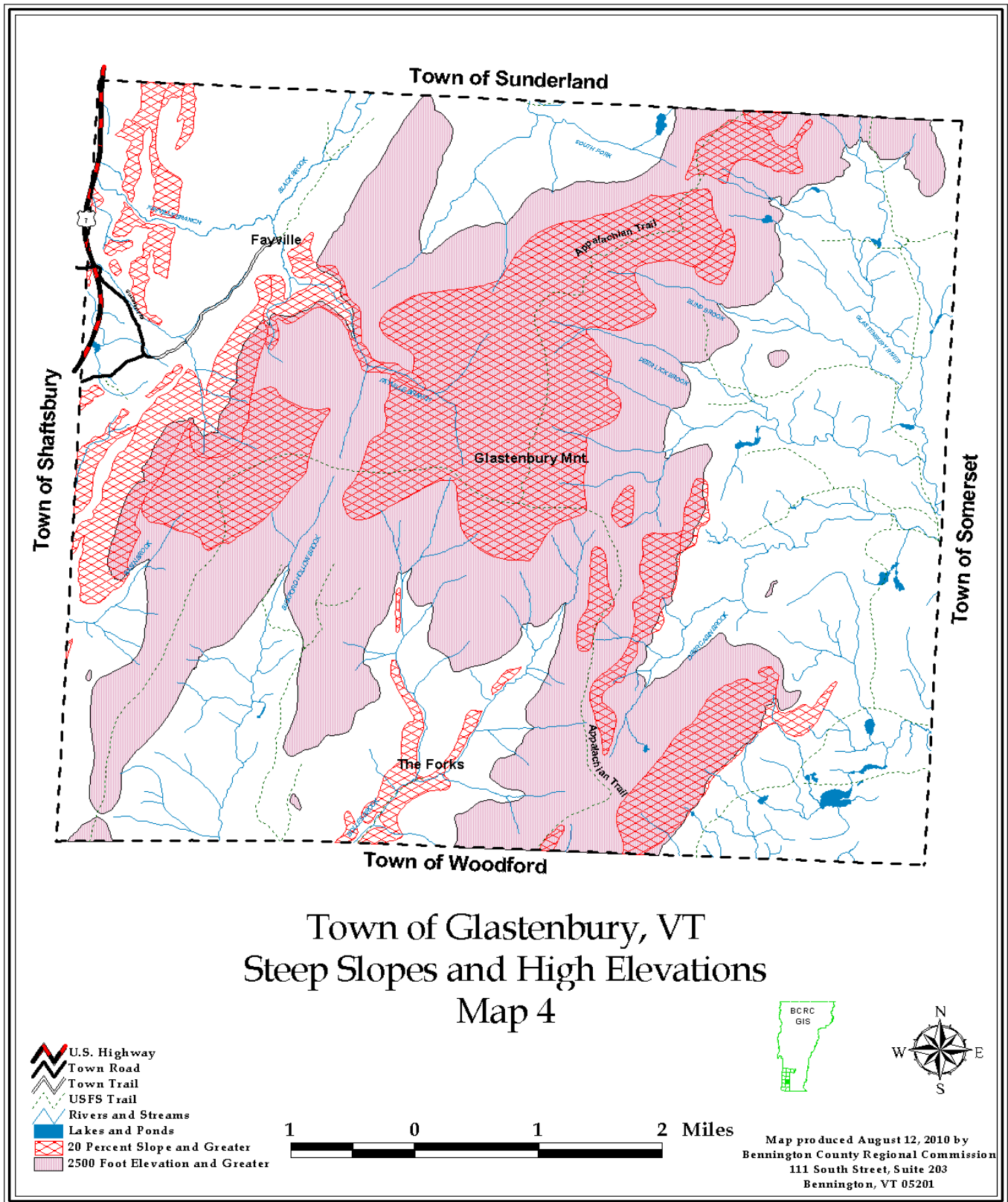
Glastenbury is marked by highly variable topography, ranging in elevation from 1,100 feet to 3,748 feet above sea level. Environmental degradation of steep building sites can result in erosion, sedimentation, loss of soil stability, habitat destruction, and water pollution due to poor septic suitability. Such topography also causes development in these areas to be very conspicuous.

Topography can be classified by slope or gradient. A slope of 0 to 5 percent is usually suitable for all types of development; 5 to 10 percent is ideal for residential development; 10 to 20 percent has moderate limitations for development; and above 20 percent there are serious limitations for development due to thin soils, susceptibility to erosion, and difficult road construction.

The steep slopes and high elevations map identifies areas with severe gradients, where the above difficulties are likely to be encountered. Due to the small scale of the map, isolated pockets of varying slopes have not been identified on the map, but may be found upon field inspections.

4.3 High Elevations

Glastenbury's numerous mountains include twelve elevations higher than 3,000 feet. Elevations above the 2,500 feet contour have been identified by the State as extremely fragile and susceptible to damage (see Map 4). There are a number of reasons for this including greater precipitation, shallow and poorly drained soils, lower air and soil temperatures, and the existence of vegetative communities lacking diversity. Land above this elevation also has



meaning under Act 250, which subjects all land development above 2,500 feet elevation to a review process.

4.4 Flood Hazard Areas

To date, flood hazard areas have not been identified and mapped in Glastenbury, but the Bennington County Soil Survey does identify those soils that are affected by flooding. The base soils map of Glastenbury and the soil survey should be referenced prior to any development in the vicinity of streams, ponds, or other wetlands. Flood plain lands should be protected to retain their flood holding capacity, to prevent the loss of human life or property, and to sustain wildlife habitat. Conservation and recreation are the most appropriate uses for these areas.

4.5 Building Constraints

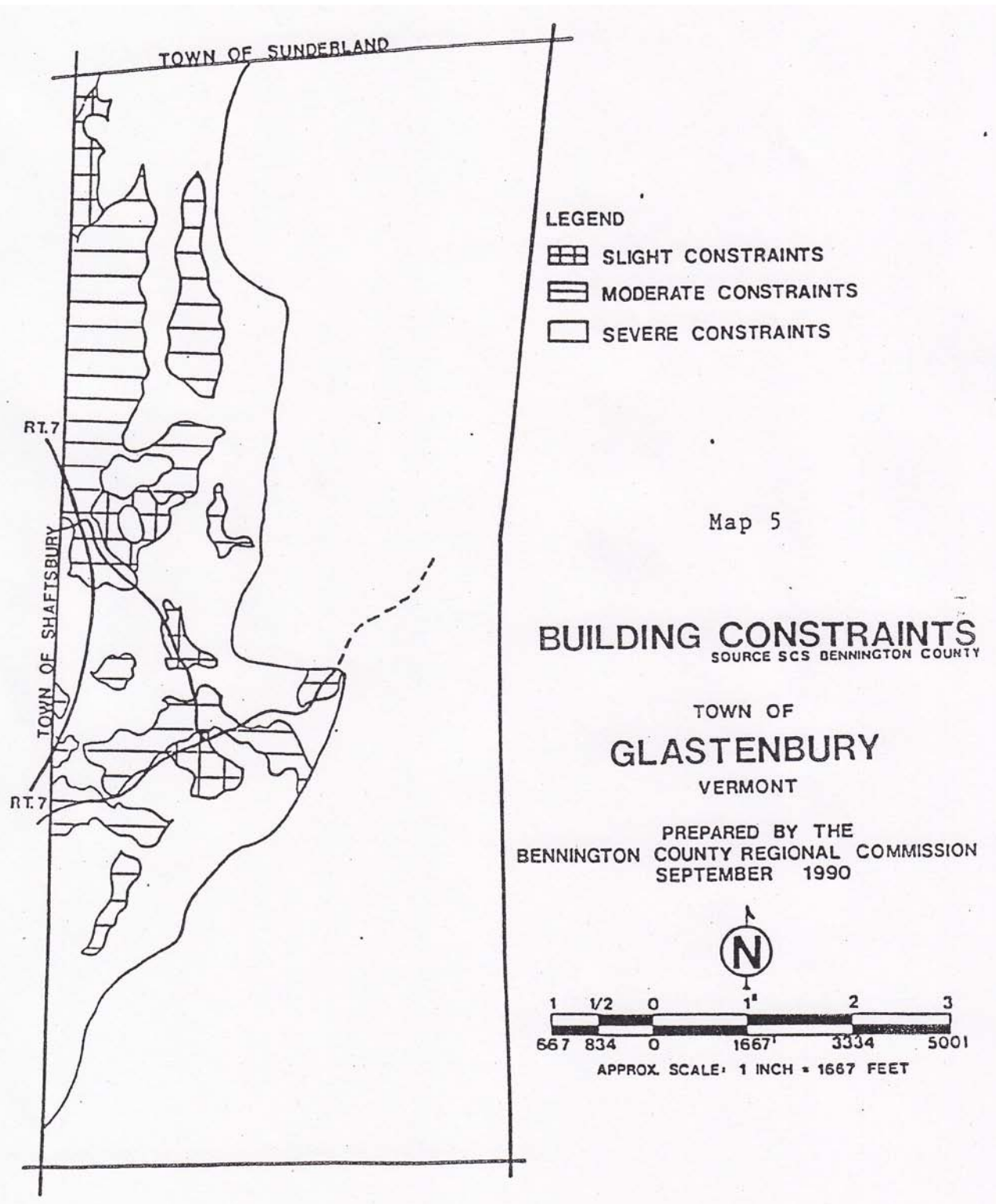
The building constraints map of Glastenbury (Map 5) illustrates those areas where soil conditions create constraints on building dwellings with basements and the construction of local roads. The degree of constraints was determined by the Soil Survey's index of soil suitability for building site development (see appendices 2 and 3). The soil evaluation criteria consisted of depth to water table, flood potential, depth to bedrock, slope, stoniness, nature of organic layers, shrink-swell potential, soil strength, and frost action potential. This map does not constitute recommendations for soil or land use, nor does it negate the necessity of on-site investigations. Instead, it is intended to be used for land use planning, for evaluation of land use alternatives, and for planning site investigations prior to design and construction.

V. NATURAL RESOURCES

There are many features of the Vermont landscape, which are sensitive and vulnerable to development. These features include:

- Rivers, streams and ponds
- Wetlands
- Wildlife Habitat
- Upland Watersheds and Aquifer Recharge Areas
- Ridge Lines
- Agricultural Soils
- Forest Soils
- Sand and Gravel Deposits
- Unique Natural Areas
- Scenic Resources

These features are essential to the environmental character of Glastenbury. They should be viewed as irreplaceable resources of regional significance, which can be adversely affected, by encroachment or alteration. Careful planning can protect these features while allowing development to occur.



5.1 Streams and Drainage Ways

The rivers and brooks that drain Glastenbury include: Fayville Branch, Roaring Branch, Glastenbury River, Blind Brook, Deer Lick Brook, Deer Cabin Brook, South Pond Brook, Bolles Brook, Bickford Hollow Brook, Furnace Brook, and Basin Brook (see Map 6). These surface waters are essential for public drinking water supplies, flood control, wildlife and plant habitat, and recreation. Streams and drainage ways require protection from destruction, diversion, and contamination to protect the hydrological system so essential for meeting public water supply and natural resource requirements. Development along the banks of streams can cause erosion and siltation, increase the potential for contamination from septic systems, and destroy wildlife habitat. The streams in the Town of Glastenbury should be maintained in a natural, free-flowing condition and natural streamside vegetation should be maintained to avoid erosion.

5.2 Wetlands

There are many small ponds and wet meadows scattered throughout Glastenbury. These natural wetlands represent a type of habitat that, once destroyed, cannot be replaced. Numerous animals use wetlands and a large number of game and non-game birds are dependent on wetland habitat. In addition to these biological functions, wetlands serve as water storage areas during flood periods. The loss of this flood storage capacity will affect stream behavior and could result in higher peak flows during floods.

The wetlands in Glastenbury have been identified and mapped through the National Wetland Inventory by the United States Fish and Wildlife Service (see Map 6). The filling of these areas endanger the ability of wetlands to serve their important functions. Hence, wetlands and the lands adjacent to them should be preserved in their natural conditions.

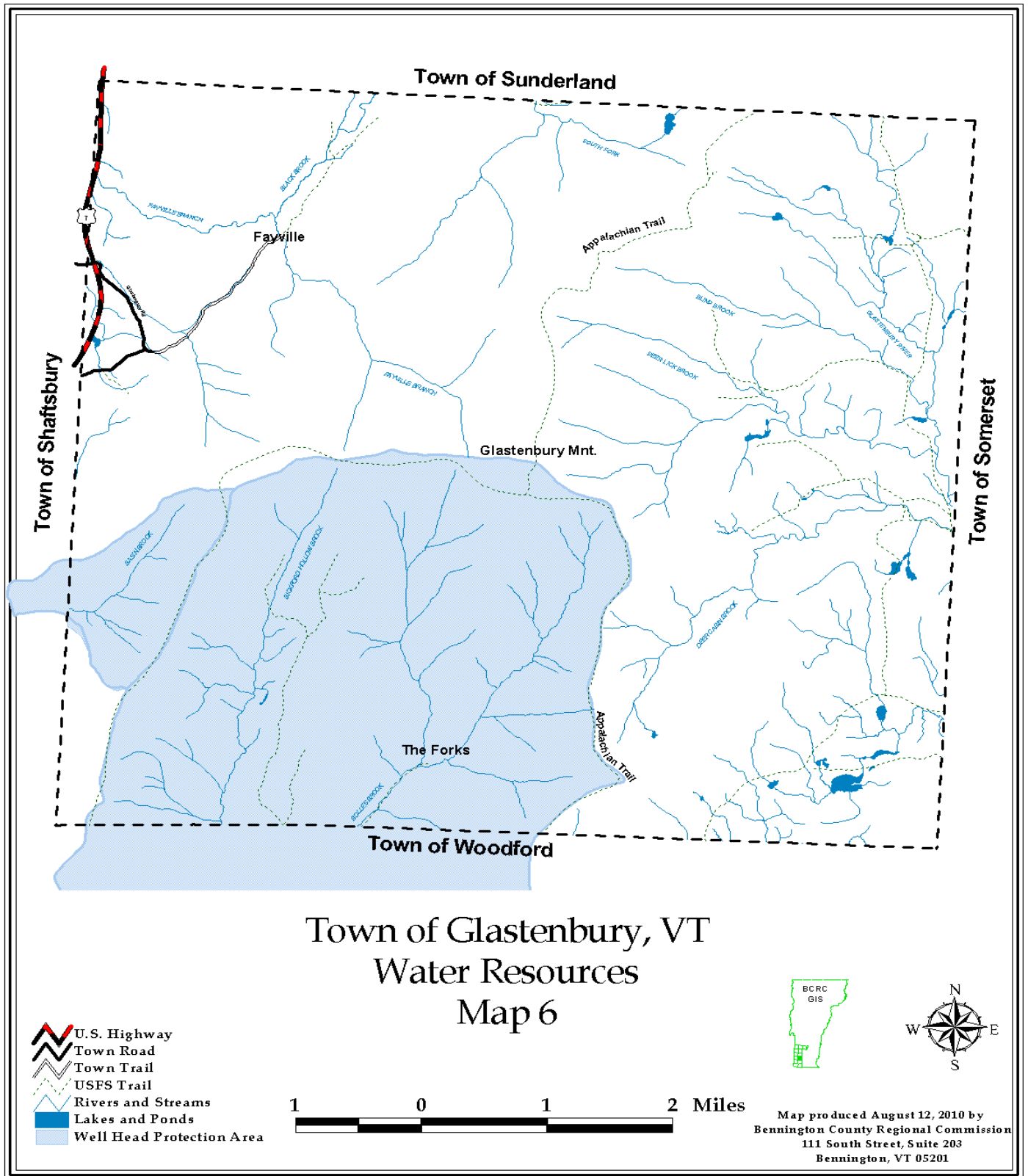
5.3 Wildlife Habitat

The abundant and diverse forests of Glastenbury, combined with the many streams, ponds, and wet meadows, provide rich wildlife habitats. Examples of wildlife common in Glastenbury include deer, moose, black bear, fisher, beaver, coyote, fox, ruffed grouse, turkeys and raptors. Many of these species require large, undeveloped tracts of land for their survival.

Deer wintering areas, consisting of thick stands of evergreen trees, provide shelter from the elements, readily accessible food supply and important herd structure. The quantity and quality of this winter range is a prime limiting factor of the deer herd.

The black bear is a sensitive environmental indicator for remote forestland. In 1989 the Vermont Fish and Wildlife Department published a black bear habitat map. The entire Town of Glastenbury is designated as "bear production habitat." These areas are described as sectors supporting relatively large densities of cub producing females. They are generally contiguous remote forestlands, which contain critical habitats necessary for bear survival. The long-term stability of Vermont's bear population depends upon these areas.

Glastenbury's many streams and ponds provide habitat for fish, birds, and mammals. The cold, clear streams are the spawning grounds of trout. The many small ponds provide



nesting, feeding, and resting areas for a large diversity of waterfowl and songbirds. These ponds and the wet meadows often associated with them provide the succulent wetland vegetation desired by moose and many fur-bearing mammals.

Changes in any one type of wildlife habitat can affect a much broader range of species and habitats. Land development can significantly reduce or completely destroy the carrying capacity of these areas and should be carefully planned to prevent significant habitat destruction.

5.4 Upland Watersheds and Aquifer Recharge Areas

The most regionally significant of all of Glastenbury's resources is its plentiful supply of high quality water. Three communities in the region are directly dependent upon Glastenbury for their drinking water supplies (see Map 6). The Bolles Brook and Bickford Hollow watersheds are crucial elements of the Bennington municipal water supply system. These drainage basins are designated as watersheds protecting surface water sources.

Basin Brook is the main source for the North Bennington and Shaftsbury public water system. This watershed is defined as a wellhead protection area by the Vermont Department of Health. A wellhead protection area is defined by the EPA as the surface and subsurface areas surrounding a water well or well field supplying a public water system, through which contaminants are likely to move toward and reach such water well or well field.

The entire western slope of Glastenbury's west ridge acts as aquifer recharge areas for Shaftsbury's groundwater supply. Indeed the entire town serves as a regional aquifer. It is essential that Glastenbury's upland watersheds and aquifer recharge areas receive the utmost protection from degradation, erosion, and contamination. Vigilance is required to protect not only the quality, but also the availability, of potential sources.

5.5 Ridgelines

Ridgelines, especially those visual focal points in public view, are significant not only to Glastenbury, but also to the region. Highly visible development and extensive clearing of vegetation spoil the natural beauty of these ridgelines. Development in these sensitive upland areas can also lead to erosion, sedimentation and water pollution. Development along the ridgelines should be discouraged to preserve their natural beauty, prevent adverse impacts on the environment, and ensure safe access.

5.6 Agricultural Soils

Areas containing primary agricultural soils are another vulnerable natural resource (see Map 7). Although the amount of primary agricultural soils in Glastenbury is not extensive and not currently being farmed, development of these soils should not preclude their future potential for agricultural uses. Development should tread lightly on these lands, which, once developed, permanently lose their agricultural potential.

5.7 Forest Soils

Sustained yield of forest products is totally dependent upon the sound management of natural resources. The most limiting factor in timber production is the soils present in the given area. Soils vary greatly in their suitability for woodland management. The Natural Resource Conservation Service rates each soil on its timber productivity based on a variety of potential woodland management problems (see Appendix 4). Such problems include soil erosion, equipment limitation, seedling mortality and wind throw hazard.

Timber management plans, which rely upon the soil's suitability, are critical to achieving long-term productivity while avoiding potential management problems. If potential problems are ignored or are not correctly compensated for, the resulting detrimental impacts may become widespread and long lasting.

5.8 Sand and Gravel Deposits

Glastenbury contains abundant sand and gravel deposits as identified by the Natural Resource Conservation Service (see Map 8). These deposits may, in the future, serve the demands of a region-wide market.

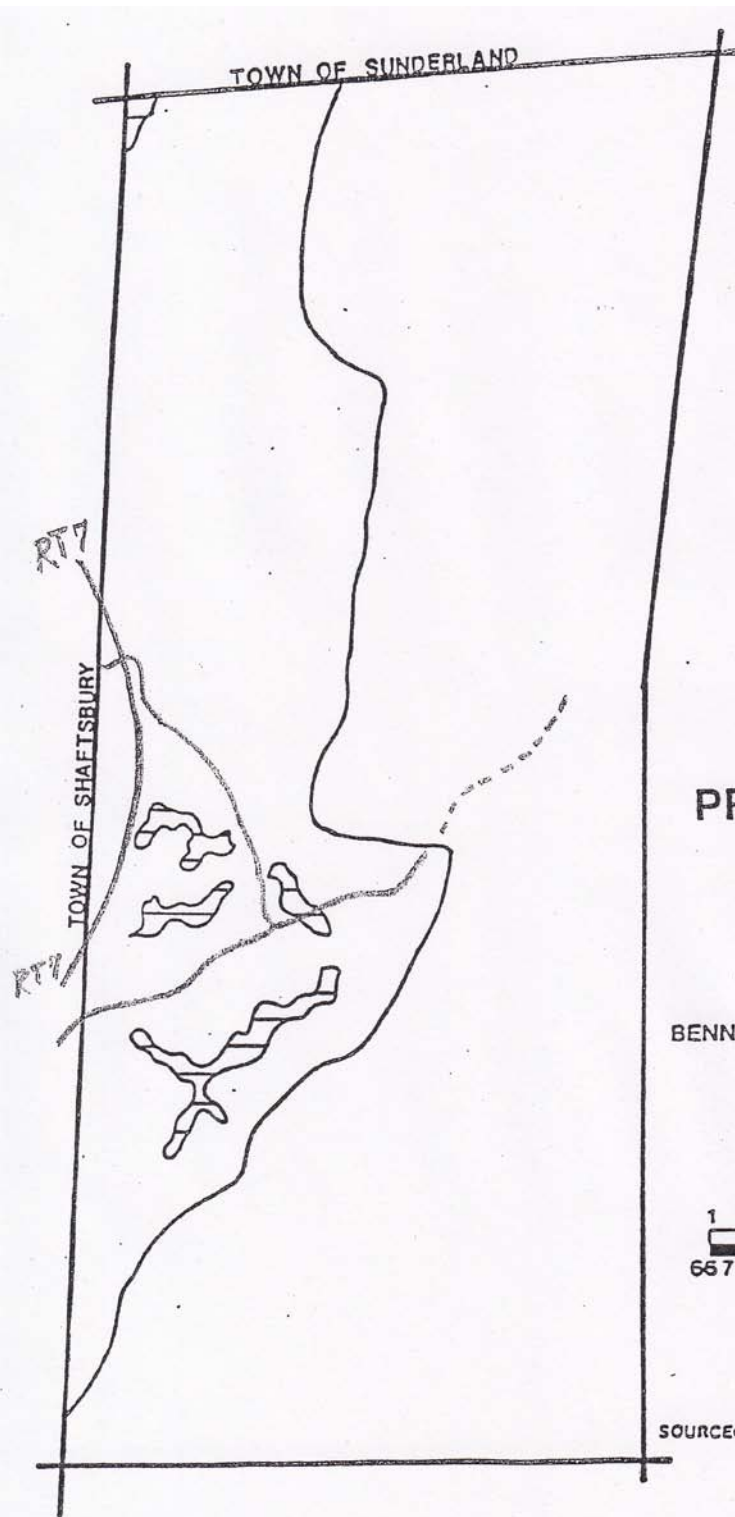
Any development in the vicinity of these deposits should not impinge on their availability. By the same token, the extraction and processing of sand and gravel should not impose any adverse effects on adjacent property, the residents of the town, or significant wildlife habitat. Such operations shall be screened from public view and regulated in order that the health, safety, comfort, and convenience of present and future residents are protected. Any extraction or processing proposal must include a plan, acceptable to the Zoning Board of Adjustment, for the extraction and rehabilitation of the site at the conclusion of the extraction or processing activities.

5.9 Scenic Resources

By virtue of high visibility from Route 7, as well as its undeveloped character, Glastenbury should be thought of as a regionally significant scenic resource. All the sensitive areas and natural resources previously described can be regarded as scenic resources. In the site planning of future development, careful consideration should be given to the aesthetics of the surrounding area. Measures should be taken to avoid undue adverse impacts on the aesthetics of the town.

5.10 Unique Natural Areas

Glastenbury as a whole can lay claim to being a unique natural area simply for there having been virtually no encroachment of development in over 100 years. Specifically, the natural areas map prepared by the Natural Heritage Program shows the site of a spruce-fir forest on East Mountain which is considered to be old growth and undisturbed as well as a rare alpine natural community at the summit of Glastenbury Mountain (see Map 9). Negative impacts on these natural areas should be avoided by maintaining appropriate setbacks for all development areas, a minimum of 100 feet as stipulated for other critical areas in this plan.



Map 7

PRIMARY AGRIC. SOILS

TOWN OF

GLASTENBURY

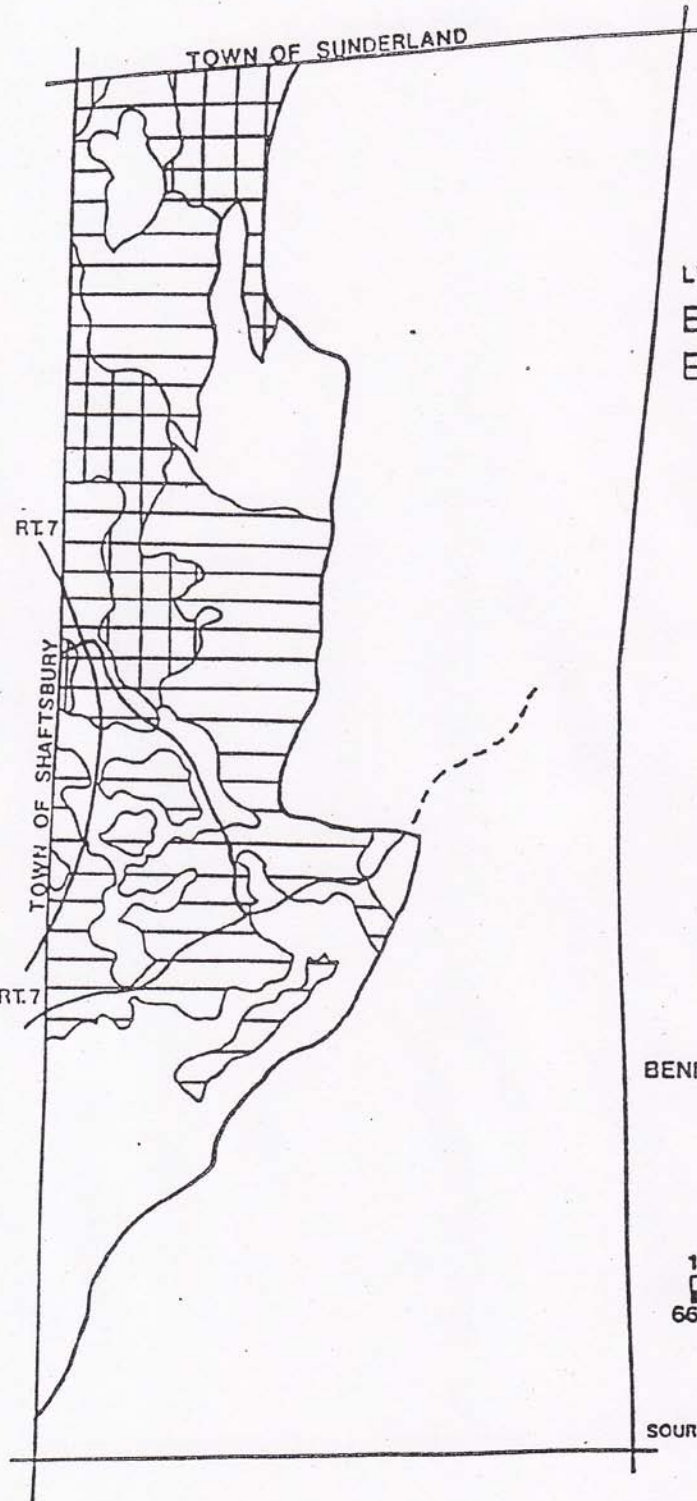
VERMONT

PREPARED BY THE
BENNINGTON COUNTY REGIONAL COMMISSION
SEPTEMBER 1990



APPROX. SCALE: 1 INCH = 1667 FEET

SOURCE: SCS, BENNINGTON COUNTY



LEGEND

 SAND

 SAND AND GRAVEL

Map 8

SAND AND GRAVEL

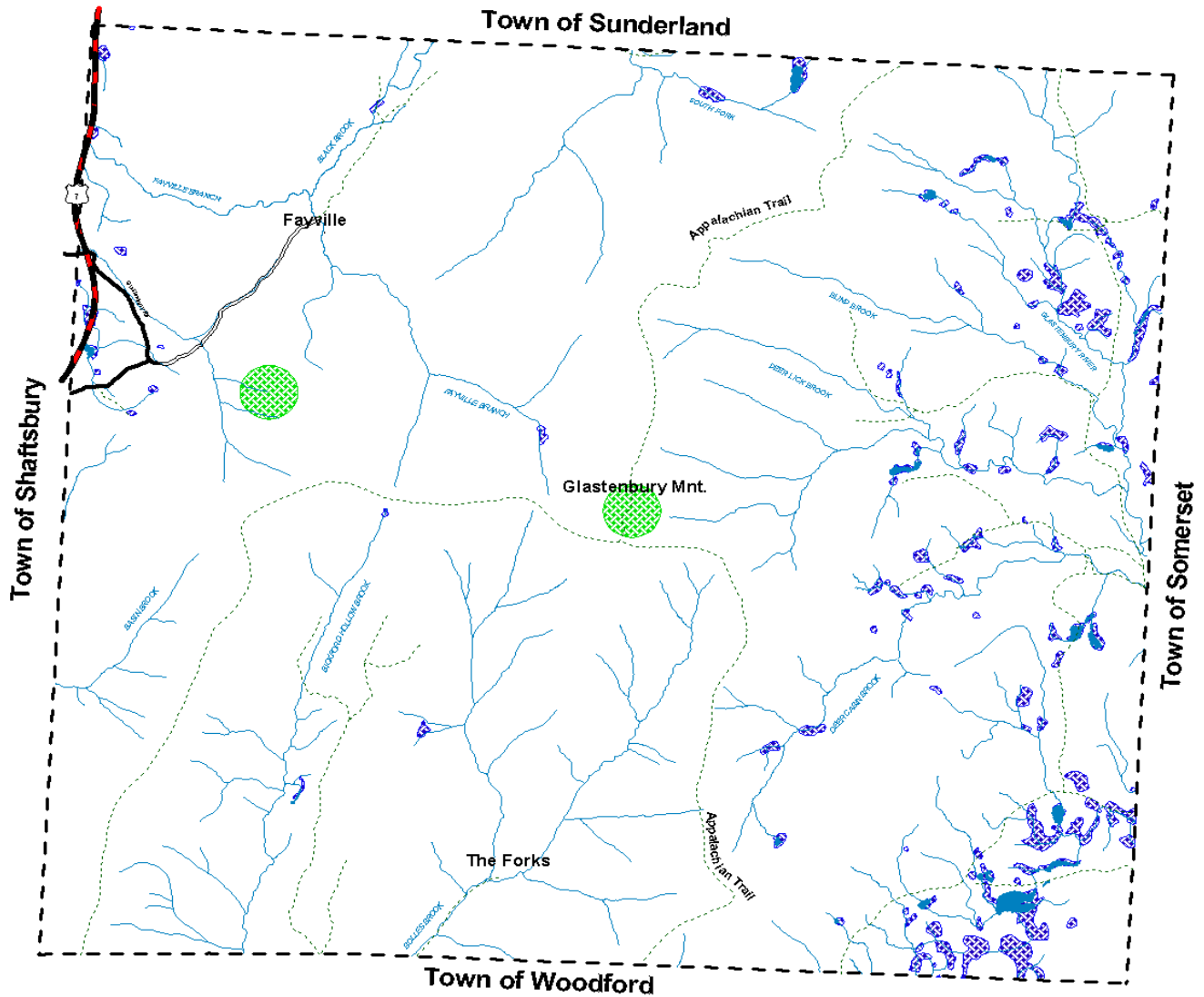
TOWN OF
GLASTENBURY
VERMONT

PREPARED BY THE
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APPROX. SCALE: 1 INCH = 1667 FEET

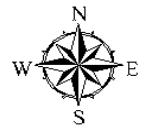
SOURCE: S.C.S. BENNINGTON COUNTY



Town of Glastenbury, VT Significant Natural Areas Map 9

- U.S. Highway
- Town Road
- Town Trail
- USFS Trail
- Rivers and Streams
- Lakes and Ponds
- Wetlands
- Significant Natural Community

1 0 1 2 Miles



Map produced August 12, 2010 by
Bennington County Regional Commission
111 South Street, Suite 203
Bennington, VT 05201

5.11 General Policies - Natural Resource Areas

- Policy 1 Any development or land use which encroaches upon or may adversely impact any natural resource areas or unique natural features mentioned herein, or not mentioned but in the public interest, should not be permitted. Should conditional exceptions be requested, expenses of technical assessments that may be stipulated shall be borne by the owner or a prospective developer.
- Policy 2 The natural features of the land such as ridgelines, wetlands, and unique natural areas should be preserved for their scenic and educational qualities.
- Policy 3 Voluntary contributions, including donations of land or interests in land, and bargain sales to public or private land trusts are supported by the Town Plan.

VI. HISTORIC RESOURCES

Human activity in the past has left historic structures and features, and historic and prehistoric archaeological sites. Because these artifacts of our past offer opportunities for learning and tangible reminders of our heritage, they are historic resources and entitled to parallel consideration with other resources in Glastenbury. This section of the plan will describe known historic resources and expected resource potential in Glastenbury, identify some threats to resource preservation, and outline the processes which will implement their preservation in Glastenbury. These processes will differ depending on whether the land is privately or federally owned.

Historic structures and features (those 50 years old) known to exist in Glastenbury are the Ira Mattison House, built before 1860, old stone walls and foundations, the fire tower on Glastenbury Mountain, two railroad beds, the remains of brick charcoal kilns and large sawdust piles remaining from the use of portable sawmills in the '30s and '40s. Glastenbury may also contain camps built before 1947, Long Trail/Appalachian Trail shelters or improvements over 50 years old, and at least one road dating to the 18th century. Only the Mattison House has been located exactly. It is number 0204-1 in the Vermont Historic Sites and Structures Survey, but has not been included in the State Register. This building, the home of Judge Norman Mattison, housed all of Glastenbury's municipal offices for a number of years.

Although all of the known archaeological sites are historic, some parts of Glastenbury may contain prehistoric archaeological sites. Certain areas around wetlands, for instance, are archaeologically sensitive. Borrowing ideas about prehistoric Native American behavior from research results in nearby Green Mountain towns enables archaeologists to narrow their field of inquiry. Prehistoric sites are likely to reflect similar use of the Green Mountains as a source of quartzite for making stone tools. During the 17th century, Native Americans trapped for commercial trade with European posts in the Hudson and Connecticut River Valleys. Glastenbury is likely to have been a source of furs for trade as well as part of the Native American subsistence base. There are undoubtedly small, repeatedly occupied prehistoric sites in Glastenbury, and thus additional reason to give proposed development projects close attention.

Historic archaeological sites include the district of Fayville in the northwest part of town, part of the MacIntyre historic archaeological district on Glastenbury's north border with Sunderland, and an historic archaeological district on Bolles Brook in the south part of Glastenbury. In addition,

several charcoal kiln sites have been reported as part of an ongoing survey of Vermont's early iron, charcoal and limestone industries.

Any recreation activity or development, which alters land surfaces, will have a negative effect on the preservation of archaeological sites in the area. Timber harvesting is also destructive to archaeological sites, as is road construction and landscaping. Even hiking trails can expose archaeological sites. Impacts to historic resources on Forest Service land are the same as on Glastenbury's private land, except that there will be no residential development, either seasonal or year-round. Many of the same uses are made of Glastenbury's federally owned land as of private pieces.

The application of certain preservation procedures will depend on whether the land is privately held or within the National Forest. A series of federal laws, beginning with the Antiquities Act of 1906, which protects sites and artifacts on federal land and authorizes national monuments, and continuing through the 1981 Amendments to the National Historic Preservation Act of 1966, prevent the use of federal funds for projects which will harm important archaeological sites or historic structures. This means that federal agencies, such as the U.S. Forest Service, have implemented cultural resource protection programs. The program is meant to ensure that the agency considers the effect of projects on historic resources, and provides the National Advisory Council for Historic Preservation an opportunity to comment on these effects. The Forest Service has prepared a cultural resource management plan for the Green Mountain National Forest, and maintains an archaeological site inventory in the Forest Supervisor's Office in Rutland. This inventory includes sites located in the Town of Glastenbury on Forest Service land. In practice, most identified archaeological sites in the forest are avoided during land altering projects. Historic structures eligible for inclusion on the National Register are also protected.

In addition, these laws protect archaeological sites and National Register eligible buildings (even on private land) from destruction by projects requiring federal funds, permits, or federal licensing. Highway and bridge construction and repair, modifications to wetlands, and utility relicensing are all subject to these laws. In Vermont, such projects are reviewed for their impacts to historic resources at the State Historic Preservation Office in Montpelier, and decisions are based on the Office's inventories of known archaeological sites and historic structures (the State Archaeological Site Register and the State Historic Sites and Structures Register).

The Vermont Historic Preservation Act, administered by the same office, protects archaeological sites and historic buildings on state owned land. Vermont's Act 250 provides for a regional and state-level review of certain projects. An Act 250 review includes consideration of the impact of the project on historic resources, as well as natural resources. This review is also performed by the Vermont State Historic Preservation Office (the Division for Historic Preservation), and can result in requests for project alterations and archaeological surveys. The Town of Glastenbury can be an official party to any Act 250 hearings affecting its area.

Many small projects on private land, however, are not subject to any of these reviews. Even large or important sites, buildings, and districts can be lost piecemeal through the accumulated impact of several small projects. Even when a highway route is redesigned to avoid an historic site, that site could be lost a few years later through residential construction or some other un-reviewed activity. Vermont has enabling legislation for local historic district designation and a local review process. Glastenbury should consider assessing and protecting its historic archaeological areas with such local review.

In addition, the Fayville trailhead access point to the Green Mountain National Forest would be a place to effectively provide information about historic Fayville and instill a conservation ethic with reference to the artifacts remaining at the village site. The Green Mountain Forest routinely provides trailhead information signs, and should work with the Town and landowner to provide historic information as well as parking solutions and site preservation advocacy.

Incorporating historic preservation criteria in conditional-use zoning reviews can help preserve areas of high prehistoric archaeological sensitivity, around wetlands for example. In archaeologically sensitive areas, as determined from experience in nearby towns, land surface altering changes should be held to 100 feet from the boundaries of such areas.

In two cases, charcoal kiln sites with relatively well-defined boundaries are located on private land. Acquiring historic preservation easements from current landowners will improve the chances of the sites' continued preservation through succeeding ownership changes. Several local groups, or the Town itself, could hold these easements.

Finally, the Town should, as a certified local government, request funds for an architectural survey of all Glastenbury's remaining structures, including bridges and outbuildings as well as cabins and camps. The Vermont Division for Historic Preservation grants such funds. This survey could include Appalachian/Long Trail structures as well. Adding eligible structures to the State Register is the first step in preserving them.

6.1 General Policies For Historic Preservation

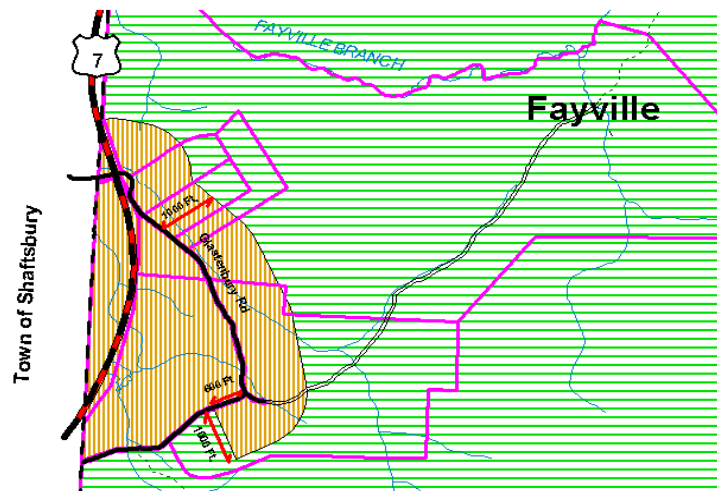
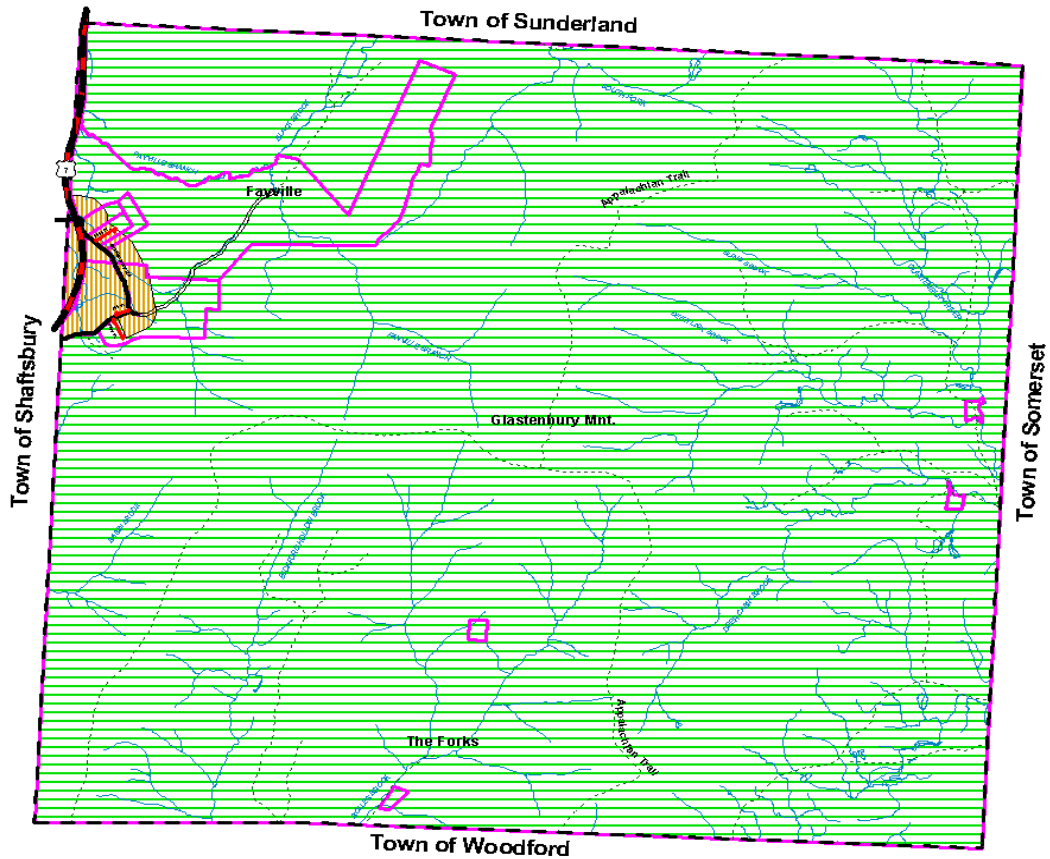
- Policy 1 Cooperate with the cultural resources management plan for the Green Mountain National Forest.
- Policy 2 Discourage any development, alterations or additions that encroach upon or threaten any historic feature, building, landscaping or site possessing architectural, archaeological or historic merit.
- Policy 3 Work with preservation organizations to identify and acquire rights, easements or ownership of historic resources as appropriate.

VII. LAND USE PLAN

The Glastenbury Zoning Bylaw designates two zoning districts: Forest District One and Forest District Two (see Map 10). There is neither provision nor an apparent need for commercial and industrial development except for mineral extraction and forestry as provided for in the zoning bylaws.

7.1 Forest District One

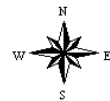
Forest District One is located in the northwest corner of Glastenbury. Glastenbury Road, the only town road, serves this area comprising the lowest elevations in town. Permanent single-family dwellings, on a minimum lot size of twenty-five acres, are allowed as a conditional use.



- U.S. Highway
- Town Road
- Town Trail
- USFS Trail
- Parcel Lines
- Rivers and Streams
- Zoning Districts**
- Forest 1
- Forest 2
- Lakes and Ponds

0.5 0 0.5 1 1.5 2 Miles

**Town of Glastenbury, VT
Land Use Plan
Map 10**



Map produced August 12, 2010 by
Bennington County Regional Commission
111 South Street, Suite 203
Bennington, VT 05201

There are no municipal services in the Town of Glastenbury. Grading and snow plowing of Glastenbury Road is performed by the State Highway Department. Power lines, owned by Central Vermont Public Service Corp., only extend 1500 feet east of Route 7. The homes on the corner of Glastenbury Road and the Fayville Road are served by power brought in from an East Road extension in Shaftsbury. Over one mile of Glastenbury road is without power.

Although the 25-acre minimum lot size does mandate an appropriate low density, such zoning leads to inefficient use of land and services. Clustering houses in an identified growth area would preserve open space, create a residential community which is more efficient and economical to service, and subsequently lower the cost of housing. Such an approach need not change the overall potential density. The twenty-five acre zoning would remain in effect, with each twenty-five acre parcel sending one house to the designated growth area. Here the houses could be clustered on much smaller lots. The twenty-five acre sending parcels would be protected from further development through conservation easements.

In proposing a cluster development, the developer would identify a growth zone based on the development suitability of the site. Preferably the growth area would be located near the existing road and power lines where it would be efficient to service. Prior to any residential development the developer must have long-range plans for providing the best services possible covering public health and safety, education, fire protection, water supply, waste disposal, and similar facilities. The Glastenbury Zoning Board of Adjustment and Planning Commission, as well as the planning commissions of any affected towns, must approve such plans.

7.2 General Policies Forest District One

DENSITY:

- Policy 1 Limit residential development to a low overall density (based on 25 acres per residence).
- Policy 2 Promote efficient use of services, preserve open space and prime forestry land, and protect other special resources and fragile environmental areas; encourage clusters of single-family detached units.
- Policy 3 Residential subdivision proposals employing a conventional design shall be accompanied by a cluster subdivision design prepared in accordance with Section 6 of the Zoning Bylaw (Cluster Subdivision). The Zoning Board of Adjustment may require the applicant to proceed with the cluster subdivision design based upon a determination that failure to employ a cluster design could potentially result in one or more of the following:
- degradation of the natural visual appeal of a hillside or ridgeline;
 - encroachment upon an important natural or historic area, wildlife habitat, or stream, wetland, or other water body;
 - elimination of access to established recreational routes or areas;
 - cause excessive erosion, ground or surface water contamination, or otherwise endanger environmental quality, including agricultural and forest soils.

The Zoning Board of Adjustment may waive the cluster subdivision requirement if, in its judgment, it finds that such design is not practical based upon the natural lay of the land, sewage disposal or a unique aspect of the project.

TIMING AND LOCATION:

Policy 4 The rate and extent of growth of residential development shall not cause an undue burden to the municipal services and facilities in Glastenbury or surrounding towns as may be determined in the approval reviews of the Glastenbury Zoning Board of Adjustment and Planning Commission and the Planning Commissions of affected towns.

TERRAIN, SENSITIVE AREAS, AND DENSITY:

Policy 5 Residential construction shall be prohibited on land with natural slopes of 20 percent or greater.

Policy 6 Land with severe limitations for residential development (i.e. slopes in excess of 20 percent, soils incapable of supporting development, flood hazard areas, wetlands, etc.) should be kept in its natural state.

Policy 7 Residential development shall be pursued with strict regard to the natural capability of the soil in the intended area. Any inadequacy in the soil for the intended use shall be corrected or compensated for, or relocation of the use area required.

Policy 8 Sewerage disposal systems shall be properly designed, sited, and installed to prevent the contamination of wells and groundwater. Septic systems shall not be permitted on land with natural slopes greater than 15 percent.

Policy 9 During construction, builders shall follow conservation practices recommended by the Natural Resource Conservation Service. Examples of conservation practices are:

- Using an incremental system for breaking ground.
- Application of temporary or permanent ground cover.
- Prohibiting disposal of fill in wetlands and natural drainage ways.
- Identifying and avoiding the disturbance of fragile environmental areas.

7.3 Forest District Two

Forest District Two, representing the vast majority of Glastenbury's land base, comprises remote and mountainous terrain. Much of this land is owned by the U.S.F.S. and is managed through the policies of the Green Mountain National Forest Land and Resource Management Plan.

The Forest Two District discourages land development. This is due to the presence of mountainous topography, watershed areas that require protection to maintain high quality water supplies for three adjacent communities, and the inefficiency of development roads, utilities, and public services. The only dwellings allowed in the Forest Two District are seasonal hunting and fishing camps not intended as permanent primary dwellings. The minimum lot size in the Forest Two District is twenty-five acres.

7.4 General Policies Forest District Two

Policy 1 Permanent improvements such as roads to support utilities or other year-round use should be discouraged. This recognizes the need to protect natural resources and to avoid the costs borne in providing services to these backlands.

Policy 2 National Forest Service acquisition and management of lands in this region is encouraged. Management plans, prepared by the U.S.F.S., are encouraged to recognize the need for preservation while allowing continued public access to these lands.

7.5 Special Resource Areas

1. Water Resources

The protection of high water quality for public use and enjoyment is directly related to the protection of watersheds, wetlands, and aquifer recharge areas. The protection is particularly important in Glastenbury because of the dependence on springs, rivers, and groundwater for the private and public water supplies of Bennington, North Bennington, Shaftsbury, and Arlington. Currently almost all of the major watersheds in Glastenbury fall in the Forest Two District.

General Policies:

Policy 1 Hydrologic features, aquifer recharge areas, and watersheds which replenish surface and groundwater supplies providing clean water for existing or future public consumption shall be protected from incompatible development and land uses.

Policy 2 Encourage open air uses and conservation areas for lands within major watersheds.

Policy 3 Strictly maintain and monitor sewage and solid waste disposal in areas with high groundwater potential and high water table to avoid groundwater pollution.

2. Streams and Wetlands

The natural state of the mainstream channels, the adjacent land and wetlands, and their visual appearance present an irreplaceable asset which deserves special protection and management. Wetlands provide habitat for a wide diversity of wildlife species. In

addition to biological functions, wetlands serve as flood storage areas during flood periods. The loss of this flood storage capacity will affect stream behavior and could result in higher peak flows during floods.

Guiding development within these areas can serve to retain open space, maintain high quality water for municipal water systems, and minimize hazards from flooding, erosion, and sedimentation.

General Policies:

Policy 1 Preserve the natural state of streams and wetlands by:

- Maintaining streams and wetlands in a free flowing state; that is, without impoundments, dredging, filling, draining or other alterations.
- Maintaining existing vegetation, together with wildlife habitat protection.
- Protecting natural scenic qualities.

Policy 2 No buildings, structures, excavation, filling or grading shall be permitted within 100 feet from the normal bank of any wetland, stream or watercourse.

Policy 3 The State of Vermont best-management practices shall be adhered to while logging in the vicinity of perennial streams and wetlands.

3. Agricultural and Forest Soils

The need to protect agricultural and forest soils is often expressed but social and economic pressures continue to diminish these resources. The development value of agricultural and forest soils often exceeds their natural resource value. Once altered to other land uses, these lands may permanently lose their productivity potential.

General Policies:

Policy 1 Development in areas of prime agricultural and forest soils should be clustered to preserve these soils, as much as possible, in their natural state.

Policy 2 The construction of utilities, roads, and other physical modifications should skirt large tracts of prime agricultural and forest soils rather than divide them.

4. Sand and Gravel Deposits

Glastenbury contains abundant deposits of sand and gravel. Although there is no present pressure to exploit sand and gravel in Glastenbury, these deposits may in the future serve a region-wide market to meet the demands of new development. These

resources should be preserved for potential utilization under appropriate environmental guidelines.

General Policies:

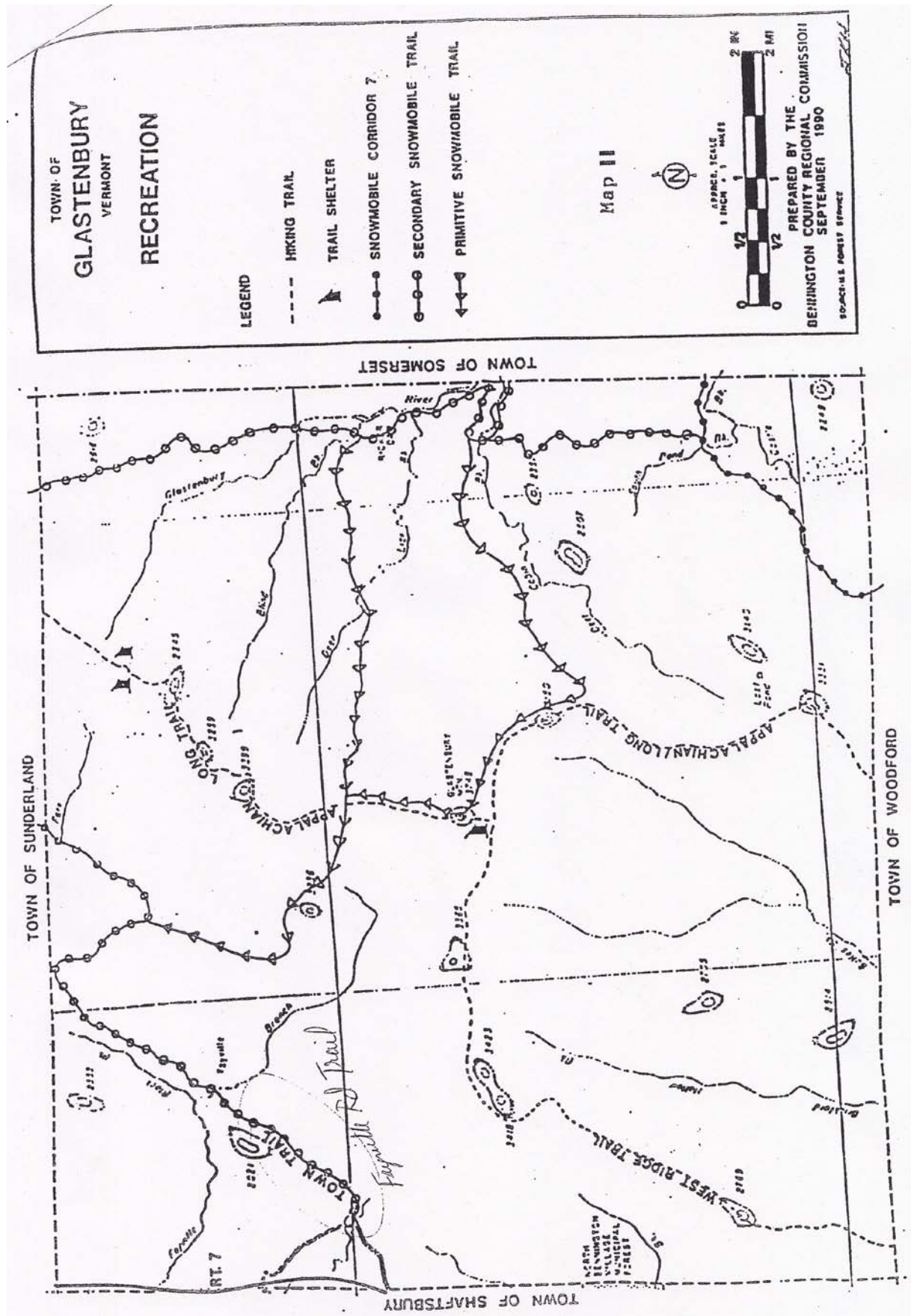
- Policy 1 Sand and gravel extraction projects in Glastenbury should be limited to those needed by demonstrated demand and capable of being rehabilitated at the conclusion of the extraction or processing activities.
- Policy 2 Truck traffic from sand and gravel extraction operations shall not cause adverse impacts on town roads.
- Policy 3 The extraction and processing of sand and gravel, access to deposits and the disposal of wastes shall not adversely impact the environment or surrounding land uses, wildlife habitat and the health, safety, comfort or convenience of present or future residents.
- Policy 4 Any extraction or processing proposal must include a plan, acceptable to the Zoning Board of Adjustment, for the extraction and rehabilitation of the site and access created for the project at the conclusion of the extraction or processing activities.

VIII. RECREATION

The availability of undeveloped land is important to the well being of the entire region, and notably so as a resource for recreation. The Town of Glastenbury serves a large variety of passive and active recreational users (see Map 11). A large number of these users are backpackers making their way north or south along the Appalachian/Long Trail. Heading north from the Long Trail parking area on Route 9 in Woodford, the Appalachian/Long Trail enters Glastenbury about 1 1/2 miles east of Bolles Brook. Here the trail follows a 3,000-foot ridge to Goddard Shelter and the summit of Glastenbury Mountain. Just north of the summit is a fire tower built in 1927 by the Vermont Timberland Owners Association. This tower, renovated in 1976 by the U.S. Forest Service as an observation deck for hikers, offers one of the most spectacular views in southern Vermont. From the fire tower the trail follows a ridge northwest, ascending five peaks that are over 3,000 feet in elevation. The trail passes the Caughnawaga Shelter and the Kid Gore Shelter approximately 3/4 of a mile before entering the Town of Sunderland.

A two-day loop backpacking trip, returning to the Route 9 parking area, is possible by hiking down the western ridge of Glastenbury Mountain on the West Ridge Trail. This trail initially heads west and then turns south to the summit of Bald Mountain. Shortly after the Bald Mountain summit the trail descends southeastward to the Harbour Road leading back to Route 9.

The Green Mountain Club maintains the Appalachian/Long Trail, as well as the West Ridge Trail. This town plan encourages the Forest Service to work cooperatively with the Green Mountain Club to assure that the integrity of these national recreational resources is maintained. Motorized vehicles are prohibited on the Appalachian/Long Trail.



The Fayville Road Trail provides public access to National Forest lands. The trailhead begins at the first left fork near the end of Glastenbury Road. Heading north, the trail leads into the long abandoned village of Fayville, crosses the Fayville Branch, and continues on toward the Town of Sunderland. At the Sunderland town line the trail turns south and continues onward to the boundary of the National Forest.

Throughout the year many hikers take the Fayville Road Trail to Fayville where they camp, fish the Fayville Branch, pick wild berries, or daydream about Fayville days gone by. Winter months are probably the busiest time of the year with many snowmobilers and cross-country skiers using the trail.

Parking at the trailhead has been an increasing problem, especially in winter months, due to the lack of official parking areas. Currently people park on private property and on the very narrow Glastenbury Road. Highway District No. 1 has expressed concern for public safety due to the parking on Glastenbury Road. To avoid conflicts with private property owners and to promote public safety, the Town should work cooperatively with landowners and various user groups to secure ample parking areas.

Originally built for logging operations, the many dirt trails in town provide access for camp owners and a variety of recreational users. Several of these trails are officially designated snowmobile trails that are maintained by the Shaftsbury Snow Pilots and the Vermont Association of Snow Travelers (VAST). There are several different classifications for these snowmobile trails.

The cold, clean and gravel-bottomed streams that drain Glastenbury provide spawning habitat for trout from both the Hudson and Connecticut River watersheds. Sportsmen have fished these streams for decades, and the forks of Bolles Brook were a well-known fishing resort prior to the turn of the century. Today many fishermen venture up these streams in pursuit of quality fishing in a wilderness setting.

8.1 Recreational Policies

- Policy 1 The use and development of land and water should not significantly interfere with the traditional recreational uses of the Town of Glastenbury.
- Policy 2 Land adjacent to and within 100 feet of any stream, pond or wetland shall be retained in a natural state.
- Policy 3 Development in Glastenbury should be compatible with this regional wildlife, scenic and recreational resource.
- Policy 4 Encourage the U.S. Forest Service to maintain access to and from the existing road and trail system, including adequate and safe river crossings.
- Policy 5 Private property owners are encouraged to allow access for all recreationalists as long as there is strict compliance with all regulated activities.
- Policy 6 Work cooperatively with the U.S. Forest Service and private property owners to provide adequate parking facilities at present trailheads.

Policy 7 Continuously work with the U.S. Forest Service to ensure cooperation and coordination of all recreational planning efforts.

Policy 8 Encourage the U.S. Forest Service to create and maintain scenic vistas along the existing trail system.

IX. TRANSPORTATION

Thousands of people travel through the Town of Glastenbury on Route 7 every day, yet few truly know the town. Glastenbury is accessible by only one town road, appropriately called Glastenbury Road, which begins in the neighboring Town of Shaftsbury (see Map 12). This is a 12 to 15-foot-wide, class 4, gravel road. The total length of Glastenbury Road, from where it enters Glastenbury just before the Route 7 underpass to where it loops back into Shaftsbury, is 1.6 miles.

Glastenbury Road serves three year-round residences and a seasonal dwelling in Glastenbury, as well as two year-round residences in Shaftsbury. The State of Vermont maintains this road, grading it several times a year and snow plowing when necessary. Glastenbury Road should be retained in its present unpaved state to preserve its scenic qualities. Adhering to a yearly schedule of roadside ditching and culvert upgrading should minimize maintenance costs. Any road improvements should be limited to those required for public safety and efficient, economical maintenance, rather than for increased driving speed.

The only other road in Glastenbury is U.S. Route 7, a limited access state highway. Route 7 traverses through the northwest corner of town for a total of 1.8 miles. This section of highway has been the scene of several moose/car accidents. Due to the increased presence of moose near U.S. Route 7 and the severity of a moose/car accident, the Vermont Agency of Transportation has erected two "Moose Crossing" signs in the area.

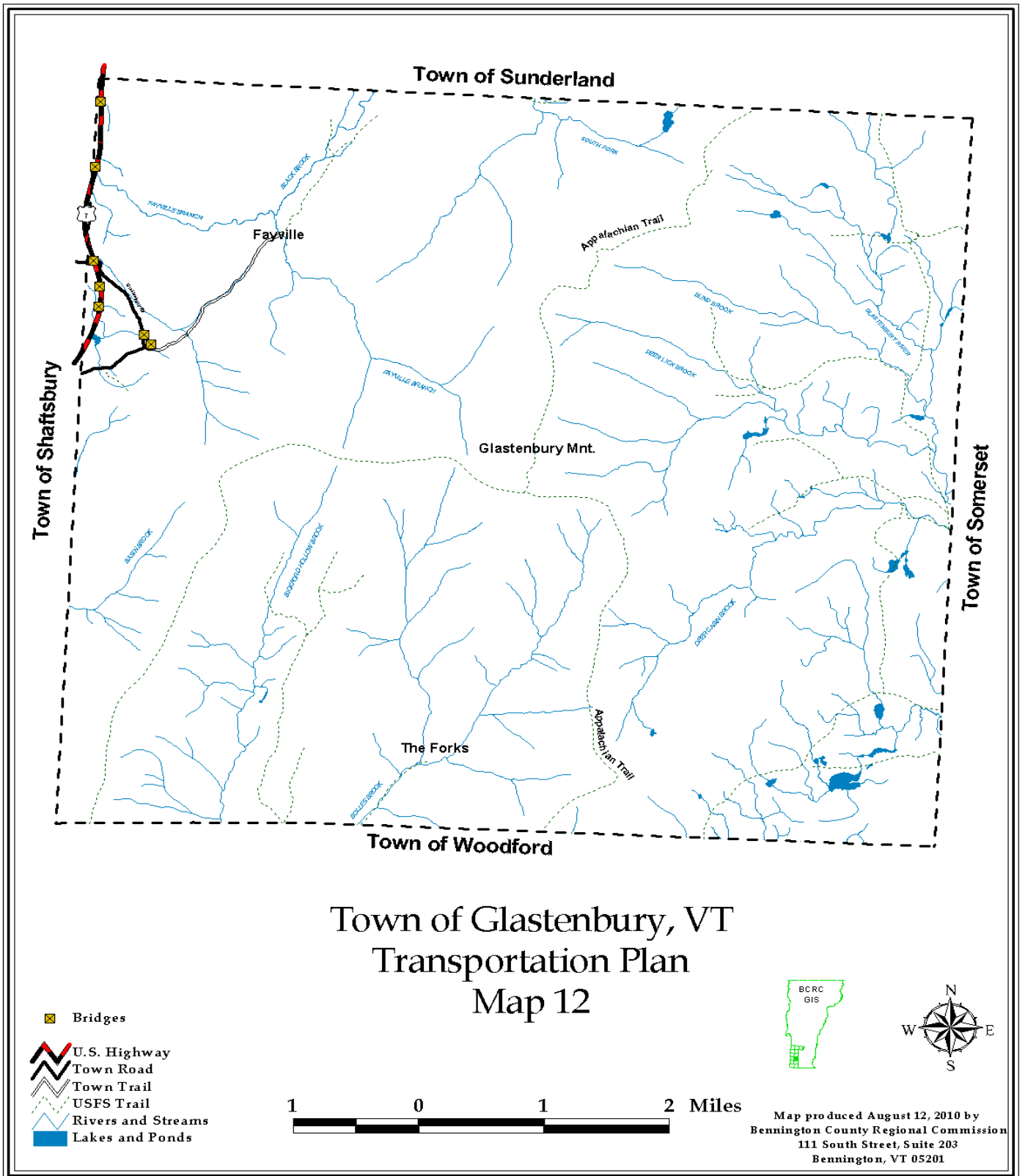
There will be no construction of additional town roads in Glastenbury. Development of new roads will be limited to private access roads with recorded maintenance covenants as part of the permit issued. New access roads will be located to minimize the impacts on existing residences, recreational resources, natural resources, and historic or unique sites. New access roads will be built to allow convenient, safe access by emergency and other service vehicles.

9.1 General Policies

Policy 1 Access roads for residential development should be located for minimum feasible distance to connect with existing roads.

Policy 2 Any private roads should be located to minimize impacts on existing residences, recreational resources, natural resources, and historic or unique sites and shall be recorded with maintenance covenants as part of the permit issued.

Policy 3 Any private roads shall be built to allow safe, convenient access to emergency and other service vehicles.



Policy 4 Measures shall be taken during the construction of bridges to:

- maintain streams in a free-flowing condition,
- retain, existing vegetation as much as possible,
- prevent soil erosion, sedimentation, and other detrimental impacts on water quality.

Policy 5 The town will maintain the present road system unpaved for its scenic qualities.

X. PUBLIC UTILITIES AND SERVICES

10.1 Education and Child Care

The first school district in Glastenbury was organized in Fayville in 1835. There were 16 students. A female schoolteacher received a salary of \$2.68 a month, and school was in session for 24 weeks.

Today, although no school exists, the parents of school-age children have several options for educating their children. Currently there are a number of private schools in the area, in addition to several towns in Bennington County that accept tuitioned school children. Home schooling is another option allowed by the State of Vermont. Similarly, while there are no child care facilities in the town, such services exist in surrounding towns.

10.2 Water Supply and Wastewater Disposal

The present and future residents of Glastenbury are totally dependent upon groundwater for their domestic water needs. There is no public distribution system, therefore household water must be supplied through individual wells. Fortunately, the Town of Glastenbury has an abundance of clean groundwater to draw from.

Glastenbury also lacks any municipal facilities for treating and disposing of wastewater. The town is enrolled in the Bennington County Conservation District's On-Site Sewage Program. This program was created to provide technical assistance to municipalities for the proper planning and installation of individual on-site sewage systems. The Conservation District furnishes a trained specialist to assist the town by: conducting a site and soil evaluation for each application; providing planning assistance, including a specific system design; inspecting the installation of on-site sewage systems prior to being covered with soil; and submitting a report to the town on each completed inspection. To date the On-Site Sewage Program has proven to be an excellent means for a rural town such as Glastenbury to effectively manage and control sewage disposal. The town should continue to participate in this program.

10.3 Solid Waste Disposal

At present Glastenbury's year-round residents dispose of their solid waste at the Shaftsbury transfer station and recycling center. The Select Board on a year-by-year basis permits access to this solid waste facility. It should not be assumed that this service would be extended to any additional permanent or seasonal use residences in Glastenbury. Any new development

proposals shall be accompanied by a long-term solid waste disposal plan, which has been approved by any affected municipality.

The State solid waste planning law, Act 78, requires that regional planning commissions develop comprehensive solid waste management plans for their regions. The BCRC will continue to monitor technical and management options available to the region. The Glastenbury Town Plan supports a comprehensive regional solid waste management program.

10.4 Fire, Emergency and Public Safety

Fire protection in Glastenbury is administered and coordinated by the Glastenbury Forest Fire Warden, who is appointed by the Town Supervisor. The fire protection falls into two categories: fire protection for the Green Mountain National Forest, and fire protection for private property. Fire protection for the National Forest lands is provided through the Shaftsbury and Arlington Volunteer Fire Departments. Fire fighting equipment and a jeep are provided by the U.S.F.S.

First response for fires on private property comes from the Shaftsbury Volunteer Fire Department. Mutual aid, as required, is coordinated through the Shaftsbury Fire Chief.

One concern of the fire department is the response time to Glastenbury. In good weather it takes twenty minutes for a fire truck to get from a firehouse to the residences in Glastenbury. This response time was recorded in the spring of 1989 during several training exercises. Another concern is the lack of a convenient water supply. Fire ponds built to the specifications of the local fire district should be incorporated into any residential development plans.

Glastenbury relies on the Arlington Rescue Squad for emergency services. The only responses recorded to date have been several car accidents on Route 7. The Town does not maintain a police force but receives patrols and protection from the Vermont State Police located in Shaftsbury.

10.5 Power Transmission Lines

The Central Vermont Public Service Corporation owns approximately 1500 feet of power transmission lines that extend from the Route 7 underpass on Glastenbury Road to the second residence (see Map 12). Another power transmission line owned by CVPS extends from the Shaftsbury town line near the end of Glastenbury Road to the corner of the Fayville Road Trail. The approximately one mile of Glastenbury Road between these points is not served by power.

10.6 Telecommunications

Telecommunication facilities and related infrastructure require careful consideration. These structures tend to be located in highly visible locations on mountaintops and ridgelines. The federal Telecommunications Act of 1996 placed certain limitations over municipal control of these structures; however, within those confines, Glastenbury must act to protect its historic character, rural nature and aesthetic beauty.

Toward that end, the zoning by-laws now incorporate specific provisions to guide and govern the placement of antennas and tower structures. Among other issues that may arise, the town is concerned about aesthetics, ridgeline protection, environmental protection and co-location of facilities.

When planning new infrastructure or upgrades to existing facilities, special consideration shall be given to any primary or secondary impacts that would reduce resource values, including but not limited to aesthetics, natural areas, wildlife habitat, and historic sites. In addition, when a new facility is planned, there must be clear evidence that the proposed location is necessary based on economic considerations, potential impacts on resource values, and the resulting public benefits. In all cases, appropriate and suitable techniques shall be used to minimize or prevent any adverse impact from the placement of towers and related infrastructure.

10.7 Voting

Residents of an unorganized town have no municipal elections but are eligible to vote in state and national elections and do so in this town by an agreement with the Shaftsbury Board of Civil Authority. Glastenbury and Shaftsbury form Vermont House District Bennington 2-2. Glastenbury is also represented by state senators elected in Bennington County.

10.8 General Policies

- Policy 1 Public utilities and facilities should be situated to minimize any adverse physical, biological, and visual impacts on the landscape.
- Policy 2 Fire ponds or underground water storage tanks should be constructed to specifications required by local fire districts.
- Policy 3 Proposals for any new development shall have long-range plans for optimal services covering public health and safety, education, fire protection, water supply, waste disposal, and similar facilities, including cooperation with adjacent towns and the whole region.
- Policy 4 The rate of growth of development in the town should not cause a burden to services and facilities or an excessive increase in the tax rate.

XI. ECONOMIC DEVELOPMENT

Given the lack of an adequate road system and other municipal facilities and services, economic development in Glastenbury necessarily focuses on the utilization of its natural resources. The forestry industry has historically been Glastenbury's main economic activity. Today the vast acreages of undeveloped forested land, held in both private and public ownership, have the potential, with continued good management, to produce value-added wood products for decades to come.

The public and private lands in Glastenbury represent the largest contiguous tract of timberlands in Bennington County. Much of this land is currently managed for timber growth. An extensive

network of logging roads, an expensive necessity for any logging operation, already exists on both the private and public lands. This road network should be viewed as an investment to be utilized for future use and maintained on this basis. In addition to providing local employment and value-added products, the timber industry, if appropriately managed, may enhance wildlife habitat and a variety of recreational opportunities.

11.1 General Policies

- Policy 1 Encourage the maintenance of prime forest soils to provide continued opportunities for commercial forestry.
- Policy 2 Encourage proper forest management practices under the guidance of the County Forester and/or other qualified persons.
- Policy 3 New logging roads and log landings shall be located to minimize impacts on existing residences, recreational resources, natural resources, streams, wetlands, and historic or unique sites.
- Policy 4 Encourage continuous management and supervision of large timber harvests and logging operations to ensure adequate environmental protection.

XII. ENERGY

Energy should be a priority in every comprehensive planning process. With a heating season that lasts for at least seven months, home energy consumption is a significant issue. Fossil fuel prices have been erratic, electric heat is inefficient and expensive, and wood, while being widely available, has steadily increased in cost. Local, regional and global environmental problems caused by fuel extraction, processing, and combustion strongly reinforce the need for energy conservation.

Buildings should be designed with energy conservation in mind (orientation for solar access, siting buildings in protected rather than exposed locations, etc.) and thermal integrity standards for buildings, such as those specified in the Bennington Regional Energy Plan, should be adhered to.

The land use element of this plan reflects how land use planning can promote energy conservation by prohibiting permanent development in Glastenbury's remote forest areas and encouraging its conservation where practical. This Plan also discourages capital expenditures on roads and other infrastructure that lead to scattered development.

Future public and private investments should be mindful of energy conservation. Efforts to develop alternative renewable energy sources, such as solar and wind power, should be supported if not detrimental to Glastenbury's wilderness nature.

GLASTENBURY, VT.

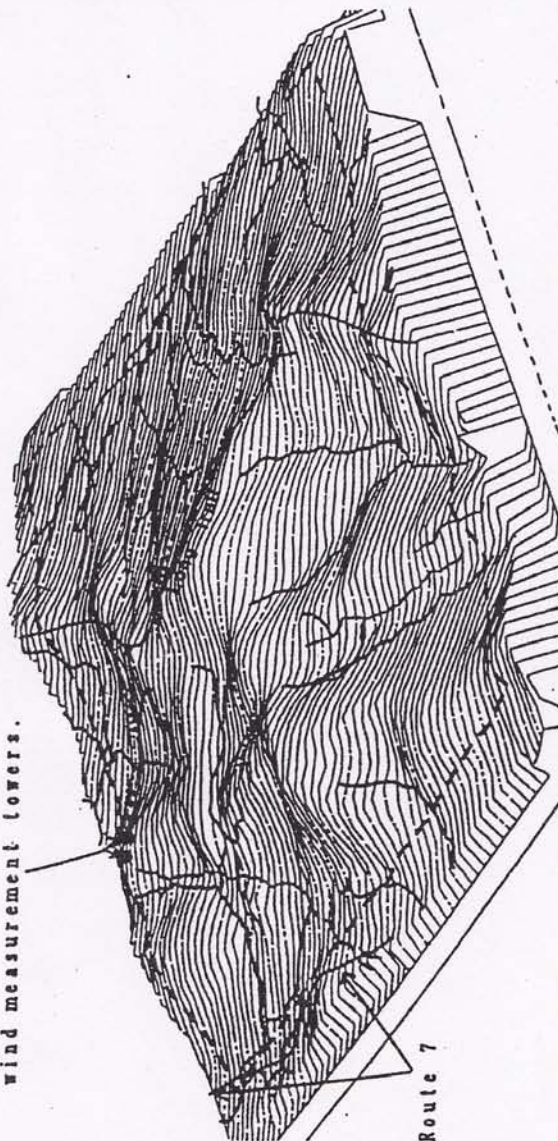
MAP 13
TOPOGRAPHIC MAP
N Rivers and Streams
N Roads and Trails

Based on siting criteria for wind energy facilities: ridgeline above 1300 foot elevation exposed to prevailing winds, near existing roads, distant from and not prominently visible from population centers, and avoiding ridges that are traversed by important recreational trails. The wind measurement towers are located at the most favorable site for such a facility in Glastenbury.



MAP PRODUCED 10/21/92 BY BCRC

Approximate location of
wind measurement towers.



Route 7

12.1 Wind Energy Resources in Glastenbury

Glastenbury's high ridges and remote location make it potentially suitable as a site for the development of a wind-driven electric generating facility. The recent success of wind energy projects has led to a search for sites that might be suitable for a commercial scale (10 to 20 MW / 20 to 60 turbines) wind energy facility. One possible site has been identified on a ridge in Glastenbury; wind measurement towers were installed to further evaluate the adequacy of this location with results indicating insufficient potential at the time.

A three-dimensional perspective of Glastenbury's topography reveals the high ridgelines that could be prospective sites for the development of such a facility (Map 13). Although a number of these ridges are not appropriate because of environmental impacts, access and aesthetics, efforts to locate a suitable site and develop a commercial wind energy facility should be considered. The municipal zoning regulations provide specific standards for wind energy facilities in Glastenbury.

12.2 General Policies

Policy 1 Capital expenditures on roads and other services should not lead to scattered development. New residential development is encouraged to be located near existing roads and utilities where residences will be more conveniently serviced and power-line extension minimized.

Policy 2 Residential development should follow the thermal integrity standards specified in the Bennington Regional Energy Plan. It should be designed to facilitate energy conservation through site planning which takes full advantage of solar energy resources.

XIII. IMPLEMENTATION

The goals set forth in the beginning of the plan are basic, modest and attainable. The policies adopted in the plan are guidelines for consistent and rational action to control land use and accommodate change. Unlike town plans in other states, the Vermont Town Plan has legal foundation for decision-making through the Act 250 process. Consequently, the goals and policies formulated in this document will not only guide growth in an advisory manner, but can be implemented to manage that growth.

13.1 Zoning

The Town maintains a Zoning Bylaw that implements the Town Plan. The use of districts in the Bylaw directs various land uses within certain predetermined areas. The Town Plan protects districts from adverse and conflicting uses, protects capital investments of private residences and the public sector, and natural resources. It also provides a process whereby development can be evaluated in terms of community vision.

13.2 Mapping Process

The maps presented herein are a part of this Plan and will be used to guide decision-making. Through the services of the Bennington County Regional Commission, portions of these maps can be configured and combined to facilitate consideration of specific areas.

13.3 Application of the Soil Survey

The capability of the soil and topography of the land define the development and land use capabilities of all areas. The Natural Resource Conservation Service has conducted a detailed soil survey of the Fayville area of Glastenbury. This survey delineates a variety of soil types and slopes on the land. Each soil type has distinguishable characteristics, which are interpretable in terms of potential success or failure of the planned use of the land. Implementation of this plan will require that all development in the town be pursued with strict regard to the capability of the soils in the intended area.

Appendix 1

Soil Survey Legend For Glastenbury, Vermont

<u>Map Symbols</u>	<u>Map Unit Name</u>
3C	Copake gravelly fine sandy loam
23	Adrian Muck
24	Carlisle mucky peat
28	Undifluvents
31 D, E	Danforth gravelly fine sandy loam
94 C	Pittsfield fine sandy loam
104 B, C, D, E	Colton gravelly loamy sand
105 B, C, D, E	Monadnock fine sandy loam
106 B, C, D, E	Berkshire fine sandy loam
108 B	Peru fine sandy loam
113 B, D	Cabot silt loam
117 C	Berkshire fine sandy loam

Appendix 2

Soils With Limitations For Development

<u>Map Symbol</u>	<u>Soils with Severe Problems</u>			
	<u>Flooding</u>	<u>Ponding</u>	<u>Wet/Shallow</u>	<u>Slope</u>
23		X		
24		X		
28	X			
31 D, E				X
104 D, E				X
105 D, E				X
106 D, E				X
108			X	
113			X	X

Appendix 3

Soils With Limitations For Development

Soil Limitations For Septic Disposal:

<u>Map Symbol</u>	<u>Slope</u>	<u>On-Site Septic</u>	<u>Reason for Limitation</u>	<u>Mound System or other</u>
3C	8-15%	severe	PF	Yes
23	All	severe	W	No
24	All	severe	W	No
28	All	severe	F	No
31D	15-25%	severe	PF, ST, S	No
31E	25-60%	severe	PF, ST, S	No
94C	8-15%	moderate	S, ST	Yes
104B	3-8%	severe	PF, STX	Yes
104C	8-15%	severe	PF, STX	Yes
104D	15-25%	severe	PF, STX	No
104E	25-60%	severe	PF, STX	No
105B	3-8%	moderate	ST	Yes
105C	8-15%	moderate	ST	Yes
105D	15-25%	severe	S, ST	No
105E	25-60%	severe	S, ST	No
106B	3-8%	slight	ST	Yes
106C	8-15%	moderate	S, ST	Yes
106D	15-25%	severe	S, ST	No
106E	25-60%	severe	S, ST	No
108B	3-8%	severe	W, PS, ST	Yes
113B	3-8%	severe	W, PS, ST	No
113D	15-25%	severe	W, PS, ST	No
117C	8-15%	moderate	S	Yes

PF = Poor filter, usually a gravelly soil that percs too fast

PS = Percs slowly

S = Slope

ST = Stony

STX = Extremely Stony

W = Wetness, seasonal high water table

Yes = for a "mound or other" only if there is a possibility of having 2 feet of dry soil (requirement for mound), or if it is a "poor filter," or if the only limitation is slope.

Appendix 4

Woodland Suitability

Management Problems:

<u>Map Symbol</u>	<u>Erosion Hazard</u>	<u>Equipment Limitations</u>	<u>Seedling Mortality</u>	<u>Wind Hazard</u>
3C	slight	slight	slight	slight
23	slight	severe	severe	severe
24	slight	severe	severe	severe
28		NOT AVAILABLE		
31D	slight	moderate	moderate	slight
31E	moderate	severe	moderate	slight
94C	slight	slight	slight	slight
104B	slight	slight	severe	slight
104C	slight	slight	severe	slight
104D	slight	moderate	severe	slight
104E	moderate	severe	severe	slight
105B	slight	slight	slight	slight
105C	slight	slight	slight	slight
105D	moderate	moderate	slight	slight
105E	severe	severe	slight	slight
106B	slight	slight	slight	slight
106C	slight	slight	slight	slight
106E	severe	severe	slight	slight
108B	slight	slight	slight	moderate
113B	slight	severe	severe	severe
113D	slight	severe	severe	severe
117C	slight	slight	slight	slight