

GLOVER TOWN PLAN

***ADOPTED
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Section 1. Introduction

Glover's History

Prior to modern settlement, the area which is now Glover was inhabited by several branches of the Abenaki (Abenaki) tribe. On June 27, 1781, Congress granted the 23,040 acres that were to be Glover to General John Glover of Marblehead, Massachusetts, as a reward for his military service in the Revolutionary War, most notably his regiment's ferrying General Washington's troops across the Delaware River during the Battle of Trenton in 1776. Most of the original sixty-two grantees of the town had served in General Glover's 14th Continental Regiment, known as the "Marblehead Marines." Although Glover bears his name, there is no record of General Glover having set foot in the town of Glover.

The first modern development in Glover was the continuation of the Hinman Road between Greensboro and Derby from 1791 to 1793. The town was chartered on November 20, 1783, and initial settlement of the town began in 1798, with the first Town Meeting occurring in 1802. Early settlement concentrated in what is now Glover village and the Parker Settlement, on the south side of Lake Parker (this settlement was eventually relocated to the Boardman Hollow, the current West Glover village). The outlet of Shadow Lake at Slab City, or South Glover, and Keene Corner (Dexter Mountain) was also settled early in the town's history.

Farming and forestry were the first economic activities of Glover, which included the production of potash (used in the making of soap), maple sugar, and wool. The first store (and tavern) opened in 1799; the first sawmill in 1804; the first school in 1802/03; and church in 1810.

One of Glover's most famous events was the Runaway Pond and the heroics of young Spencer Chamberlain on June 6, 1810:

"There had been a drought ... Aaron Wilson, the mill owner, decided to create a ditch to divert some of the water from Long Pond — which normally flowed south to the Lamoille River. If some of the water could be sent north to the Barton River, it would help power his mill ... The project went well at first. By the end of the day, the trench was dug and the workers were ready to send the water north.

With a resounding applause the water was released and a lovely rippling stream began to flow north to Glover. Then people began to realize something had gone wrong. A roar underground was heard. The pond disappeared. What the workers didn't know was that the whole area was quicksand. Instead of

releasing a small amount of water, the workers had released the entire Long Pond and it was headed for the mill, where Mr. Wilson's wife was grinding corn ... Someone had to run ahead to warn the miller's wife.

'Chamberlain is the one for that chase,' someone called out, 'for he's a half-blood of the Indian race.' Spencer was off in a flash to save the miller's wife, to a loud chorus of, 'Run, Chamberlain, Run!' Spencer Chamberlain beat the flood and was honored from then on as a hero. Every year, a featured event during Glover Day is a five-mile foot race from Runaway Pond (where Long Pond used to be) to Glover Village — in memory of Spencer Chamberlain's accomplishment."

*from Run, Chamberlain, Run: The Story Of
Runaway Pond And A Real Hero by Daniel Cummings*

In 1820 the first hotel was established in Glover village. Industries by this time included a blacksmith, tannery, starch factory, several mills, and a wagon shop. In 1825 Glover got a post office.

The introduction of the Merino Sheep into Vermont in 1811 had unleashed an economic and land use juggernaut. By 1840, the state had six sheep for every person (1.6 million sheep total), and Glover was home to almost five thousand of them (as opposed to 1,507 cattle), which produced well over three million pounds of wool. Sheep raising dominated the economy of Vermont for more than 50 years. This drastically transformed the landscape of Vermont; eventually Vermont would be only 20 percent woodland, as opposed to nearly 100 percent when settled by Euro-Americans and 80 percent currently. When wool and mutton could be produced more efficiently by Western ranchers — thanks in part to the introduction of the refrigerated boxcar after the Civil War — Vermont turned to dairy farming.

By 1851 there were fourteen school districts scattered throughout Glover. In 1852 the Orleans Liberal Institute was chartered under the auspices of the Universalist Church. It operated for the next thirty years. The building then served as the town grammar school, before

Survey Snapshot

Note: In June, 2005, approximately 1100 surveys were mailed to Glover residents and property owners. 201 surveys were returned. The Glover Town Plan highlights relevant findings throughout the plan in a series of "Survey Snapshots." A complete summary of survey findings appears in Appendix I.

When asked how many years they have lived in Glover, the average response was just over 20 years. (177 respondents answered the question.)

A year or less.....	9
More than a year, less than 5	21
More than 5, less than 10	28
More than 10, less than 20.....	41
More than 20, less than 30	26
More than 30, less than 40	23
More than 40, less than 50	13
50 years or more.....	16

burning in 1938.

The population of Glover peaked in 1860 at 1,244 residents. Ninety men from the town served in the Civil War. West Glover was granted a post office in 1861. In 1876,

Survey Snapshot

Nearly a quarter of survey respondents make Glover their second home. Most of these respondents (61%) have a primary residence elsewhere in Vermont. (See Appendix I.)

VT:.....27
CT.....3
FL.....2
NC.....1
NH.....2
NJ.....1
NY.....1
MA.....5
PA.....1
WA.....1

Glover was briefly in the national spotlight as the potential home to a national landmark, when fiscal controversy brought into doubt whether the Statue of Liberty would find a home in New York. Other communities, such as Boston, San Francisco, Milwaukee – and Glover (Lone Tree Hill in West Glover was considered the potential site) – offered her a home, before New York finally agreed to accept France's gift.

A village improvement society was started in 1892, which oversaw the building of sidewalks, street lights, and sponsored civic events. The first telephone in town was installed in 1886; the first house with indoor plumbing in 1890. 1903 was the first year women attended Town

Meeting (though no women were able to vote until 1921). In 1907 the first car came to town. In 1908 a key part of the business section of Glover village was destroyed in a fire. In 1910 the Universalist Church burnt down. World War I saw thirty-one men from Glover serve and its aftermath, the effects of the world-wide flu pandemic, which claimed the lives of several Glover citizens.

The Great Flood of 1927, with water levels rising four feet per hour on November 3, devastated much of the state, including Glover. The mill in West Glover was destroyed, as were several other buildings and bridges in both Glover and West Glover. Then came the Great Depression, beginning soon after the Great Flood. The Depression made Vermonters' struggle that much worse, despite the old joke, "Vermonters were already so used to poverty that they barely noticed the Depression." The federal New Deal program, the Civilian Conservation Corps, put many people to work and resulted in numerous infrastructure improvements through Glover, including rebuilding the bridges lost in the flood and in 1939 municipal sewers in Glover and West Glover (which discharged directly into the Barton River and Roaring Brook). In 1938 the remnants of a hurricane known simply as the Storm of '38, tore through town, destroying 40 percent of the sugar maples in town.

By 1940 there were eighty-three dairy farms in Glover and no sheep farming to speak of (in 1973 twenty-four dairy farms and in 2005 fewer than ten dairy operations and one horse farm). World War II saw 107 men and women from Glover serve in the armed forces.

In the aftermath of World War II, the seeds of change were planted for the demographic changes that would sweep Vermont in the 1970s. Both the "back to the land" movement that began in the late 1950s and peaked in the 1970s — which brought generally young refugees from urban and suburban America seeking a simpler rural life — and the development of the ski industry after World War II began to bring new people to Vermont [see Table 1.1]. As agricultural efficiency drove down the demand for labor on local farms, leading many native rural Vermonters to move elsewhere in search of work, other people leaving "mainstream" America moved to Vermont.

One of the major symbols of the back-to-the-land movement, the Bread & Puppet Theater, moved to Glover in 1974, when this process was at its peak. Population in Glover rose sharply in the 1970s as people wanting to leave urban areas pulled up stakes and moved to the area. An active commune was established on Mullen Hill. Eventually Bread & Puppet's Domestic Resurrection Circus, held annually (usually in August), would bring tens of thousands of people to Glover.

Glover Today

According to U.S. Census Bureau population estimates for 2004, the current year-round population of Glover is 982. Summertime population is much higher due to the large number of seasonal homes.

TABLE 1.1: Town, County, State Population Growth Comparison
(Growth periods in bold)

	Glover		Orleans County		Vermont	
	Actual	Change	Actual	Change	Actual	Change
1930	860	4.1%	23,036	-3.7%	359,611	2.0%
1940	788	-8.4%	21,718	-5.7%	359,231	-0.1%
1950	727	-7.7%	21,190	-2.4%	377,747	5.2%
1960	683	-6.1%	20,143	-4.9%	389,881	3.2%
1970	649	-4.9%	20,153	0.1%	444,330	14.0%
1980	843	29.9%	23,440	16.3%	511,456	15.1%
1990	820	-2.7%	24,053	2.6%	562,758	10.0%
2000	966	17.8%	26,277	9.3%	608,827	8.2%

Source: Calculation with U.S Census Bureau's Total Population, Vermont Indicators Online

TABLE 1.2: Population Growth 1990-2000, Glover and Neighboring Towns

Area	2000 Pop.	% Change 90-00
Glover	966	17.8%
Barton	2780	-6.3%
Sheffield	727	34.38%
Greensboro	770	7.39%
Craftsbury	1136	14.29%
Albany	840	7.42%
Orleans County	26,277	9.25%
Caledonia County	29,702	6.67%

Source: US Census Bureau 2000

Section 2. Objectives and Policies

Glover's Town Plan is not a regulatory document and is not intended to lead to the implementation of regulations (i.e. zoning bylaws). It is a comprehensive long-range guide to growth and change. Its goal is to promote a responsive, orderly, coherent, efficient, and economical local government.

The first town planning commission was formed in 1971. Formal planning has been intermittent since then. The town has adopted and rescinded an Interim Municipal Plan. A Sewage Ordinance for Individual Septic Systems was in force during the early 1980s, but an updated ordinance was proposed and rejected in 1989 over concerns about minimum lot size requirements. An abbreviated Community Development Plan was adopted November 21, 1999, to meet Federal and State requirements for certain grant programs.

The current Planning Commission's goal is to maintain the demographic balance of Glover. We consider it essential to maintain the rural nature of our community by encouraging traditional jobs rooted to the land (agriculture and woodland resource extraction), tourism-related activities, small-scale businesses in all fields, home-based sole proprietor businesses, and modernizing the telecommuting infrastructure in order to build the foundation for jobs of the future. We also feel it is important to maintain and further develop the town services for both summer and year-round residents. We want to preserve the appearance of a rural community through land preservation by supporting the State Current Use Program, the Vermont Land Trust, and the Nature Conservancy.

Developed with substantial public input, this Plan is to be considered a vision for our future. Town planning is a democratic process. It only works when the public remains involved. We urge every Glover resident to carefully review this plan and continue to discuss these issues with both the Planning Commission and the Selectboard. The Plan can be amended at any time, should new or unexpected challenges arise.

The following sections of the Town Plan are organized as follows: an introduction; a listing of present conditions; and a statement of goals, objectives, and strategies.

Survey Snapshot

The majority of survey respondents find Glover a "good" place to live. Most-cited reasons included "small town" and "rural" aspects of community life. (See Appendix I.)

Excellent	38.5%
Excellent-Good	0.5%
Good	46.4%
Good-Fair	1.0%
Fair	12.5%
Poor	0.5%
Awful	0.5%

Goal for Glover Town Plan:

- Implementation through incentive-based, non-regulatory measures.

Section 3. Land Use

According to the 2005 Grand List, there are 844 parcels of taxable land in Glover, with 391 of these having year-round residences. Residential settlement is concentrated in Glover and West Glover villages, with outlying farmsteads and residential structures scattered throughout the town in the typical rural pattern of the region. There are 233 vacation properties, most of which are located along the shores of Lake Parker, Shadow Lake, Daniels Pond, and Clark (also known as Tildy's) Pond.

Survey Snapshot

The majority of survey respondents primarily use their land for residential purposes (See Appendix I):

Residential only	147
Agriculture/Forestry (Full Time)	12
Rental Income	1
Agriculture (Part-time)	7
Long-term Investment	5
Small Business Site.....	1

Commercial properties are located in private residences or clustered adjacent to Route 16. The Town does not anticipate the purchase of land for commercial development, such as an industrial park. Residential structures on small lots continue to be built and it is anticipated that conversions of existing seasonal homes to permanent residences will continue and that new seasonal homes will continue to be built.

Farming and forestry have played a significant role in forming Glover's landscape. Activities which depend upon land and natural resources continue to be a mainstay of the local and regional economy. Although there are fewer farms today than at any time in the past century, the amount of land devoted to agriculture has remained relatively stable. Farming operations have consolidated and rented fields supplement acreage directly owned by farmers. Forestry products are harvested throughout Glover

Survey Snapshot

The majority of survey respondents have planned for the future of their land by **surveying** it (54 respondents).

21 respondents participate in the **Current Use Program**.

(See Appendix I.)

and woodlot management is an ongoing aspect of land ownership for many citizens.

Changes in demographics and land use will increasingly challenge and conflict with resource-based industries. Some landowners may object to the sounds and smells of agriculture and forestry. As the value of land for residential uses rises, landowners find it difficult to pay the taxes by farming or holding large tracts of land for their long-term productive potential. The Town may need

to become more actively supportive to ensure that farming and forestry are a part of Glover's future.

Glover is fortunate to have a relatively young and active farming community. Land leased by farmers from non-farming landowners is an important component of Glover's land use. These leases enable smaller farmers to maintain open land they are not using and generate capital. Nonfarmers can reap tax benefits and participate in the agricultural base of the community by leasing or renting their property.

Table 3.1: Natural Resources – Town of Glover

Area of Land, Sq. Miles, 2000*	37.87
Area of Water, Sq. Miles, 2000*	0.74
Percent Private & Public Conserved Lands, 1999**	1.7%
Total Private & Public Conserved Lands, Acres, 1999**	425
Federal Administered Conserved Lands, Acres, 1999**	0
State Administered Conserved Lands, Acres, 1999**	320
Change in Forest Land to Developed Land, Acres, 1970-90	15.8
Change in Forest Land to Non-Forested Land, Acres, 1970-90	111.0
Change in Non-Forested Land to Developed Land, Acres, 1970-90	2.4

* Source: U.S. Census Bureau, Census of Population and Housing

** UVM School of Natural Resources/Spatial Analysis Lab

Table 3.2: State-Held (Fish & Wildlife) Lands in Glover

Property Description	Total Acres	Value
Shadow Lake Access	.84	\$26,900
Lake Parker Access	.56	\$43,400
Daniels Pond Tract II	.17	\$12,600
Daniels Pond Tract II	.40	\$12,800
Clark Pond Access	.81	\$13,600
Barton River Streambank – TH 50 Fulton Lane	2.10	\$1,900
Barton River Streambank – River lot s. side TH 1 w/3.54 ac	6.91	\$8,500
Barton River Streambank – N side TH 37	2.98	\$7,900
Barton River Streambank – Lot east bank south of TH 37	7.10	\$8,500
Barton River Streambank – w/0.48 ac parking lot on Rt. 16	5.66	\$10,700
Barton River Streambank – Shadow Lake Rd. to Clark Pond	6.58	\$8,400
Barton River Streambank – Shadow Lake Brook (Easterly tract)	.86	\$7,100
Barton River Streambank – Shadow Lake Brook (Westerly Tract)	1.35	\$7,300
Barton River Streambank – “Runaway pond” Lot/Rt 16	12.50	\$10,100
Barton River Streambank – Ridge lot/Greensboro town line	62.3	\$33,400
TOTAL	111.12	\$213,100.00

Source: Town of Glover Listers 2005

Table 3.3: Glover Property Valuation & Taxation

Property Tax Rate (Rate per \$100), 2003	2.0000
Education Tax Rate (Rate per \$100), 2003	1.533
Municipal Tax Rate (Rate per \$100), 2003	0.467
Median Real Estate Taxes (Owner-Occupied Units), 2000	\$971
Average Residential (R1), Equalized Value, 1999	\$59894
Average Residential (R2), Equalized Value, 1999	\$98208
Average Vacation (V1), Equalized Value, 1999	\$60968
Average Vacation (V2), Equalized Value, 1999	\$80746
Average Mobile Home (Landed), Equalized Value, 1999	\$31765
Average Mobile Home (Unlanded), Equalized Value, 1999	\$14838
Average Commercial, Equalized Value, 1999	\$111969
Average Commercial-Apartments, Equalized Value, 1999	\$0
Average Industrial Manufacturing Plants, Equalized Value, 1999	\$79019
Average Utilities, Electric, Equalized Value, 1999	\$248654
Average Utilities, Other, Equalized Value, 1999	\$0
Average Farm, Equalized Value, 1999	\$149682
Average Woodland, Equalized Value, 1999	\$34234
Average Miscellaneous, Equalized Value, 1999	\$26177
Average Other, Equalized Value, 1999	\$0
Average Total Listed Value (all categories), 1999	\$62608

Source: State Department of Taxes

Present Conditions

- There are no Glover zoning ordinances.
- The Town has a Flood Zone ordinance. The flood plain is along the South Branch of the Barton River near Glover village. The ordinance serves to restrict the building of permanent structures in the flood zone.
- The Town does not have a sewage ordinance, relying on State standards for septic systems.
- The State of Vermont owns a strip of land on both banks of the Barton River and a few other parcels, including four boat ramps.
- The Town has a Road Ordinance, passed in 2004.
- In 1995, the Town enacted an ordinance on curb cuts and driveways, which serves to prevent dangerous driveway placement. No application has been turned down to date.
- Several large farming operations — including the Young farm in West Glover village, the Andersonville farm, and the Young/Bickford farm near Fisher Hill — have been conserved through the purchase of development rights by the Vermont Land Trust. The McGrath property south of Daniel's Pond has also been conserved.

- According to the most current data from the State Department of Taxes (2005), Glover has 54 parcels, representing a total of 4,453 homestead and 4,738 non-residential acres enrolled in the Current Use Program. Total taxes saved in 2005 was \$98,307 (municipal, state education and local share).

Goals, Objectives, and Strategies

- The Town does not contemplate actively controlling development or settlement through a zoning ordinance or other land use control. Glover relies on Act 250 to assess potential development and a town plan will strengthen Glover's position in Act 250 cases.
- Proposals have been made to acquire easements for public recreation paths over private property in order to supplement existing rights-of-way over discontinued roads and trails, but none have been carried out.
- The Town supports minimizing the negative impact of new development on existing agriculture, forestry, and ecosystems by allowing and encouraging the clustering of residential development so that landowners can sell some land and still maintain open land for agriculture.
- Replacement of the West Glover Sewage Disposal System, or direct flow to the Barton sewage treatment plant, and maintenance of the Glover Village Sewage System (currently at less than 50% of capacity) may stimulate potential builders to locate near or in the village centers.
- In order to promote the preservation of both open spaces and traditional village settlement patterns, transfer of development rights is supported.
- Support Current Use programs, which provide property tax relief for land in farming and forestry uses. Provide new landowners with information about Current Use and Forest Stewardship programs when they register their deeds with the Town Clerk.
- Ensure that farmers are well represented in decisions concerning land use. Think of farms as small businesses and extend the same consideration and services to farmers as we do to other commercial/industrial entrepreneurs.
- Use the Natural Heritage site designations on the map as red flags which indicate the need to contact biologists with the Vermont Natural Heritage Program (241-3700) if there is proposed development on the site. They will work directly with landowners.

- Identify places of significant local value so that the Town may consider acquisition of relevant easements, right-of-ways, cooperative agreements with landowners.

Section 4. Utilities and Facilities

Infrastructure includes water supply and distribution, sewer lines and disposal, solid waste disposal, electric and telephone lines (covered in Energy/Telecommunications section), roads, transportation and traffic.

Public Land, Buildings, and Equipment

Public land and facilities in Glover currently include upwards of 50 acres of town-owned real estate, in addition to the 111+ acreage held by the state, which includes the boating accesses on Shadow and Parker Lakes and Daniels and Clark Ponds, as well as multiple lots along the Barton River Streambank. (See Land Use, Table 3.2)

Table 4.1: Town of Glover Real Estate

Parcel	Assessed Value
Ambulance Building, West Glover	\$41,000
Andersonville Cemetery	\$31,500
French Cemetery (Dexter Mountain)	\$27,000
Glover Town School	\$2,021,900
Lafont Mill Site	\$500
Lake Parker, Dry Hydrant Lot	\$9,000
Merriam Estate	\$1,000
Municipal Building and Fire Station	\$457,000
Old Schoolhouse lot on Duck Pond Road	\$4,500
Shadow Lake Beach & Water Rights	\$60,000
The Hester Webster Nature Preserve	\$14,400
Town Forest, $\frac{3}{4}$ acre	\$1,500
Town Garage and Land	\$80,900
Town Gravel Pit, Recreation & Cemetery (future)	\$232,830
Town Hall	\$165,500
Water Rights, Lake Parker	\$5,000
West Glover Cemetery	\$33,000
Westlook Cemetery	\$42,000

Source: Town of Glover Listers, 2005

Present Conditions

- Town offices, public library, and historical society are housed in a former residential structure. The Town Hall, rebuilt in the 1940s after a devastating fire, was completely renovated in 2000 and is used as an auxiliary recreational facility. This work was accomplished with a \$127,000 grant from the Vermont Community Development Program, FEMA grants, and local tax dollars.
- A twenty-six acre parcel was purchased in 2004 to be used for a cemetery, recreation, and gravel extraction (estimated supply of 25 years). Purchase and

development of this parcel was made possible with Housing Conservation Trust grants and local tax dollars.

Goals, Objectives, and Strategies

- To support and maintain a five-year capital plan and a twenty-year equipment plan for town property and maintain a schedule of anticipated maintenance requirement for town facilities.
- To provide adequate public gathering space for government, recreation, education, waste management, and emergency use and to maintain existing town facilities in a safe, functional and attractive condition.

Parks, Playgrounds, and Recreational Activities

The development and maintenance of recreational areas – with the desires of both those who use motorized vehicles and those who wish to avoid them respected – is both foreseen and encouraged. Such development will not only enhance quality of life for the town's residents, but also help support the tourist industry in the area.

Present Conditions

- A modern playground was part of the school renovation in 2004.
- A modern basketball court was part of the school renovation in 2004 and is available for community use during non-school hours.
- Land dedicated to public recreation includes Shadow Lake Beach (50'x 100'), the Glover Village green, the Hester Webster Nature Preserve (3.7 acres) on the south shore of Lake Parker, the Town Forest (near Sand Hill Road), and State of Vermont fishing access and boat ramps.

Goals, Objectives, and Strategies

- Develop the "town square" next to the Union House in Glover village to make it more usable and appealing (i.e., landscaping, a gazebo, etc).

Survey Snapshot

The majority of survey respondents would like to see elderly housing in town, but they also showed strong preferences for other services amenities. (See Appendix I.)

Elderly housing.....	94	51.9%
High-Speed Internet.....	92	50.8%
Hiking Trails.....	77	42.5%
Expanded Library Program ...	60	33.1%
Road Paving.....	53	29.3%
Skating Rink.....	53	29.3%
Village Sidewalks	47	26.0%
More Swimming Areas	43	23.8%
Mountain Biking Trails.....	42	23.2%
Village Park.....	37	20.4%
Playgrounds	33	18.2%
Tennis Court.....	27	14.9%
ATV Trails.....	22	12.2%
Other (please specify)	12	6.6%

- If the West Glover leach field does not become part of the new sewer system, examine the possibility of installing a basketball/tennis/hockey court on the on the property.
- Maintain the trail in the Hester Webster Nature Preserve on which vehicles are restricted. Make the public more aware of its availability to the public. Consider adding some parking near the area.
- Support efforts to better manage the Shadow Lake beach.
- Support the Recreation Committee's efforts to oversee recreation facilities and programs, including development of trails and other permanent recreation infrastructure.
- Support the Glover Trailwinders snowmobile association trail acquisition and maintenance efforts.

Water and Sewage

There are 118 sewer hookups in Glover and West Glover. The nursing home, school, and 11 apartments require multiple hookups. Most homes have private wells or springs.

Present Conditions

- There is no town water system.
- Sewer mains for Glover and West Glover villages were built by the Town after incorporation of the villages was dissolved. Barton's sewage treatment plant was constructed in partnership with the Town of Glover, in the early 1970s. Glover owns 25% of the plant's capacity.
- The Town does not have a sewage ordinance, relying on State standards for septic systems. A Sewage Ordinance for Individual Septic Systems was in force during the early 1980s, but an updated ordinance was proposed and rejected in 1989 over concerns about minimum lot size requirements, though subsequent state regulations have made those concerns a matter of state regulation.
- West Glover sewage is collected in a septic system located behind the Ambulance Squad building. It is currently subject to a state-imposed hookup moratorium due to system inadequacies.
- The Town Health Officer is available to service public health complaints and to monitor surface water quality. There are no public health facilities in Glover.

Goals, Objectives, and Strategies

- Implement existing sewer system maintenance program.
- Investigate possibility of expanding or improving West Glover Village Sewer System, including pursuit of federal and state aid.
- Support installation of alternative sewage disposal systems to reduce reliance on collecting systems and leach fields currently susceptible to failure.
- Encourage purchase of minimal-flush toilets and other water-saving devices.

Telecommunications

Given the greater emphasis on telecommunications in the national economy, it is vital to the economic well-being of Glover to develop its telecommunications

Survey Snapshot

More than 60% of survey respondents favor the adoption of an ordinance on **cell towers**. (See Appendix I.) Here is what respondents want the ordinance to do:

	Yes.....	No
Help direct the location of communication towers.....	152.....	31
Require height and design specifications so that the towers are less noticeable.....	134.....	43
Require that various uses be consolidated onto one tower....	131.....	40

infrastructure, while also maintaining the traditional rural landscape that is the foundation of the recreation-based economy.

Towers and related infrastructure require careful consideration. These structures tend to be located on highly visible locations on mountaintops, ridgelines, and in residential areas. The need for additional facilities is projected to increase dramatically in the next five to ten years. The Federal

Telecommunications Act of 1996 placed certain limitations over municipal control of these structures.

As for availability of broadband, a recent community survey failed to indicate enough support to participate in an aggregation effort through the Vermont Rural Broadband project, but individual service providers have shown an interest in delivering wireless broadband to some portions of town which do not currently have access via cable.

Present Conditions

- Cellular phone coverage is spotty in Glover, with large portions of town out of cellular phone range.
- High speed internet is only available via cable in Glover village and satellite (expensive and inconsistent) elsewhere.

Goals, Objectives, and Strategies

- Glover should develop a Town Ordinance relating to the erection of cellular and other telecommunication towers and/or transmitters incorporating, at a minimum, the following: aesthetics, integrity of residential zones, ridgeline protection, preferred locations (general and specific), and collocation or clustering of tower facilities.
- Town wide access to broadband internet access via the Rural Broadband project will be pursued.

Waste Disposal

Currently most waste goes to Waste USA in Coventry, with trash pickup done by private haulers. Twice a year a hazardous waste disposal is held in Coventry. The Town covers the expense for all participating town residents. Scrap metal days are held locally.

Present Conditions

- After an initial eighteen-month trial, membership in the NEK Solid Waste Management District, Glover voted to withdraw from the organization in favor of organizing and managing our own waste management system.
- In 1989 a Comprehensive Waste Management Plan was implemented. It is managed by the Glover Recycling Committee and financed with municipal funds, state and federal grants, and user fees.

Goals, Objectives, and Strategies

- Explore options for annual drop-off dates for disposal of computer and other electronic equipment.
- Locate a stump dump, demolition debris and organic waste composting site.
- Add waste oil collection capacity to the recycling center.

Emergency Services

Independent non-profit corporations operate a Volunteer Fire Department and Volunteer Ambulance Service, operating with separate charters. Projected rates of population increase are quite low. These two services are dispatched by the Derby State Police, under the auspices of the State of Vermont E-911 system.

Survey Snapshot

Survey respondents favored increased safety regulation and/or enforcement in the following areas:

	Response Total
Speeding	80
Vandalism	66
Theft	59
Animal control	33
4-wheelers and ATV use	13

Present Conditions

- A Disaster Mitigation Plan, Emergency Operations Plan, and a Rapid Response Plan were completed for the Town of Glover in 2005.
- The fire department receives a municipal appropriation and conducts fundraising throughout the year. A four-bay fire station and civil defense shelter was completed in 2002, funded by state funding in the form of a \$354,000 Vermont Community Development Program grant.
- The ambulance service operates out of the former creamery building (formerly site of the municipal garage) in West Glover, which has been completely renovated. The ambulance squad also receives an appropriation from the town and conducts fundraising throughout the year.
- Vermont State Police provide police services. The Orleans County Sheriffs Dept. is available for contractual services. The Town Constable enforces our Animal Control Ordinance under the direction of the selectboard.

Goals, Objectives, and Strategies

- Support current disaster mitigation planning to identify gaps in disaster planning, such as increased flood resistance and drought protection, and work to eliminate gaps (in cooperation with federal and state agencies and surrounding communities).
- Update rapid response plans annually and send copies to Vermont Emergency Management.
- Continue active participation in Local Emergency Planning Commission District 10.

Section 5. Educational Facilities

Historically, the town operated a system of one-room schools, with as many as 14 separate small school districts in the 19th century. These schools handled all grades until 1938, when the community school was built in its current location in Glover Village. It was rebuilt in 2002-2003, incorporating some of the 1960s addition, with much new construction. It includes a large auditorium, also used as a cafeteria and gymnasium. Funding is supplied through a combination of local property taxes, State funds, and grants from State and Federal sources. The school has no endowment.

Table 5.1: Glover Village School: General School Information

School Participation Information	2000-2001	2001-2002	2002-2003	2003-2004	2004-2005	State of Vermont 2004-2005
Total School Enrollment	90	94	97	103	105	98,361
Attendance Rate	94.1%	95.4%	94.2%	95.1%	Not avail.	Not avail.
Retention Rate	2.2%	1.1%	0.0%	0.0%	Not avail.	Not avail.
Student/Teacher Ratio	10.0	12.4	11.8	13.4	14.6	11.6
Eligible Special Education	2.2%	3.2%	8.2%	5.8%	Not avail.	Not Avail.
Home Study (Number)	Not avail.	4	2	1	2	2,096

Source: Vermont Department of Education School Report

Table 5.2: School Enrollment and Type of School

	Glover	Orleans County	Vermont
Total population 3 Years and Over	924	25,388	588,931
Enrolled in preprimary school			
... Public School	20	554	12,265
... Private School	0	123	4,991
Enrolled in elementary school			
... Public School	98	2,819	65,574
... Private School	8	257	5,106
Enrolled in high school			
... Public School	59	1,662	32,174
... Private School	7	118	3,728
Enrolled in college (undergraduate)			
... Public School	14	533	20,669
... Private School	3	132	12,499
Enrolled in graduate or professional school			
... Public School	10	77	3,684
... Private School	4	69	3,466
Not enrolled in school	701	19,044	424,775

Source: 2000 US Census, Census of Population & Housing, 2000 Summary File 3 Table P36

TABLE 5.2: Educational Attainment

	Glover	Orleans	Vermont
Total population 18 years or older	741	19,689	461,248
Less than 9th grade education	7.3%	8.9%	4.6%
9th to 12th grade, no diploma	13.5%	13.3%	9.4%
High school or equivalency	38.7%	41.1%	32.1%
Some college, no degree	14.3%	15.6%	19.7%
Associate degree	5.9%	6.1%	7.3%
Bachelor's degree	11.6%	10.0%	17.2%
Graduate or professional degree	8.6%	4.9%	9.8%

Source: Calculated from 2000 US Census Summary File 3, Table P37

Present Conditions

- The Town of Glover operates one school (K through 8) with approximately 105 students in the 2004-2005 year. There are, according to 2000 US Census data, 118 children of grade school age (K through 8, of ages 5 to 14 years) residing in Glover town.
- According to the latest census, 59 high school students are eligible to be bused by a private contractor to Lake Region High Union School in Orleans. (US Census Data shows that there are 59 attending public high school. About 10 to 20 of these students use private transportation to get to school.
- Vocational training in Orleans County is currently centered at Union High School, a thirty-minute drive from Glover. A new vocational training center has been funded by the legislature, and will be built in northern Orleans County.
- A private contractor buses students to the school from outlying areas of the town.

Survey Snapshot

Most survey respondents (89.1%) do not have school-age children. They still, however, had numerous recommendations for additional services to be provided at the Glover School, including: Longer hours/access on weekends (4), and more adult education opportunities (3).

Goals, Objectives and Strategies

- To provide exceptional education opportunity for the children residing in Glover.
- To continue to fund relevant education services at the facility of the grade school, and explore new funding opportunities for after-school programs and extra-educational programs housed in the facility, which are currently funded by a district-wide grant (21st Century). This grant is set to expire soon.
- To maintain the new school building and grounds in superior working order.
- To support the town library in its educational support of Glover children.

Section 6. Housing

Present Housing Status

Glover has experienced two huge population growth spurts in the past thirty five years, both which have mirrored (more or less) statewide population trends. The growth spurt between 1970 and 1980 was a 30% population increase, which doubled the county and state figures at that time. The population then declined slightly between 1980 and 1990. (See TABLE 1.1: Town, County, State Population Growth Comparison.)

Even more interesting, as shown in Table 6.1, there has been an enormous jump in this past decade for the number of occupants who have moved into town, especially among renters. This is apparent not only in town, but also throughout the county and state. As reported by the Vermont Housing Council and the Vermont Housing Awareness Campaign in the annual report of "Between a Rock and a Hard Place," there is an upward spiral of housing costs in Vermont coupled with the shortage of construction. This has created a very tight housing market, meaning higher rents and home prices. With this in mind, it is apparent that there will quickly be a shortage of affordable housing available in Glover, if it is not already the case.

Survey Snapshot

98.8% of survey respondents own their own home.

More than one-third of respondents live in the West Glover/Lake Parker area.

Table 6.1: Year Householder Moved Into Unit

	Glover		Orleans County		Vermont	
	Actual Count	Rate of Change	Actual Count	Rate of Change	Actual Count	Rate of Change
For owner-occupied units						
1990 to March 2000	135	77.6%	3,379	71.3%	80,036	89.7%
1980-1989	76	18.8%	1,972	48.4%	42,197	72.4%
1970-1979	64	28.0%	1,329	25.9%	24,482	6.2%
1969 or earlier	50		1,056		23,062	
For renter-occupied units						
1990 to March 2000	57	1800.0%	2,313	914.5%	61,665	967.4%
1980-1989	3	300.0%	228	142.6%	5,777	238.2%
1970-1979	0	n/a	94	25.3%	1,708	0.1%
1969 or earlier	0	n/a	75	n/a	1,707	n/a

Source: Vermont Housing Finance Agency

Table 6.2: 2000 Housing Stock, Town of Glover

	Owner occupied	Renter occupied	Vacant units*
Total	325	60	291
Buildings with 1 unit	278	43	270
Buildings with 2 units	6	2	1
Buildings with 3+ units	2	8	2
Mobile homes	39	7	12
Boats, RVs, vans or other	-	-	6

Source: US Census Bureau, Census of Population and Housing, 2000 Summary File 3 Tables H32 and H31

*Note on the above table: A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. Units temporarily occupied by persons who have a residence elsewhere at the time of enumeration are also classified as vacant.

A look at historical data on property sales in Glover reveals a steady increase in average price (barring a few exceptions of mobile home sales, which probably involved very large tracts of land). Prices in town, however, have consistently lagged behind average price of property sales in Orleans County, as well as statewide. Note: The average price figures come from the Property Transfer Tax. The VT Housing Finance Agency filtered out transactions that were not deemed to be "arm's length," (e.g. transfer of property from one family member to another) so that it only captured homes where the seller had 100% interest in the property.

Table 6.3: Historical Data - Price of Primary Residences Sold – Mobile Homes*

YEAR	Glover		Orleans County		Vermont	
	Average Price	# Sold	Average Price	# Sold	Average Price	# Sold
1990	\$35,000	1	\$26,192	24	\$31,325	704
1991	\$48,000	1	\$28,068	22	\$33,029	469
1992	-	-	\$22,076	15	\$30,923	417
1993	-	-	\$25,375	22	\$33,783	475
1994	-	-	\$24,731	39	\$32,565	654
1995	\$19,347	3	\$25,135	37	\$34,994	595
1996	\$17,500	2	\$26,116	28	\$32,700	517
1997	-	-	\$23,140	21	\$30,352	417
1998	-	-	\$25,071	30	\$36,954	416
1999	-	-	\$29,255	26	\$36,363	490
2000	\$20,000	2	\$28,107	43	\$37,037	592
2001	\$24,625	4	\$28,744	39	\$38,838	574
2002	-	-	\$33,081	37	\$44,416	640
2003	\$32,000	1	\$44,085	41	\$48,072	670
2004	\$35,750	2	\$44,751	42	\$51,984	771

Source: Vermont Housing Finance Agency

* Note on the above data: Average price for mobile homes includes both mobile home with and without land, which explains for jumps and aberrations from year-to-year.

Table 6.4: Historical Data - Price of Primary Residences Sold – Single-Family Homes

YEAR	Glover		Orleans County		Vermont	
	<i>Single-Family Home</i>	<i># sold</i>	<i>Single-Family Home</i>	<i># sold</i>	<i>Single-Family Home</i>	<i># sold</i>
1990	\$39,500	1	\$77,311	145	\$117,044	4037
1991	\$55,000	1	\$78,224	120	\$113,990	3784
1992	\$52,000	2	\$79,724	140	\$113,119	3906
1993	\$60,430	10	\$69,727	182	\$113,338	5023
1994	\$55,863	8	\$74,319	203	\$117,787	5863
1995	\$74,667	6	\$80,226	149	\$119,789	4701
1996	\$55,867	6	\$80,337	167	\$120,788	4860
1997	\$61,667	3	\$78,184	146	\$128,831	4279
1998	\$75,714	7	\$87,824	168	\$132,191	5606
1999	\$68,375	8	\$90,291	228	\$135,668	6637
2000	\$118,708	12	\$89,138	263	\$144,374	6922
2001	\$96,298	12	\$96,274	281	\$153,960	6785
2002	\$118,125	4	\$98,856	295	\$167,506	6864
2003	\$80,378	9	\$107,274	306	\$183,169	7181
2004	\$82,700	12	\$122,988	380	\$199,480	7860

Source: Vermont Housing Finance Agency

**Table 6.5.: Average Price of Primary Residence,
Single Family Homes in Surrounding Towns**

Year	Sheffield	Barton	Irasburg	Albany	Craftsbury	Greensboro	Wheelock
1990	\$59,830	\$78,991	\$39,500	\$96,644	—	\$132,000	\$84,100
1991	\$43,553	\$49,747	\$54,714	\$80,000	\$82,667	\$187,500	\$79,000
1992	\$59,167	\$67,258	\$88,980	\$76,333	\$141,124	\$56,000	\$78,250
1993	\$61,550	\$61,250	\$57,108	\$59,917	\$72,000	\$51,833	\$53,000
1994	\$83,500	\$71,438	\$82,571	\$81,925	\$92,222	\$98,038	\$105,313
1995	\$72,000	\$60,163	\$101,000	\$92,870	\$122,000	\$110,000	\$82,625
1996	\$127,500	\$74,827	\$109,500	\$69,071	\$94,194	\$148,642	\$71,967
1997	\$67,000	\$68,167	\$70,900	\$60,750	\$86,742	\$97,400	—
1998	—	\$95,313	\$96,833	\$96,875	\$90,000	\$122,100	\$76,000
1999	\$80,380	\$79,393	\$64,000	\$86,488	\$141,017	\$100,000	\$65,445
2000	\$86,090	\$78,212	\$75,175	\$70,375	\$89,889	\$100,834	\$73,000
2001	\$134,900	\$76,673	\$81,180	\$107,821	\$146,500	\$127,656	\$78,709
2002	\$110,345	\$83,889	\$119,313	\$88,071	\$105,889	\$97,667	\$77,980
2003	\$97,030	\$96,000	\$85,283	\$81,083	\$131,215	\$149,333	\$102,850
2004	\$94,700	\$107,761	\$109,031	\$133,900	\$165,329	\$173,545	\$117,750

Source: Vermont Housing Finance Authority

Table 6.6: Substandard Housing in Glover, 2000

	Total (occupied & vacant)	Owner occupied	Renter occupied
Housing units lacking complete plumbing facilities	32	0	0
Housing units lacking complete kitchen facilities	24	0	0
No telephone service available (occupied)	10	7	3
Median year structure built	1971	1971	1971

Source: US Census Bureau

Low income population:

Out of 325 owner occupied housing units, 29 units or 9% had householders below the poverty level in 1999. Out of 60 renter occupied units, the number was 18 or 30%.

People with special needs such as the elderly and disabled often require housing with more services. There are no federally subsidized rental facilities in town tailored to elderly housing. Union House Nursing Home, Inc. is a privately owned nursing home that serves the entire Northeast Kingdom. The facility has room for 44 residents, and as of August 2005, there are only two vacancies. Statistically speaking it is possible that the Town of Glover needs more special needs housing – especially in light of the fact that nearly fifteen percent of the town's population (141 people) is in the age bracket of 65 years and over. According to Vermont Housing Data: Special need data profile (www.housingdata.org), more than a third of this age bracket is deemed to have a disability. In fact, Gilman Housing Trust is currently developing 12 units of affordable housing in Glover.

Addressing Affordable Housing

Why is affordable housing so especially critical to the future of Glover? Stable, affordable housing allows families to establish long-term community involvement. This plan, therefore, makes the following recommendations that will promote affordable housing opportunities and safeguard the close-knit, community-minded spirit that enhances quality of life in Glover.

Goals, Objectives, and Strategies

- Residents should have an adequate supply of safe, healthy, attractive and affordable housing, which satisfies activities of daily living.

- Housing should be available in a variety of types that meet the needs of diverse social and income groups.
- New housing units created within village centers should conform with existing and traditional patterns.
- The public should be made aware of housing needs within the community.
- Establish affordable housing benchmarks for Glover. Affordable housing, as defined in Title 24 V.S.A. Chapter 117, §4303(1) is housing that is owned by its inhabitants whose gross household incomes does not exceed 80% of the county median income, and the total annual cost of the housing, *including principal, interest, insurance, and association fees*, is not more than 30% of the household's gross income; or housing that is rented by its inhabitants whose gross annual household income does not exceed 80% of the county median income, and the total annual cost of the housing, *including rent, utilities, and association fees*, is not more than 30% of the household's gross annual income. The following table uses this definition of affordable housing to determine housing costs for households of 1, 2, 3, and 4 persons:

Table 6.7: Affordable Housing Costs in Glover (Based on county median income)

Size of the household	1 Person	2 Persons	3 Persons	4 Persons
Glover resident(s) whose gross annual household income did not exceed 80% of the county median income would be making this much:	\$31,250	\$35,700	\$40,200	\$44,650
AND should be paying this much for annual housing costs:	\$10,417	\$11,900	\$13,400	\$14,883
OR paying this much for housing every month:	\$868	\$992	\$1,117	\$1,240

Source: US Department of Housing and Urban Development, February 10, 2005

- Estimate the need for affordable housing. How many households are currently living below the median household income? According to the 2000 US Census, the median household income in Glover was \$33,403.
- Identify the community infrastructure and services that could support affordable housing capacity. Multiunit housing (apartments) comprise a significant portion of affordable housing stock, yet there is a very little such development in Glover. Where are the areas that would most likely support this development?
- Collaborate. Work closely with area housing agencies that provide safe and affordable housing, such as the Gilman Housing Trust and Northern Communities Management Corporation (NCMC).
- Support home ownership and property upkeep efforts of citizens.

- Renovate. Promote the use and the renovation of historic buildings to meet various housing needs.
- Provide incentives for historic renovation. Help local residents to receive tax credits and other incentives for the rehabilitation of old housing units. Consider registering historic properties on the state historic register. Consider a nomination to the National Register, which could entitle property owners to a 20% tax credit on certain rehabilitation measures. Similarly, consider obtaining Village Center designation in the Vermont Downtown Program. This program, which allows for substantial tax credits for certain rehabilitation measures – but does not exact any measure of design control – has already sparked substantial reinvestment in other communities. More information about the benefits of Village Center Designation is attached to this town plan.

Section 7. Transportation

The Town of Glover maintains nearly 70 miles of public highways. A little over 8 miles of these roads are paved: State Highways 16 and 122, Bean Hill Road, Roaring Brook Road, and portions of Shadow Lake and Perron Hill Roads. Ongoing maintenance is a major component of the annual municipal plan for services. In 2001, the town adopted a Road Policy, which specifies the standards to which roads will be maintained, as well as the method for reclassifying or adopting a new town road.

Table 7.1: Glover Roads

	Miles
Class 1 Town Roads	0.000
Class 2 Town Roads	14.320
Class 3 Town Roads	36.840
Total Town Roads	51.160
State Highway 16	6.70
State Highway 122	1.559
Interstate Highway 91	.558
Total Traveled Highways	8.817

Source: Town Highway Map

Class 4 Roads

The Town Highway Map also reveals 9.640 miles of Class 4 roads. While Glover's Road Policy dictates that class 4 roads be maintained only in the summer months no later than October 15, these roads and trails for generations have provided the public with access to hiking, skiing, hunting, and fishing.

Other Infrastructure

Public Boat Launches in Glover: There are four Fish and Wildlife-owned public boat launches in town: Lake Parker (West Shore Road), Daniel's Pond (Cold Spring Lane), Shadow Lake (Shadow Lake Road), Clark Pond (Route 16).

Public Transit in Glover: Rural Community Transportation, Inc. (RCT) is the only public transit provider in the Northeast Kingdom, providing transportation for a fee on its fixed bus routes.

Railroad Service in Glover: Glover has no rail line in the town but is situated between the Lamoille Valley Railroad to the south and the Washington County Railroad to the northeast. The Lamoille Valley Railroad is no longer used as a working rail line and the entire length of the 96 mile rail bed has been approved for conversion to a four season recreational trail to be managed by the VAST (snowmobile) trail system.

Airports for Glover: The two state-owned airports, the Newport Airport and Caledonia Airport (in St. Johnsbury), serve the region's general aviation and charter needs. For national and international flights, this area is generally served by Burlington, VT or Manchester, NH.

Cycling in Glover: The roads in Glover offer a variety of on-road and backroad cycling adventures. The Town recognizes the importance of biking in the area. A regional pamphlet, "Cycling in the Kingdom," has mapped several bicycle loop trails in the Kingdom. One of these trails is a nearly 60 mile loop called "Around the Block" which passes through Glover on Route 16.

Snowmobile Trails: The "Glover Trailwinders" is the local club of the Vermont Association of Snow Travelers (VAST) who maintains the local trails, which contribute a great deal of recreational value to local citizens and also significant positive economic impact to local businesses.

Commuting to Work

Since there's very little commercial and industrial activity in Glover, the bulk of employment opportunities are outside of town. According to the 2000 Census, the average commute to work time is 23.76 minutes. With limited opportunities for public transportation available, the majority of Glover residents rely on private transportation to get to work. The most recent US Census provides some insight into how Glover residents get to work. With the exception of the 76 residents who worked at home, most traveled out of town for work.

Survey Snapshot

The most heavily travelled commuter routes indicated by survey respondents were:

Rte 16 South of Glover	92
Rte 16 North of Glover	88
Roaring Brook Road	72
Shadow Lake/County Rd	59

Table 7.2: Glover Commute to Work Statistics

Total Workers 16 years of age and over	500
...who drove to work alone	338
...who carpooled to work	44
...who commuted to work via public transportation	3
...who walked to work	36
...who commuted via other means	3
...who worked at home	76
Work outside the town of residence	321
Worked outside county	118
Worked outside Vermont	14

U.S. Census Bureau - Census of Population & Housing, 2000 Summary File 3 Tables P26, P29, and P30

Glover Road Policy

The Glover Road Policy “delineates the standards for maintenance and construction of existing and proposed town highways, the policy of the town regarding highway solicitations (coin drops), curb and pavement cuts, and installation of culverts across private roads and driveways, where gaining egress onto town highways.” It also states the policies with regards to plowing Class 4 roads by non-municipal parties and travel by snowmobiles and ATVs along town highways. The policy with regards posting weight limits permanently and temporarily is stated, as is the procedure during a Federal or State emergency. Private hiring of town equipment is also addressed.

Present Conditions

- Interstate 91 transects the northeast corner of Glover, allowing highway access from the Barton exit, two miles from Glover.
- State Highway 16 provides a north/south access corridor. A 2004 traffic count, conducted 100 feet north of Dexter Mountain Road, shows peak traffic hours to be 11:00 a.m. (220) and 5:00 p.m. (245), with average daily traffic volume in excess of 3,000 vehicles.
- Regional air and rail access is poor, requiring travel time of an hour or more to reach a railhead or airport.
- Glover’s Road Policy requires all new culverts to be at least 18” in diameter. New and replacement bridges and culverts must meet the 25-year event or “Q25” standard. There are approximately 400 culverts in town. The town has a GPS-indexed culvert inventory.

- The Town of Glover does not provide any maintenance or upkeep of trails, requests for repair, maintenance, improvement, or restoration by a private person or landowner will not be “unreasonably denied” by the Selectboard.
- Due to limited financial and personnel resources, the Town of Glover does not intend to build or accept any new town highways. The Road Policy, however, does allow for the upgrading of existing roads and acceptance of new highways, pending voter approval.
- The town’s Road Policy prohibits the use of ATVs along public highways unless 1) the highway is not being maintained, or 2) the highway has been expressly opened to ATV use by the Selectboard and is so posted.
- The town’s Road Policy prohibits the use of snowmobiles along public highways unless 1) the highway is not being maintained, or 2) the operator is at least five feet away from the plowed portion.
- According to statistics, accident rates for the Town of Glover are low. The 2000 US Census reports one non-fatal vehicular accident for the Town of Glover. The Vermont Department of Public Safety reports one DUI for 2003. Nevertheless residents have identified numerous areas in Glover’s road system that are dangerous.
- There is an existing 4’ sidewalk on the west side of Route 16 in Glover Village, from Bean Hill to Still Hill intersections. A VTrans Enhancement Grant is being prepared to assist with reconstruction of that 50-year-old sidewalk, and to construct a new section on the east side of Route 16, from the Dexter Mountain Road intersection, heading east. This will provide for improved pedestrian access to the proposed senior housing facility. The sidewalks which were once in West Glover village have long since disappeared.
- Parking at the stores in both Glover and West Glover villages is a source of concern, especially visibility issues when pulling onto the road. In Glover Village, parking and associated vehicular traffic from the general store and diner is a problem along both sides of Route 16. There are currently no plans to mitigate that problem. A formal

Survey Snapshot

More than 30% of survey respondents favor increased safety regulation and/or enforcement to address speeding in town.

An open-ended question about specific problems on town roads yielded many repeat answers:

	#	%
General maintenance	28	33.7%
Guardrails on roads needed:		
...on Shadow Lake.....	13	15.7%
...on Bean Hill	7	8.4%
...on Lake Parker	3	3.6%

traffic study, possibly funded by a VTrans grant, is recommended to see if solutions can be developed.

Goals, Objectives, and Strategies

- Encourage the Selectboard and road crew to expand roadside brush cutting and mowing.
- Explore environmentally sound alternatives to the use of road salt that will not impair safety. Barnet, for example uses an alcohol byproduct from a local distillery.
- Encourage erosion control to retain gravel and prevent runoff. This may be possible through a Better Backroads grant.
- Encourage regular inspection of culverts and bridges to allow for economical repair and maintenance.
- The installation of a traffic mirror at the West Glover store to aid people leaving the store in seeing traffic coming toward the village from County Road should be considered.
- Consider implementing angled parking in front of Currier's market, possibly in conjunction with a feasibility study or a VTrans safety audit.
- Complete an inventory of class 4 and legal trails in town and make sure that this information is readily available for title searches.
- Explore ways to move and preserve the Cooper's shed, one of the oldest buildings in Glover. (See Section 9. Preservation and Natural Resources.)
- Install a guardrail at the dangerous corner on Lake Parker Road.

Section 8. Energy Plan

All of the energy needs of the Town presently appear to be met. There are no documented scarcities of energy resources in Glover. Energy costs are comparable to those of surrounding towns. However, gasoline prices and heating oil prices are

Survey Snapshot

When asked about needs, cost issues, or problems with any of the following energy sources, survey respondents indicated accordingly:

Heating Oil	43
Gasoline/Diesel	33
Electricity	31
Propane	23
Wood	15
Other	5
Total responding	66

Nearly ALL of these issues were indeed related to cost.

increasingly putting a strain on residents. There do not appear to be any immediate chronic problems with resource scarcity or rising costs, although the current world oil market could alter that equation quickly in the foreseeable future.

According to the most recent Public Service Board report, nearly all of Glover is served by Vermont Electric Cooperative (VEC). Municipal electric companies and Washington Electric Cooperative also have minor easements in the southernmost sections of town. The most recent comparative statistics from the Department of Public Service show Citizen's – VEC's predecessor – to have the third highest electric rates in Vermont.

Table 8.1: Vermont Utilities -- Typical Residential Bills as of November 2002*

CVPS	\$101.56
Enosburg	\$100.28
Citizens	\$97.84
GMP	\$96.84
Hardwick	\$94.33
Barton	\$91.71
Jacksonville	\$84.14
Hyde Park	\$75.26
Burlington	\$71.13
Johnson	\$56.54

**Based on 750KWh.*

Source: Vermont Department of Public Service Biennial: July 1 2000 – June 30, 2004

The Planning Commission recognizes the importance of renewable energy resources and recommends their development and use within the town. These would include the use of wood and solar heat and solar, small hydro, small wind-generating facilities, and bio-based energy production.

There is a growing awareness of the long-term costs (economic, environmental and social) of our energy choices. The use of energy is an important consideration in local decisions about municipal services and facilities, land use, building standards, and our local economy.

Present Conditions

- The Town of Glover has no specific energy policy, except to maintain a “Weigher of Coal” to settle disputes concerning fuel sales (a service rarely utilized), and to serve as a clearinghouse for emergency services in the event of a disaster.
- A few residents have solar electric or hot water systems for all or some of their power needs.
- Propane, fuel oil, gasoline, and diesel are delivered by several private companies.
- Many residents burn wood for heat, either owner-cut or delivered by local entrepreneurs.
- Glover's town buildings are heated with oil, with the exception of the Fire Station, which is heated with radiant slab. Buildings are insulated, but have never been audited for energy efficiency, with the exception of the Town Hall and school, which were weatherized when renovated.
- Massachusetts-based UPC Wind wants to install about 20 398-foot wind turbines between Hardscrabble Mountain, Granby Mountain and Libby Hill in Sheffield. Six more towers are planned in neighboring Sutton. Glover has been solicited to participate in the Section 248 review process.
- According to the Wind Resource Map, produced by Vermont Environmental Research Associates, towns in Orleans County with potential for wind development are Westmore, Lowell, Westfield, and Jay.

Goals, Objectives, and Strategies

- Promote energy conservation through increased energy efficiency of public buildings. An energy audit should be completed on public buildings and audits of private buildings should be encouraged.
- Replace municipal appliances with energy efficient ones. Replace burnt-out standard light bulbs with energy efficient light bulbs.
- Establish a town policy to ensure that all municipal facilities will be built and maintained to high standards of energy efficiency.

- Promote the reduction of local dependence on non-renewable energy resources (fossil fuels) through development of local, renewable energy resources (wind, solar, water, wood, and biomass). Promote small woodlot management practices which would supply locally grown wood fuel.
- Work with local contractors to make sure they are aware of the Vermont Residential Energy Code.
- Promote the use of attractive, energy efficient, limited-spread night lighting.
- Encourage car and van pooling by providing commuter parking areas for commuters, perhaps in concert with surrounding communities.
- Amend the Town Road Policy to consider the provision for pedestrian and bike paths at the margin of new paved roads.
- Support local farms and other businesses that participate in a Biomass Energy Program.

Survey Snapshot

State law does not allow a town to ban the erection of wind generation facilities. Town plans, however, are taken into consideration by the Public Service board when deciding whether to grant a permit for residential or commercial wind generation. When asked if they would support including language in the Glover Town Plan which would help direct the location and nature of wind towers, **more than 76% (135 out of 176) respondents said YES.**

Additionally, **53.4% (71 out of 133)** respondents indicated that were concerned enough about wind towers **to have an ordinance passed.** (Note: an ordinance can only regulate personal wind towners, not the large commercial towers proposed for neighboring Sheffield.

Section 9. Preservation and Natural Resources

There is a strong desire among its citizens to preserve Glover's rural appearance. The preservation of sensitive natural environments and historic structures is also a priority of the town. In the past, the Town of Glover has relied on the natural

Survey Snapshot

Most survey respondents (83.4%, 150 out of 178) are concerned about the effect on the environment from further development in Glover.

Primary concerns are:

Disappearance of natural and open spaces.....	124
Disappearance of agricultural areas.....	110
Pollution of water sources	104
Wildlife habitat protection	104
Water quality and supply	88
Loss of scenic views.....	84
Air quality.....	53

goodwill of its citizens to retain the intrinsic natural and scenic qualities of the land. The current pleasant visual quality of the landscape is largely the result of the energies of generations of woodcutters and farmers.

But the demand of dairy farming for moderate-sized tracts of hay and pasture fields is a significant factor in our current land use patterns and the aesthetic quality of our landscape. When sheep farming, which required large tracts of pasture fields, dominated the region widespread clear-cutting and deforestation was the result. The current need for open land for local dairy operations should be supported. The use of public and private conservation easement programs should be supported in

this regard.

Water Resources

Glover's wetlands (marshes, swamps, sloughs, potholes, fens, river and lake overflows, mud flats, bogs and ponds) are designated on the National Wetlands Inventory Map (U. S. Department of the Interior). Wetlands support significant vegetation or aquatic life while also protecting lake water quality by controlling storm water runoff and erosion.

Most of the land in Glover lies within the Lake Memphremagog Watershed, with a small portion of southern Glover serving as part of the headwaters of the Lamoille River Watershed. Residents in Glover have been actively protecting these important water resources of the years. The town recognizes that field work, monitoring, and ongoing education will help to maintain the water quality enjoyed in town.

Aquatic and Shorefront Use

Lake Parker, Shadow Lake, Daniel's Pond, Clark Pond, and Sweeney Pond are located in Glover. All play an important role in Glover's economy, recreation, and environment and their preservation should be one of the chief goals of the town.

All of Glover's lakes have a "B" classification from the State, similar to the vast majority of water resources in Vermont. (Class A waters are primarily drinking water reservoirs. Class C waters are small zones in an otherwise Class B water created to receive permitted discharges.)

Table 9.1: Glover's Lakes

Lake Name	Lake Size (acres)	Maximum Depth (feet)	Laketype	Watershed area (acres)	Uses	Access
Daniels Pond	66	13	Natural	1,079	Fishing; boating; swimming	State boat access
Lake Parker	250	45	Natural with artificial control	5,418	Fishing; boating; swimming	State swimming/boat access
Shadow Lake	210	139	Natural with artificial control	3,575	Fishing; boating; swimming	Municipal swimming/state boat access
Sweeney Pond	9		N/A	70	N/A	
Tildys Pond (Clark Pond)	33	24	Natural	1,078	Fishing; boating	State boat access

Source: Agency of Natural Resources, Department of Environmental Conservation, Water Quality Division

Flood Hazard Area and Floodways

A Flood Hazard Area is one that would be statistically likely to be inundated by a flood once every 100 years. A floodway is the most hazardous section of that area. The Flood Hazard Area in Glover is along the South Branch of the Barton River near Glover village.

Present Conditions

- Nearly all of the shorelines of Lake Parker, Shadow Lake, and Daniels Pond are developed, which poses a significant threat to water quality.

- Organized in 1971, the Lake Parker Association (www.lakeparker.org) is a federal tax-exempt organization that is responsible for a lay monitoring program. Anyone can join. The group conducts aquatic weed control using their own weed-cutting equipment (often supported by grants). Other accomplishments include a watershed survey; a Better Backroads grant, which has been used to plan for management practices, often using local funds and volunteer efforts; an annual Lakefest Celebration, and various workdays and educational events..
- The Shadow Lake Association conducts a lay monitoring program.
- Both lake associations monitor milfoil. The Lake Parker Association recently convinced the Barton Chamber of Commerce to cancel the Quad Lakes Fishing Derby due to their concern about milfoil spread. Last fall, the group commissioned divers to check for milfoil. The dive confirmed that that lake has only the native species of milfoil, which is considered far less invasive and harmful than Eurasian Milfoil.
- The town Health Officer currently samples lake water periodically for evidence of undesirable pathogens and other pollutants, usually in response to complaints.
- The Town has a Flood Zone Ordinance which serves to restrict the building of permanent structures in the flood zone. The flood zone ordinance is a requirement of the National Flood Insurance Program, which in turn is a requirement of FEMA, so that the town will remain eligible for pre-disaster mitigation funds.

Goals, Objectives, and Strategies

- Support watershed studies, monitoring, and education to maintain and improve water quality within the town.
- Help preserve and protect Glover's wetlands according to the most recent rules promulgated by the Vermont Water Resources Board and protect and encourage lake and pond use by waterfowl.
- Maintain all lakefront areas, the South Barton River and other streams in their natural, pristine condition to the maximum extent possible, including the establishment of buffer strips to stabilize stream banks and prevent their erosion

Survey Snapshot

When asked (in an open-ended question) to identify vistas or historic places in Glover that should be preserved, the majority of survey respondents identified Glover's **lakes and ponds** (24 respondents). One respondent specifically identified the **undeveloped areas** around the lakes.

- Encourage shoreline property owners to maintain well vegetated buffer strips, properly functioning septic systems, and properly graded gravel walkways and driveways.
- Pursue additional Municipal Planning Grant funds to address critical issues regarding lakeshore development.
- Identify Aquifer Protection Areas and protect groundwater from pollution.
- Work with farmers to prevent pollution caused by improper agricultural practices.
- Encourage land preservation by supporting the State Current Use Program and cooperation with the Vermont Land Trust and other related conservation organizations.

Environmental and Natural Resources

Glover encourages the preservation and efficient use of our natural resources. Our overall goal is to protect environmentally sensitive areas and see that our resources are used in a way that does not diminish their value for future generations. This includes maintaining a healthy environment so as to insure the hunting, fishing and bird watching that are important to both citizens of Glover and visitors to the area.

Present Conditions

- The Vermont Natural Heritage Program has identified sites in Glover, including rare, threatened and endangered species, and significant natural communities..

Goals, Objectives, and Strategies

- If a development is proposed on a site that is part of a Vermont Natural Heritage site, support the landowner in contacting biologists with the Vermont Natural Heritage Program (241-3700), who will work directly with landowners.
- Identify places of significant local value to consider for Town acquisition of easements, right-of-ways, cooperative agreements with landowners to secure access.
- The Town will assist the Recreation Department to establish a network of trails for recreational use, using existing fourth class roads and municipal trails, supplemented with negotiated rights-of-way or land purchases.

Historical Sites

Glover is lucky to have an active Historical Society that operates a small museum and is active in preserving our town's history, including the old Parker Settlement archeological site and our cemeteries.

Present Conditions

- There appears to be a consensus that people in town would like to save the Cooper's Shed, one of the oldest buildings in Glover. Trailwinders, the local snowmobiling club, is willing to donate labor to move the building to public land, which would open up the possibility of grant assistance from the Department of Historic Preservation, such as a Barn Grant.
- The old Parker Settlement, which was abandoned in the 1870s, has had some archaeological work done on it and historic markers have been added.
- The town's four cemeteries are in good condition, in large part thanks to the volunteer work of the Historic Society and other citizens. Local luminaries buried in Glover's cemeteries include: James Vance, first settler in Glover; legislator Emory Hebard, who served as Vermont State Treasurer for 12 years, and as Chair of the Appropriations Committee. Mr. Hebard gained notoriety for shepherding the bill through the house that reduced the size of the assembly from 252 seats to 150. (He is also the namesake of the new state building in Newport City). Others buried in Glover are Clarence Philander Owen, a local politician and Orleans County judge, and Melvin Mandigo, a long-time state representative from Glover.
- The annual Pioneer Camp, sponsored by the Glover Library, allows dozens of local children to be introduced to the history of Glover. This program is supported by a 21st Century Grant, and future funding may be uncertain.

Survey Snapshot

When asked (in an open-ended question) to identify vistas or historic places in Glover that should be preserved 5 respondents felt that **Andersonville Cemetery** should be preserved.

Goals, Objectives, and Strategies

- The Town will maintain the historic resources in excellent condition.
- Work with Glover Historical Society and the Cemetery Association in identifying and protecting important historic structures, sites, and districts.
- Encourage the Planning Commission and/or the Glover Historical Society to contact the Department of Historic Preservation and State Register of Historic Places about archeological sites, historic buildings, structures and landscapes in Glover.

- Consider applying for Village Center designation for both Glover and West Glover villages through the Vermont Downtown Board. This program encourages historically-accurate rehabilitations and renovations through tax credits and improves grant access for towns so designated.
- Encourage the town to explore ways to save the Cooper's shed, and, if necessary, move the building to public land.
- Consider applying for the establishment of an historic district that would allow for tax credits for renovations.

Section 10. Recreation and Tourism

Recreation and tourism are intertwined issues. The development of recreation opportunities for local residents will in most cases also provide activities that will

Survey Snapshot

To post or not to post? Survey respondents weighed in heavily against it. More than 91% (157 respondents out of 172) indicated that they do not post their land. Why not? "Don't believe in it," was the most oft-cited reason (19 respondents). What's more, many respondents (some of them hunters) said that they use others' lands and felt that posting would therefore compromise a tacit understanding among neighbors. "I don't mind sharing," was how one respondent summed up this sentiment.

Other reasons for not posting included "no problem/no need" (12 respondents). Another 17 respondents specifically stated that their lot size or location made posting unnecessary.

Finally, 6 respondents stated that while they currently do not post their land, they might do so in the future, if they felt their land was being misused.

encourage the tourism trade, one of Glover's most important economic activities. Both of Glover's retail stores depend on the spending of tourists. A number of B&B's operate in Glover, and many citizens maintain rental property for visitors.

There is already a wealth of recreation opportunities in Glover, both publicly organized and private. In the past few years the Glover Recreation Committee has been developed by a core of active citizens. It has achieved considerable success in creating recreational activities for all citizens (such as Glover Day) and youth (sports clinics and training). The Committee's activities have broad support and town government should continue to support it.

Historically there has been a presumption that private land was open for recreation, primarily hunting, fishing, and hiking. The town survey, however, reported a number of problems for many landowners –

primarily involving unauthorized use of land for snowmobiling, hunting, hiking, ATV's, etc. – all of which could threaten that tradition.

Present Conditions

- Land dedicated to public recreation includes Shadow Lake Beach (50'x 100'), the Glover Village green, the Hester Webster Nature Preserve (3.7 acres on the south shore of Lake Parker), the Town Forest (3/4 acre), and the boat launches on both lakes and both Clark and Daniel's ponds.
- There are plans to develop a portion of the recently purchased land on Route 16 — a portion of which currently serves as the town gravel pit — for recreation fields (softball).
- The Shadow Lake Association and the Lake Parker Association continue to organize summer recreation events.

- A substantial number of snowmobile trails, mostly part of the statewide VAST trail system, are maintained by local volunteers and landowners. Out-of-town snowmobilers contribute a significant amount to the local tourism economy.
- The State of Vermont fishing access and boat ramps offer boat access.
- The Selectmen have adopted a Mass Gathering Ordinance, based on our twenty-year experience with Bread and Puppet Theatre events.

Goals, Objectives, and Strategies

- Promote recreational use of public land and private rights-of-way (with the permission of landowners). The fact that some landowners do not wish to have motorized vehicles using their land and that many people want to hike on land free of motorized vehicles needs to be acknowledged. The development of separate trail systems for motorized vehicles (snowmobiles and ATV's) and non-motorized use (hiking, mountain bikes, cross-country skiing) should be encouraged.
- Support the Recreation Committee in their efforts to oversee the recreation facilities and programs.
- Support the lake associations and assist with protection of recreational water resources.
- Continue to maintain/upgrade Shadow Lake Beach and examine ways to deal with the summer traffic and vandalism issues related to it.
- Develop a plan for improving access and use of the Hester Webster Nature Preserve.
- Support the further development of the town green in Glover village.
- Encourage planning for the construction of a sports-related development (tennis/ basketball court and/or ice rink) on all public lands, including the current site of the West Glover septic field, based on the future of that system.

Survey Snapshot

Glover residents' land provides a number of benefits to the public. Here are the primary *and* secondary uses identified by respondents:

	# of respondents
Wildlife habitat.....	48
Hunting/fishing.....	34
Conservation.....	21
Snowmobile trails.....	15
Hiking trails.....	7
Scenic vistas.....	13
ATV trails.....	3

Not everyone is happy about hunting, snowmobiles, and ATVs, however. Respondents identified the following problems on their land:

	#	%
Snowmobile use w/o permission.....	24	40.0%
Hunting w/o permission.....	26	43.4%
ATV use w/o permission.....	38	63.3%

One survey respondent stated that shotgun shells were found near his or her house. Another cited concern about shooting across open fields and reported that one dog had been shot.

Section 11. Economic Opportunities

Regional industrial and retail economic development has centered in Barton and Orleans villages. Glover has traditionally been agricultural and residential in nature.

There are a few local businesses in town, including two country stores, three

Survey Snapshot

More than 88% (123) of survey respondents felt that there are NOT adequate job opportunities in the area. When asked what jobs they would like to see in the area (open-ended question), they said:

Manufacturing.....	15
High-tech/skilled	14
Light industry	5
Diversified/specialty farming.....	5
Big box/retail.....	4
Clean businesses	4
Tourism/recreation.....	3
Local specialty foods	2
Alternative energy jobs	1
Work-at-home opportunities	1
Non-profits	1
The Arts	1
Education.....	1

restaurants, a cedar fence company, a self-storage center, a sawmill, one private nursing home, a timber-framing enterprise, and several construction companies.

Many of these commercial enterprises are located on an intermittent strip adjacent to State Highway 16.

Most commercial enterprises in Glover are located as adjuncts to private residences and are small businesses, employing one to twenty-five employees. These include maple sugaring equipment and syrup dealers, a desktop publishing company, wreath makers, computer programmers, auto repair shops, small engine repair shops, several bed and breakfast operations, craft industries, several gravel pits, and various other service economy businesses.

The Town of Glover welcomes any environmentally sensitive economic development, but has no active program, or the financial resources to assist new business enterprise.

Present Conditions

- The Town of Glover does not have a designated industrial park.
- There is no chamber of commerce dedicated solely to Glover, but there is a Barton Chamber of Commerce, as well as a Northeast Kingdom Chamber of Commerce.
- Future business growth will likely be information-technology dependent in areas such as telecommuting, specialty foods, value-added businesses, arts and crafts producers, and e-commerce. Such "new world" businesses can be located anywhere and entrepreneurs can gain access to communication. Attracting such small business and sole proprietorships would increase the economic strength of Glover, but will be dependent on high-speed Internet access and an improved telecommunications system.

Goals, Objectives, and Strategies

- Support telecommunications infrastructure by creating effective regional partnerships and advocating for increased infrastructure. Support creation of a region-wide telecommunications strategy that will address the need for broadband access and address the issue of the growing digital divide.
- Continue to provide technical assistance for new and expanding businesses.
- Support regional business loan programs and business assistance programs, such as the Small Business Development Center, and Northeast Kingdom Community Action Microbusiness Program. Additionally, NVDA, the regional planning commission, has two revolving loan funds..
- Support the development of regional facilities for adult education.

Table 11.1: 2001 County Business Patterns – Glover

Industry Code (NAICS)	Industry Code Description	Total Estabs
23	Construction	3
31	Manufacturing	1
44	Retail trade	2
62	Health care and social assistance	2
71	Arts, entertainment & recreation	1
81	Other services (except public administration)	2
	Total for ZIP Code 05839	11

23	Construction	1
31	Manufacturing	2
44	Retail trade	1
54	Professional, scientific & technical services	1
56	Admin, support, waste mgt, remediation services	1
72	Accommodation & food services	2
	Total for ZIP Code 05875	8

Source: County Business Patterns, US Census

Table 11.2: Glover Vermont Business Size: 1998-2001

	2001	2000	1999	1998
Total Estabs	19	17	15	17
1 to 4 employees	15	13	11	13
5 to 9 employees	1	1	1	2
10 to 19 employees	1	1	1	0
20 to 49 employees	2	2	2	2

Source: County Business Patterns, US Census

Section 12. Neighboring Communities

The Town of Glover is a member of NVDA (Northeastern Vermont Development Association), the regional planning entity, and of VLCT (Vermont League of Cities and Towns). We participate in the program of the regional planning commission, as directed by State of Vermont Statute, and the rules and regulations of the various state agencies. Glover, located in Orleans County, shares town borders with Barton, Sheffield, Greensboro, Craftsbury, and Albany. Near neighbors are Wheelock and Irasburg. Through the Act 250 review process, Glover occasionally shares party status with one or more of the other towns, when a significant development is being reviewed which will have regional impact. The Town of Barton, with its concentration of population and commercial enterprise, lies directly to the north of Glover. It is linked to us by Interstate 91 and Route 16.

Informal agreements exist with some of the other towns regarding road maintenance on roads which overlap town boundaries. Occasionally equipment or personnel are loaned back and forth, for similar reasons. There is a history of informal consultation between municipal and school employees or officials, in the interest of inter-municipal cooperation. One formal agreement is a long-term contract between Glover and Barton Village concerning the jointly owned and operated sewer system and treatment plant. This system handles sewage from Glover Village and Barton Village. The two municipalities share operating costs and consult annually on operation expenditures and program. Glover and Barton Village are currently considering expansion of sewage treatment plant capacity and service area. The skeletal county government relates only to law enforcement and the court system. Glover anticipates regional transportation improvements will inevitably come. We are ready to cooperate insofar as it will require changes within our own road network.

Another area of cooperation exists with town schools participating in the Orleans Supervisory Union, which share operating decisions, expenses, and investments (Vt. Educational Investment Trust). The Town of Glover Fire Department and Ambulance Squad have mutual aid agreements with other ambulance and fire departments in the EMS District. All of the squads in the district are mutually supportive in this regard, and also share training, and have certain policies in common. Under the direction of the State of Vermont, Glover participates in Emergency Planning through our membership in LEPC No. 10.

Greensboro (2000 Census population 770)

Glover shares the southern portion of its border with Greensboro and Route 16 links the towns on their eastern borders with Hardwick to the South. In addition, the western parts of Glover and Greensboro are linked with a few "backroads" that are more centered around East Craftsbury's "village." These areas can be developed and could see more residential activity.

Craftsbury (2000 Census population 1,136)

Glover and Craftsbury only touch on the southwestern corner of Glover and they share just two "back" roads: Andersonville Road and Mud Island Road. This area is very rural with residential homes and quite a few farms. Craftsbury is currently working to adopt its first Town Plan, and its development patterns are consistent with those of Glover.

Albany (2000 Census population 840)

Albany shares much in common with Glover. There are many "backroads" that connect these two towns and when one travels along the western border of Glover with Albany, it is not recognizable that there is a municipal line. These windy roads traverse around the group of hills (Burton Hill, Miles Hill, Beach Hill, Ames Hill, Fisher Hill) which give this a uniquely "back country" feel. This area has a mixture of traditional working landscape (agriculture and forestry) and is also sparsely developed. This is a likely area that could see more residential development. Albany has no Town Plan or Zoning Bylaws to describe the land use patterns and recommendations for the town.

Wheelock (2000 Census population 614)

Although Wheelock touches Glover on its Southeastern corner, there are no resources shared by the two towns with much significance.

Sheffield (2000 Census population 724)

Sheffield and Glover are both transected by Route 122, which runs parallel with Interstate 91 and connects Glover to Lyndonville. In addition, the Sheffield Square Road joins the two towns. Sheffield is currently working on a town plan plan; its planning commission has no intention or agenda to introduce zoning.

Barton (2000 Census population 2,780)

Barton and Glover share many resources and have worked cooperatively on many municipal and non-municipal projects over the years. Both the villages of Glover

and West Glover share major routes of traffic with Barton using Route 16 and Roaring Brook Road. The amount of development on these two roads has not been maximized and could possibly amount to denser populations in these areas. However, it is still somewhat limited to the rivers that run parallel to both roads: the Barton River and Roaring Brook.

***Regional Plan (Northeast Vermont Development Association, Draft 2005)
(2000 Census population of Caledonia, Essex & Orleans Counties 62,438)***

NVDA's regional plan identifies traditional Vermont "Village Centers," which are typically characterized by:

- denser residential patterns than its surrounding area
- businesses that mainly serve the local population (small stores, dining and some services), as well as visitors from outside of the region (inns, bed and breakfasts, and recreation)
- emergency services
- community buildings, such as libraries, schools, town halls, churches, and clubs.

The development pattern of compact village centers surrounded by less populated rural areas is certainly considered to be a hallmark of Vermont's approach toward land use. The regional plan's development goals most likely to impact Glover's village centers are as follows:

- Traditional development patterns will be maintained, and new development will be encouraged to follow these patterns.
- New development should be compatible with existing land uses and agree with local plans.
- Historic structures, community facilities, and other buildings will be preserved and adapted for reuse as necessary.

Glover's development patterns and recommendations for future land use patterns are consistent with those of the region.

Changes to Town Plan from 2/27/06 draft:

1. Page 5—per Listers (Ted Young):

"in 2005 fewer than ten dairy operations, one horse farm, and one veal operation)."
to
"in 2005 fewer than ten dairy operations and one horse farm)."

2. Page 11—per Listers (Ted Young):

"The State of Vermont owns a strip of land on both banks of the Barton River and a few other parcels, including four boat ramps and one large parcel (50+/-acres) originally purchased to protect a deer yard in the Black Hills"
to
"The State of Vermont owns a strip of land on both banks of the Barton River and a few other parcels, including four boat ramps."

3. Page 15—per Listers (Ted Young):

"the Town Forest (near Sand Hill Road)"
to
"the Town Forest (Dexter Mountain Road)"

4. Mullin Hill to Mullen Hill

5. leech to leach

6. " Scrap metal days are held locally." added p. 18.

7. Page 34

"Glover's town buildings are heated with oil. The exception of the Fire Station, which is heated with radiant slab. Buildings are insulated, but have never been audited for energy efficiency, with the exception of the Town Hall, which was weatherized when it was renovated, as been energy audited, as has the school."

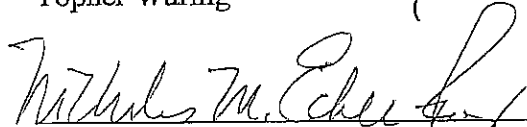
To

"Glover's town buildings are heated with oil, with the exception of the Fire Station, which is heated with radiant slab. Buildings are insulated, but have never been audited for energy efficiency, with the exception of the Town Hall and school, which were weatherized when renovated."

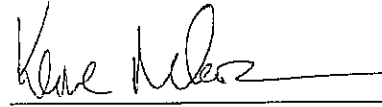
Glover Town Plan Adopted June 7, 2006



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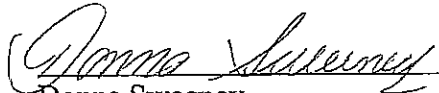


Nicholas Ecker-Racz



Keone Maher
Glover Select Board

A True Record:



Donna Sweeney
Glover Town Clerk

