



Granby Town Plan

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The cover illustration was painted by Lilla Buzzell, 1873-1954. Long known as Granby’s town artist, Lilla studied art in New York in her youth, but returned to live in Granby for the rest of her days. In her later years, Lilla lived mainly off the land, in a “bread box” (the van body of a delivery truck). More information about Lilla and her art can be found in “Thru the Woods...Down the River...Over the Hill...Granby, VT,” a town history, which is referenced throughout this plan.

Executive Summary

This document states the considerations and priorities upon which the majority of the townspeople want decisions on future town developments to be made. The planning commission has made every attempt to make this plan consistent with public comments received since the town instituted a planning process in 1988. The planning commission recognizes the importance of public involvement in the town planning process, since most plan implementation measures – regulatory or nonregulatory – must be consistent with the goals and strategies laid out in the town plan, as per 24 V.S.A. Chapter 117, the Vermont Municipal and Regional Planning and Development Act.

Community Survey

In the summer of 2008, all Granby landowners received a survey, results of which are included all through this plan. There were 38 respondents, 20 full-time and 18 part-time. Respondents had some strong ideas about Granby's future. Here is a summary of their responses when asked to identify Granby's greatest planning challenges:

-
- *Sticking to the town plan of 1992. (3 responses)*
 - *The greatest challenge will be to implement the 1992 town plan into the future. I feel it is still the best plan! It will be increasingly difficult to maintain it as current owners of large-tracts of land (or their heirs) find it difficult to avoid sub-dividing in the face of financial necessities.*
 - *Maintaining original thinking.*
 - *I would like to see Granby maintain its current planning priorities.*
 - *Maintaining and or increasing growth, keeping costs down, preventing more control from the state government that wants all control because of increasing liberalization, control of ATV & snowmobiles, increasing energy costs, garbage pickup.*
 - *Development...Growth...Development of new homes...Over development.*
 - *Land development by parties interested in income rental of recreational cottages.*
 - *Town roads and affordable community cost.*
 - *Maintaining an affordable cost of living.*
 - *Land use. Maintain accessible large tract forest lands.*
 - *Attracting new residents.*
 - *The controlling of population density and housing possibly due to the Burke MT expansion projects so our taxes don't get like some towns and cause residents to lose their homes and farms, also keeping the large tracts of forest as they are (and no view tax).*
 - *Maintain low density of permanent and seasonal residential housing.*

Another open-ended question asked Granby respondents to identify the three things they liked the most about living in Granby. Respondents had a hard time limiting their responses to just three things. By far, respondents cited the rural character of the community (29 responses.) Others cited the people of Granby, its natural environment, access to recreation, freedom, and affordability. Here is a representative sampling of responses:

-
- *Being out of the bigger towns, less people, less traffic.*
 - *Privacy, mostly quiet, wilderness and the citizens of Granby.*
 - *Peacefulness, good neighbors, good clean air and water.*
 - *It's Vermont.*
 - *Quiet, forest, snow, fall.*
 - *Space, being able to do things you want without too much traffic like riding 4 wheelers and snow machines. (2 responses)*
 - *Traditional way of life, environment, controlled town spending.*
 - *Secluded, not over populated, access to large tracts of land for hunting & fishing.*
 - *Freedom, enjoyment of open space & it's home.*
 - *Peaceful, quiet, isolated, clean surroundings, friendly-helpful people.*
 - *Rural nature, clean air, less pollution.*
 - *Low taxes so you can afford to live here, not being taxed poor. Knowing everyone in the town makes the town ...closer feeling. Country living with wildlife*
 - *Peaceful & quiet. Not like life in the bigger towns. Friendly, neighborly.*
 - *Away from the cities, quietness, very friendly atmosphere.*
 - *Community pride, peacefulness, and independence.*
 - *Small population, pure air, good neighbors.*
 - *Rural setting, honesty of townspeople.*
 - *Hunting, fishing, solitude.*
 - *Meeting the neighbors, wildflowers, the wind, views, hiking, owning a very nice piece of property.*
 - *The people, the wilderness, the wildlife-including bugs.*
 - *Rural way of life, beautiful summers and fall and the "great Northwoods."*
 - *Quiet, isolated, friendly people.*
 - *Scenery, privacy, people/residents.*
 - *Rural community, peace + quiet, beauty of Granby.*
 - *Easy access to forest, streams + ponds (not posted).*

- *Remoteness, lack of development, clean air.*
- *Remote and access to land; like the way of life; has power; keep ancient roads open; roads are good year around.*
- *Woods-fishing-hunting; semi private place to stay; good neighbors; not having too many foolish regulations.*

Another open-ended survey question asked respondents to identify the things they liked the least. Naturally, some respondents had no complaints and wished to keep the town the way it is! That aside, complaints were primarily related to distance from necessities. Other concerns were related to traffic and speeding, misuse of roads and/or road conditions, growth, neglected properties, damage to others' property, and littering. Here are their representative responses:

- *Too much traffic, people driving too fast, too many new houses & camps going up on very narrow pieces of road frontage.*
- *Garbage pickup, loss of our school, expense to travel for shopping & recreation.*
- *Out of staters with no respect for others' property.*
- *Snow and roads in the winter.*
- *Living so far away from required necessities, energy cost, garbage pickup.*
- *It would be nice to have the Granby Country store back in operation again.*
- *The speed people travel the roads, the traffic.*
- *The roads sometimes.*
- *Snow machines and four wheelers on power line road. Not enough sand on road in winter (on hills and tops of hills).*
- *Speed; four wheelers*
- *Losing land line phone regularly, the amount of litter along the road.*
- *Poor cell phone signal. Washboard road in certain hills.*
- *No community store, bad roads, bad cell phone reception.*
- *No fire dept., no store.*
- *Growth, lack of store in village.*
- *Road conditions seasonally, coyote packs, porcupine damage to forests, trying to get rid of the undisclosed squatter trailers.*
- *It's too hot & dry; where's the Fishers!!*
- *Distance to shopping, harsh winters and mud season.*
- *Logging, ATV's on roads, no store.*

- *Fear of over developing community resources; no country store; changing of major land ownership.*
- *Unreliable electric service.*
- *Land use changes (large tracts); possible posting of land; fishing not as good as it once was.*
- *Wish Granby store was open.*
- *Lack of young peoples' self-control of their actions; partying-destroying property; loss of mature woodlands to excess logging; Lack of school age children.*

Finally, Granby residents were asked to identify the most significant changes that had taken place over the past 10 years (whether they were viewed as positive or negative). By far, respondents cited the loss of the school as the single most significant change (16 responses). The loss of the store was also cited four times. Other change factors varied widely, citing both positive and negative changes. Here are the remaining responses:

- *Roads not well maintained last winter.*
- *Poor garbage pickup service, lost gravel supply in town, higher taxes, high cost of living due to energy costs. Better law enforcement, improved roads, forests growing back.*
- *More traffic on the main road through town; subdividing of large tracts of land; dwindling attendance at Town Meeting. (2 responses)*
- *I don't like the loggers cutting down all of our timber.*
- *Road conditions (viewed positively); recycling (viewed positively); No set speed limit on main road; snow machines and 4-wheelers on land that they did not ask permission to cross. Outside road plowers.*
- *More & more younger people moving out of the town because of no work and cost of living.*
- *The building of new homes and the improvements of the exterior of Town Hall and Church. Watch residential-businesses. (viewed negatively); Planning-zoning keep them separate.*
- *New post office building.*
- *Growth, reduced deer herd, reduced grouse population.*
- *New 'reservoir' with stand pipe, great environmental & safety proactively.*
- *Champion land deal; Cow Mountain Pond Forest Legacy Project.*
- *The old folks are passing away.*
- *The main road appears to be better maintained.*

- *Private developing for personal gain; permitting process; changing of land ownership major parcels.*
 - *The setting aside of "special natural areas" for the public (Mud Pond & Cow Mountain Pond; Development and posted property (viewed negatively)).*
 - *Change of ownership of large tracts of land*
 - *Upgraded roads; other roads leading to Granby improved*
 - *Loss of mature woodland; zoning (maybe wasn't done in last 10 years)*
-

Granby's planning priorities are:

- Maintain the character of the Town, including its traditional way of life, environmental quality, and land use patterns;
- Maintain accessible large tract forested lands;
- Maintain an affordable community cost of living;
- Limit town roads to the current number of extent;
- Maintain a low density of permanent and seasonal housing;
- Provide acceptable levels of community services at an affordable cost to the community;
- Explore adaptive reuses for the historic Granby school.

1. Introduction

It is the purpose of this Town Plan to specify those characteristics and attributes of the Town of Granby that the Townspeople value. These features include clean water, forested countryside, non-congested housing, and the traditional lifestyle of the Town.

This Town Plan, along with Town's Zoning Bylaw serve as a firm guide to the Town for making the decisions and the plans that will shape its future. Although specific items will be deleted, modified, or retained with the passage of time, adherence to the ideas contained in this Town Plan by all members of the Granby community is the best assurance that the Town's grand vision of itself will be achieved. The Townspeople assume that all Town officials, employees, and volunteer workers will act in accordance with the statements and philosophies set forth in this document as they represent the Town and conduct Town business.

Vision

The Town of Granby strives to maintain the current conditions of the environment and lifestyle.

History

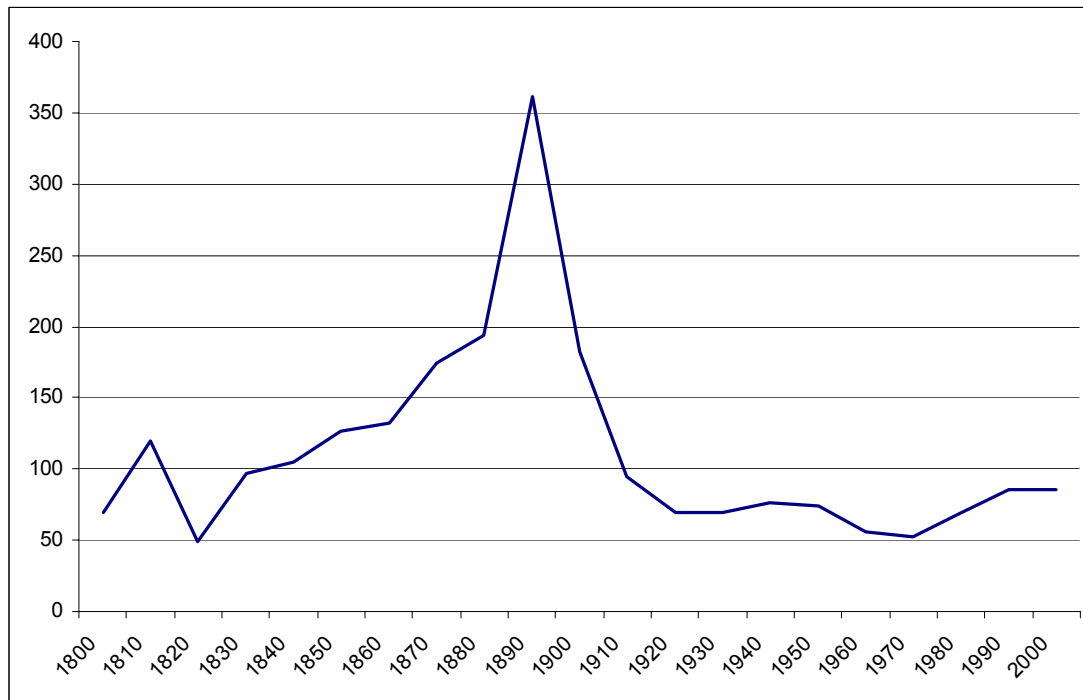
The Town of Granby is historically and presently 97% forested, with the majority of the dwellings clustered in the small village center along the main town road.

Since its founding in the 1760s by a few farming families, the population of Granby has varied greatly. *"Through the Woods..."*, the town history, reports that there were only three families left in Granby during the severely and unseasonably cold summer of 1816. The town was reorganized in 1822. Granby's population peaked at the height of the logging days in the 1890s. There are currently 84 residents in the Town. (U.S. Census, July 1, 2007)



*OM Gallup Logging Operation, late 1800s.
Logging has played a critical role in Granby's rich history.*

Figure 1.1: Granby Population, 1800-2000



Source: US Census Bureau

For most of its early history, the population of the Town was concentrated on the ridge tops, especially along the Porrell Road. In recent years, most of the Town's population has been concentrated in the valleys and along the hillsides.

In 1963, Granby was the last town in Vermont to receive electric power.

The Granby History Group has published a full-length book detailing the history of the Town and some of its families. A supplement was published in 1996. The reader is referred to those books for information on the history of the Town over the past 250+ years. They are available for purchase at the Town Clerk's Office.

"Granby, fragile and unique, set apart from the rushed pace of the surrounding metropolitan areas, with its forests and streams, its splendid special life of wilderness. Make sure it will always have a future; that those of you who care will keep Granby on the map."

--- from Thru the woods... Down the river... Over the Hill...Granby, VT, published 1990

2. Land Use

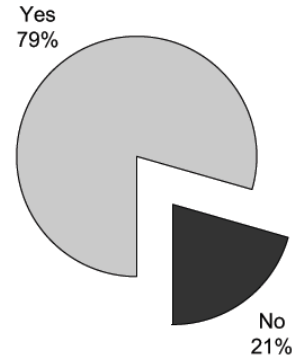
Goal:

Strive to maintain the current level of environmental integrity while providing free public access to large tract forested lands for traditional recreational activities.

Land use practices should continue, insofar as feasible, not to disrupt or degrade the present state of the land. Land use practices which promote a scenic landscape and which preserve open space such as farming and forestry, should be encouraged. Activities which destroy open space, mar scenic views, significantly alter the landscape, increase erosion, render large areas impermeable, and have the potential to pollute the ground water should be avoided. Traditional local land-use practices should be encouraged, especially farming and forestry.

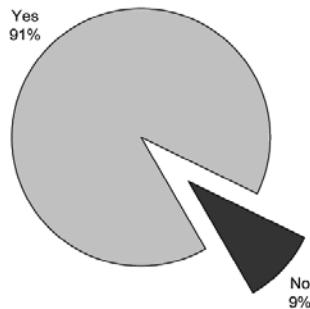
The forest should continue to be properly managed and maintained as a major positive feature of our Town's environment. Good forestry practices must be maintained and encouraged to insure that our present large tracts of forested lands are sustained in a productive state. The preservation of quality forests in Town will go a long way towards insuring that all the treasured natural, physical, biological, aesthetic and human environmental aspects of the Town will be preserved as well.

Survey Snapshot on Agriculture Q: Should agricultural land be protected? (29 responses)



Respondents who indicated YES were asked HOW they'd wish to see agricultural lands protected. Six respondents cited restrictions or regulations; 3 cited conservation measures, such as outright acquisition or cooperation with conservation programs, 7 cited tax incentives to landowners.

Survey Snapshot on Forests Q: Should forest land be protected? (32 responses)



Respondents who indicated YES were asked how they'd wish to see forest land protected. 12 respondents indicated restrictions or proper forest management practices, 9 cited tax incentives or conservation efforts.

The Townspeople greatly appreciate the opportunity to enjoy many safe and pleasurable outdoors-recreational activities within the Town borders. There is an abundance of good quality trails available for public use. There are abundant, accessible, small, private picnicking areas scattered throughout the Town.

In addition, most of the visitors who come to Town are attracted here by the freedom, peace, and beauty of the non-polluted, uncluttered, open-space, and low population density aspects of the large undeveloped areas, which constitute most of the Town.

There is minimal flood hazard area in the town of Granby. The two locations identified by Federal Emergency Management Agency are along the Moose River and in Granby Bog area. Even with this minimal threat the town is in the process of developing a Flood Hazard Area Regulation. Flood regulations are needed in order to obtain pre-disaster mitigation grant funds from FEMA.

**Figure 2.1 Granby Land Profile
(Multiple Sources)**

Population Density per Square Mile	2.20	US Census
Area of Land, Acres	24,979.20	US Census
Area of Water, Acres	32	US Census
Total Private and Public Conserved Lands, Acres, 1999	6,474.20	UVM School of Natural Resources, Spatial Analysis Lab
Percent Private and Public Conserved Lands, Acres, 1999	26.10	UVM School of Natural Resources, Spatial Analysis Lab
Federal Administered Conserved Lands, 1999	1,628.81	UVM School of Natural Resources, Spatial Analysis Lab
State Administered Conserved Lands, 1999	207.83	UVM School of Natural Resources, Spatial Analysis Lab

Figure 2.2 Lake Water Quality Summary Reports

Body of Water	Formation	Classification Water Quality	Area	Watershed Area	Water Monitoring	Uses
Cow Mountain Pond	Natural	B	10 acres	128 acres	Lay monitoring program	No developed Access
Little Mud Pond	Natural	B	n/a	n/a	n/a	No developed access
Mud Pond	Natural	B	55 acres	2,128 acres	Lay monitoring program	Fishing, no developed access

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

Explanation: Waters of the state are classified by the Water Resources Board as either A, B, or C. The vast majority of Vermont's lake acreage is Class B. 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. A few lakes in Vermont have Class C zones, notably Lake Champlain and Lake Memphremagog. Class B waters are managed to support the following uses:

Aesthetics: quality consistently exhibits good aesthetic value

Public water supply: public drinking water supply with filtration and disinfection

Agricultural water supply: irrigation and other agricultural uses Good habitat: provides high quality habitat for aquatic biota, fish and wildlife

Recreation: swimming and recreation

Figure 2.3: Current Use Enrollment

Total Number of Parcels	Enrolled Homestead Acres	Enrolled Non-Residential Acres
23	106	20,134

Source: Vermont Department of Taxes, Division of Property Valuation and Review, FY2009 Annual Report

Grand List:

State 2008 Grand List shows that there are 29 homestead parcels and 108 non-residential parcels in Granby. (Source: Vermont Department of Taxes)

Act 250 Review:

Nothing has met Act 250 jurisdiction for review over the past three years. The only applications that came up with Project Review Sheets were the following: 2005 -

Replacement of the School’s failed septic system (construction improvement involving less than 10 acres)

2005 – Subdivision of 87.05 acres off Porrell Road, ultimately into three lots, one a five-acre (fewer than 6 lots in 5 years)

2005 – Subdivide 13.77 acres off Granby Road into two lots (fewer than 6 lots in 5 years)

Zoning:

Granby has enforced a zoning bylaw since 1993. There are three districts:

- *Village:* Contains much of traditional residential core and provides for neighborhood-type commercial facilities at a higher density (1 acre) to create a clustered, compact village center. This district runs along town highways from the border with Victory to School House Brook and Roger’s Ranger grave site.
- *Rural Residential:* Provides for rural residential development and neighborhood-type commercial facilities at a moderate density (1.5 acres), while allowing for the continuance of agriculture and forestry activities. This district incorporates all areas along town roads that don’t fall into the Village District.
- *Forest District:* This district provides for traditional long-term forest management, while allowing for the development of seasonal dwellings. There is a minimum of 5 acres. Single family dwellings are conditionally approved.

Survey Snapshots on Zoning

Q: Is it reasonable to specify minimum amounts of acreage on which to build homes in different parts of Granby? (34 responses)

Yes	31
No	3

Q: Is it reasonable to prohibit certain types of uses in some parts, while allowing them in other parts? (31 responses)

Yes	22
No	9

Examples: “Businesses should not in the middle of town.” “Gravel pits, high structures, junk yards, building near water.” “In town, not out of town.” “To protect visual impact.” “Commercial activities, except small in-house businesses should be concentrated in the built-up section of town.” “Home sites in wetlands.” “Environmental impact may vary in different areas.” “Village=smaller lots=no town streets.”

Q: Should there be restrictions on the number of homes that can be built on a single lot? (33 responses)

Yes	30
No	3

Q: How many acres do you consider the ideal lot for future residential use? (35 responses)

1/2 acre	3
1 acre	5
2 acres	9
5 acres	6
10 acres	5
Don't know	7

Granby’s zoning also prohibits construction of dwellings within 75 feet of any surface waters (ponds, streams, and rivers) and requires maintenance of a natural vegetation buffer within that area. A shoreland buffer provision permits only light thinning and

selection harvesting so that breaks in the canopy are minimal, and a continuous cover is maintained.

Strategies

- Ensure that regulatory documents maintain the integrity of the Town Plan.
- Initiate dialog and negotiate with new property owner(s) about maintaining public right-of-way for recreational activities.
- Continue efforts on developing a flood hazard area regulation.
- Establish an appropriate recreational area in the Cow Mountain Pond area.
- Maintain free public accesses to lands within the Town boundaries by working with landowners and including them in the planning process.

3. Preservation and Conservation

Goal:

Protect all aspects of the current conditions within the Town including, but not limited to, the environment, air quality, and water quality.

Description:

The conditions of the environment, air and water provide the residents with very desirable living conditions.

We have no major local sources of air pollution, including noxious odors and noise. As a result, visibility can be unlimited and breathing is easy and healthy. This adds to the enjoyment and appreciation of being and working in the outdoors and living in Granby. We wish to discourage local activities that are potentially harmful to the local atmosphere, plants, and animals; the global atmospheric environment and its related weather and climate features; and the bodies of the local inhabitants, especially their respiratory and auditory tracks.

Basic to the quality of life in Granby for people, animals, and plants is the abundance of pure water in Town. It occurs in many different formats (wetlands, streams, ponds, surface springs, and subsurface flows) and in very many places throughout the Town. It is a resource that is vital to all the aspects of life in Town; human, plant, and animal. Its present quality and quantity and its historic flow paths and volumes must be preserved in the future.

There are three areas designated in town as conservation land. They are Cow Mountain Pond, Little Mud Pond and Mud Pond. There is a conservation easement on Nurse Mountain.

Forest Land Evaluation Site Analysis

About 97% of Granby’s land is forested. In 1991, Granby became the first municipality in the nation to perform a Forest Land Evaluation Site Analysis (FLESA). The FLESA uses a comparative scoring system to assess the viability of individual forested parcels for timber management, wildlife habitat, recreational use, scenery, and other uses such as development potential.

The origin of Granby’s FLESA can be traced to 1988, when the Granby Planning Commission was created. At that time, a New Hampshire developer purchased 22,426 acres of northern forest from Diamond International Corporation, thus creating a development scare that prompted the town to take action.

Forest Legacy Program

The potential uses of FLESA are numerous and include:

- Open space planning and conservation

- Identifying land units as candidates for conservation easements or other land protection easements.



Aerial shot of Cow Mountain Pond

In 1993, the Town of Granby therefore achieved another first in the nation: the completion of a forest legacy project, which provides no more than 75% of total program costs to purchase development restrictions from willing landowners. Two parcels of land (approximately 1,660 acres) surrounding Cow Mountain Pond were acquired by the Town of Granby through this program, thus ensuring that they will remain essentially as they are now, providing recreation, scenery, and timber. The Town of Granby holds

the timber rights to this property. A Forest Stewardship Plan has been prepared by the Town of Granby to guide forest management, and a Forest Management Committee has been appointed by the board of Selectmen.

The Cow Mountain Pond Forest parcel contains “Governor’s Corner,” approximately 600 acres. A 200-acre portion of the Cow Mountain Pond forest parcel also has been designated as an “old growth forest” in order to promote large tree growth and biological diversity. (This designation was required in order to satisfy the requirements of the various entities that supported the Cow Mountain Pond Preservation Project.) These lands must remain undisturbed, except for moving fallen trees out of the way of trails. A barway at the beginning of the Pond path ensures that trails in this area are open to foot traffic only.

The cost of acquisition was \$570,000. In addition to the \$271,000 in federal funds, the State of Vermont Housing and Conservation Fund supported the purchase with \$180,000. The Town of Granby took out a loan for \$55,000 and raised an additional \$73,000 through exhaustive fund-raising and solicitation of private donations.

All Granby lands remain eligible in the Forest Legacy Program. Since the completion of the Cow Mountain Pond tract, development rights from an additional 935 acres around Nurse Mountain have been acquired as well.



*Stevens Village/Moccasin Mill, late 1800s
The old train turntable nearby (but not visible here)
still exists.*

Preservation of Historic Sites/Sites of Interest

- The Granby Town Hall (built in 1891) was repainted in 2008.
- Number 1 Schoolhouse Site: The cellar hole of the first framed schoolhouse, built in 1825 has been preserved at the initiative of private landowners.
- The Town of Granby assumes the cost of keeping the Roger's Rangers Gravesite.
- There are a number of private and/or unmarked graves on private property, such as the Wilkie Baby Stone (shown below), which are often preserved at the initiative of the landowners.
- The round stone foundation of the train turntable, which once served the Granby Branch railroad, remains intact.



The Granby-Victory Congregational Church



The Wilkie Baby Stone

- The Granby-Victory Congregational Church was built in 1845. The church is responsible for the maintenance and upkeep of the Granby Congregational Church cemetery and gravesites. In 2007, the roof was replaced, and the building was repainted.
- The Town of Granby is responsible for the upkeep of the Granby school.

Strategies

- Maintain the trails in the Cow Mountain Pond area.
- Negotiate access right to Cow Mountain Pond property.
- Negotiate access right to large parcels of land for traditional recreational usage.
- Have the town continue to support the Cow Mountain Pond Management Committee.
- Pursue the possibility of conducting a natural resources inventory.

4. Utilities and Facilities

Goal:

Maintain the facilities at their present appearance and conditions and to continue to provide its residents with local postal service, emergency services, garbage and recycling services, and access to town building(s) for public and private functions.

Properties

Granby has several buildings that provide a sense of community. They include: Town Hall and Town Offices, Post Office, Church, Library, Granby Central School (which is now closed), and Town Tool House.



The Granby Town Hall

There are three cemeteries in town – the Appleton, Rogers Rangers, and Boyce cemeteries. The Town is responsible for their maintenance.

Public Safety

The Town provides various services to its residents. Emergency services are coordinated by the Selectboard.

Fire is a very real threat to life and property in a remote location such as Granby. Fire protection is provided by the East Burke Volunteer Fire Department. In 2007, a dry hydrant was installed just over the town line, in Victory.

Medical emergencies are always serious threats to persons living in remote areas. There are two first responders. Lancaster Ambulance responds to calls within the village and east of the village. Lyndon Rescue responds to calls in the vicinity of Lund Lane and Moccasin Mills Road. The average response time for first responders is about 30 minutes.

The proper level for local law enforcement is a function of local need. At present, the Town's constable is adequate. Contracting for law enforcement services with County or the neighboring municipalities on an as-needed basis should be continued. Residents are to contact the

Survey Snapshots on Emergencies
Q: The Granby Planning Commission is exploring options to improve local medical emergency response practices.

Would you support creation of a local emergency network who could be contacted in the event of a medical emergency?

Yes	30
No	2

Q: If YES, would you be interested in volunteering in such a network or receiving emergency medical training?

Yes	13
No	12

Q: Would you support the town's purchase of medical emergency response equipment, such as defibrillators?

Yes	26
No	5

Vermont State Police or the Essex County Sheriff (from Guildhall) for police service.

Waste

The Town has joined a regional solid waste disposal association (Northeast Kingdom Waste Management District). Free refuse disposal is provided to the residents of Granby. Residents must recycle if they wish to take advantage of this service. The present Town system (with its centralized trash/recycling pick-up at a specified time and place) seems to be working well, to be adequate for the present volume of waste, and to be cost-effective.

Most occupied dwellings in Granby have septic systems. In 2007, the State of Vermont took delegation of all enforcement of local potable water and wastewater systems. Systems that were previously considered exempt from state regulation may now require a permit. (*Environmental Protection Rules, Chapter 1, Wastewater System and Potable Water Supply Rules, Effective Sept. 29, 2007*) Some activities that may now require a permit include: construction of single-family residences; construction or modification of a wastewater system or potable water supply; new connections to an existing wastewater system or potable water supply, subdivisions of land; and repair and replacement of a failed wastewater system or potable water supply.

Survey respondents were asked HOW, if at all, they thought the new regulations would affect them. Seven respondents felt that it would have no affect. Three respondents wanted to have more information. Other respondents voiced concerns, ranging from the need to protect their own property from other systems, to additional cost and permitting concerns. Among those responses were:



- *If a new house or houses are built across the road, I am afraid their sewer & leach field will flow onto my land and brook. That land is all ledge with very little topsoil and steep.*
- *Makes it more expensive to build, takes decisions out of the hands of the people and the town, increase taxes, makes it more expensive to sell property and in a town like Granby, totally un-needed.*
- *Not needed. Our systems work fine. They would place a financial burden on most.*
- *It is required by the state now! It is good for VT.*
- *Good.*
- *Don't think it will but think you should have a meeting to explain all this.*
- *Don't believe they affect us at this time but we would like to know more about these regulations*
- *Increase taxes, takes away the power of the people & puts it in the hands of the state.*
- *Replacement of a failed system (my system is 25 yrs old).*
- *Only if my sewer fails.*

- *This is why people get mad, because it takes forever for the state to ok something. Too much passing the buck.*
- *Cost of permits, availability of inspectors.*
- *If my well goes dry due to pond construction. If there is contamination from squatters we found living in trailers with hazardous materials and car left behind.*
- *Unless everyone commits suicide, we need these regulations so damage does not occur to the resources/places we cherish.*
- *It will make the building permit process more thorough and complex.*
- *It will not affect us because we have a new wastewater system.*
- *We don't need this protecting (only Burlington).*
- *To follow the new regulations it will cost each household more money. Although anyone willing to live in this community should be willing to meet the regulation.*
- *Will delay construction, delay repairs and cost more money which will include consultant fees.*
- *Very costly.*
- *Much more. Added cost=eng. Studies, etc.; actual cost of building properly no more as it would be done right to last anyway.*

Utilities

Power is provided by Central Vermont Public Service.

Telephone service is provided by Fair Point. During a power outage the phone system is only operational for the first two hours. In an emergency this situation has the potential to be disastrous. This service has been identified as a potential area in need of upgrading.

Survey Snapshots on Internet Access	
Q: What Kind of Internet Access do you have?	
No Computer and/or Internet Access	22
Dial Up	4
Satellite Dish	4
Q: Are you interested in bringing broadband to Granby?	
Yes	20
No	7

Granby’s All Hazard Mitigation Plan

Granby has an All Hazard Mitigation Plan which was developed in 2005. The medium- to high-risks identified in the plan are fire, power failure, winter storm/ice, high winds, town road incidents and school safety issues. (The Granby School was still open at the time this plan was adopted.) Here are some of the recommendations that were drafted for Granby in 2005:

Figure 4.1: Granby Hazards and Mitigation Strategies

Project/Priority	Mitigation Action	Who is Responsible	Time Frame and Potential Funding	Initial Implementation Steps
Designate a shelter and generator. HIGH	Provide a central place for a shelter when power is out and roads are inaccessible.	The Selectboard and Local Emergency Management Coordinator.	Homeland Security and Fire Grants.	Seek appropriate grant source, obtain cost estimate and apply for funding.
Need adequate power and phone service - HIGH	Emergency use is inadequate without redundant service in remote areas.	Selectboard	Utility Companies	Contact Public Service Board to petition for service

Strategies

- Maintain adequate funding for upkeep of town buildings.
- Monitor and encourage the upgrade of existing phone system.
- Work with partners to bring high-speed broadband to Granby.
- Explore local fire protection options.
- Fire prevention education and the signing of mutual aid agreements for first responders should be continued.
- Develop reimbursement policy for emergency services.
- Provide 911 education, including training on accident prevention and basic first-aid, choking relief, and CPR techniques.
- Investigate the procurement of appropriate medical response equipment.
- Provide education on homeland security and survival techniques.
- Support the Hazard Mitigation Priorities identified in Granby’s All-Hazard Mitigation Plan.
- Explore the possibility of establishing alternate energy resources for the town, using the town-owned lands if necessary. Possible resources include water or wind turbines.
- Explore grant opportunities to support alternative energy resources, such as the Clean Energy Development Fund.
- Encourage the use of alternative energy resources by private landowners.

5. Transportation

Goal:

Provide the public with an infrastructure system that is safe, well maintained and is passable as outlined in the Vermont State Statues.

Description:

Granby needs an adequate, but not extensive, road system. The present system is serving the Town quite well. The infrastructure system includes:

- 5.27 miles of class 2
- 5.19 miles of class 3
- 6.11 miles of class 4
- 6.68 miles of legal trails
- 4 bridges

All of the roads in Granby are gravel. There are two concrete slab bridges and two pipe arch bridges. The majority of culverts are metal. The system as a whole is in adequate condition. The Town has adopted the road standards recommended by the state.

Survey Snapshot on Transportation	
Q: For shopping, I travel in the direction of:	
Lancaster	9
Lyndon/St. Johnsbury	23

Road maintenance is important to the town, as Granby's main connection to goods and services exists off of the main road, the Granby Road. This road connects to areas outside Granby through two adjacent towns (Victory and Guildhall). To the east is Guildhall, which includes a small village and access to a larger regional center, Lancaster, New Hampshire, located just across the Connecticut River. The other main road connections exist through the Town of Victory. River Road runs south through Victory and provides connections to Concord, St. Johnsbury, and Lunenburg; while Burke Road runs east-west and provides connections to Burke, Lyndonville and northern Essex County.

Road maintenance is currently overseen by the road foreman and contracted out for grading services and snow removal. Snow removal is provided on the Class 2 road and all Class 3 roads that connect with the main road.

The average annual budget for road maintenance has been about \$70,000. In 2008, the road maintenance budget has gone over, due to higher than normal snow fall. The Town currently has an AOT grant to replace culverts, establish appropriate ditching, and resurface along the Granby Road.

The Town also has a number of recreation trails that serve the public. These include VAST snowmobile trails, hiking paths, and a legal trail that allows for limited use, since it mostly crosses private property. Travelers seeking beautiful scenery and a quiet country

road also enjoy the Granby Road, which is identified as part of larger regional loops in the Northeast Kingdom Cycling Map and self-guided fall foliage and wildlife tours.

Strategies:

- Maintain the number of town-owned roads.
- Pursue available grants to help offset the cost of maintaining the system.
- Develop appropriate town road policies in conjunction with the Selectboard.
- Develop driveway access permit process.

6. Education

Goal

To provide several desirable options for educating the community's children, from kindergarten through high school.

“Education has never been taken lightly here. The character and qualities of its teachers down through the years has been first priority to our school board. The aim of the parents was to educate the children to read with ease and propriety, to write a plain and legible hand, and to have them acquainted with the rules of arithmetic as far as shall be necessary to carry on the most common and necessary occupation of life and happiness.”

From Thru the woods...Down the river...Over the hill...Granby, Vermont

Survey Snapshot on The Granby Central School

Q: What use of the school do you think would be appropriate?

Library	11
Museum	9
Community function	10
School	3
Other	4
All the above	5
“Other” included renting the building out for use, recreation center and town park, and parking, and old-time logging style of living.	

Description

The Granby Central School dates back to 1885. Until 2006 this one-room schoolhouse provided education for kindergarten through 6th grade. The curriculum and facilities of this one-room school were adequate for fulfilling the basic educational needs of the Town's children. This was deemed much more desirable than to transport children to a neighboring town for their elementary education.

In 2006, with its youth population in decline, a difficult decision was made to close the schoolhouse. This was clearly a loss to the community, as it has been the center of the community for generations. The facility is in excellent condition. The Town of Granby has retained the building, as substantial work has been done on the facility in recent years, including the installation of a new septic system, a firewall, and an ADA-compliant entrance ramp and bathroom.



The Granby School

Strategies

- Find ways to keep the school facility vital within the community. Although the school closed, the historic facility still plays a significant role in the community. Currently, the facility houses the Granby Library, which is open seasonally. There is also a strong desire to reopen the school, if the demographics were to change.

- Identify potential funding sources for keeping the facility in operation as some kind of community facility. Possible funding sources include, but are not limited to: Vermont Community Development Program (Community Development Block Grants), USDA Rural Development, Preservation Trust.

7. Adjacent Towns

Goal

The town strives to maintain a positive relationship with the surrounding communities and work together to share resources.

Description

Due to its relative small size and remoteness and its limited financial resources, Granby has often found it to be advantageous to maintain active inter-municipal cooperation with neighboring towns. The Town has a positive attitude toward using a regional approach to overcome some of the issues encountered in municipal planning.

As previously discussed, the Town contracts with neighboring towns to provide emergency services and is a member of the Northeast Kingdom Waste Management District.

Strategies

- Participate in public committees with adjacent communities, such as Regional School Board, Waste Management, etc.
- Send town officials to training.
- Review planning, zoning policies of neighboring towns while developing same.
- Explore expanding local first responder services.
- Work in partnership with surrounding towns to reduce the cost of various maintenance materials.
- Continue to explore the option of cost sharing large purchases.

8. Energy

Goal

To ensure the continued wise use of energy and to promote energy conservation.

Description

Most activities in Granby are presently low energy users and there is little evidence of inordinate energy waste.

Utility distribution facilities and service junctions associated with utilities, when not disruptive of the Town's environment and character, will be encouraged for the tax benefits which might be associated with them. Use of small-scale energy efficient systems, which provide some individual energy self-sufficiency, should be encouraged.

Granby was the last town in Vermont to receive electric power, (in 1963) and due to our isolated mountainous location we still have long stretches without electric power. The residents are very knowledgeable on survival techniques during these phases. About 6% of year-round homes are off the grid. Heating sources are largely determined by market fluctuations. Our environment provides fresh air in abundance in all seasons. Therefore, no energy scarcities are anticipated in the near future.

Strategy

- Encourage the continued wise use of energy resources in Town by keeping the Town residents informed on energy related issues; including potentially local useful technologies, especially those with economic and conservation advantages and those that promote energy self-sufficiency.
- Educate on available energy efficient products such as light bulbs.
- Explore the possibility of establishing alternate energy resources for the town, using the town-owned lands if necessary. Possible resources include water or wind turbines.
- Explore grant opportunities to support alternative energy resources, such as the Clean Energy Development Fund.
- Encourage the use of alternative energy resources by private landowners.
- Contact the Extension Service, or other appropriate agencies, to inquire about energy audits in Granby.

9. Housing

Goal

Maintain attractive, natural, uncluttered, low density housing that is currently in existence throughout most of the Town and moderate density of housing currently in existence in the small center of Town near the intersections of Town Roads 1 and 3 that retains the Town's traditional rustic charm.

Description

Currently there are approximately 90 residents in Town. There are about 80 part-time residents. They own about 90% of the roughly 35 summer and hunting camps, which are scattered, throughout the forested areas of Town.

Currently the population is concentrated in the valleys and along the hillsides and nearly all the permanently occupied homes in Town (about 35) are located along either Town Road 1, 2, 3, or 6. The greatest population density (approximately 40% of the permanent population) is currently in the area near the intersection of Town Roads 1 and 3.

In 2004, major revisions to 24 V.S.A., Chapter 117, (the statute that regulates planning and zoning) instituted a number of changes regarding the way towns plan and make accommodations for affordable housing. Town plans, for example, should define the cost thresholds for affordable housing in their respective communities. Affordable housing is defined by the state as such:

Housing that is owned or rented by its inhabitants, whose gross annual household income does not exceed 80 percent of the county median income, as defined by the United States Department of Housing and Urban Development, and the total annual cost of the housing, including principal, interest, taxes and insurance, or rent, utilities, and condominium association fees, is not more than 30 percent of the household's gross annual income.

Figure 9.1 Granby Households

Number of households, US Census, 2000	Granby	Essex County	Vermont
...owning home	31	2,069	169,784
...renting home	2	533	70,850

The median household income for a family of four in Essex County is \$43,300 (HUD, 2008). The "housing rate," i.e. the wage needed to pay only 30% of income toward housing is as follows:

Figure 9.2 Affordable Housing in Granby

	Housing Wage, 2008 (HUD)
0 bedroom unit	\$9.85
1 bedroom unit	\$11.06
2 bedroom unit	\$13.44
3 bedroom unit	\$17.13
4 bedroom unit	\$20.10

Strategy

- Encourage permanent housing along existing Town roadways through public education and non-regulatory and regulatory techniques.
- Make sure that Granby’s zoning bylaw accurately reflects the statutory revisions, including those that impact affordable housing.
- Develop policies that encourage appropriate upkeep of properties to uphold the character of the town.

10. Daycare

Goal

Ensure that all of the children have a safe and desirable place to stay when their parents/guardians are working or away.

Description

Currently there are less than a dozen children that require daycare services. Fortunately, if children require daycare services after school or in the event of illness or vacation these needs can be met with family members or neighbors.

Strategies

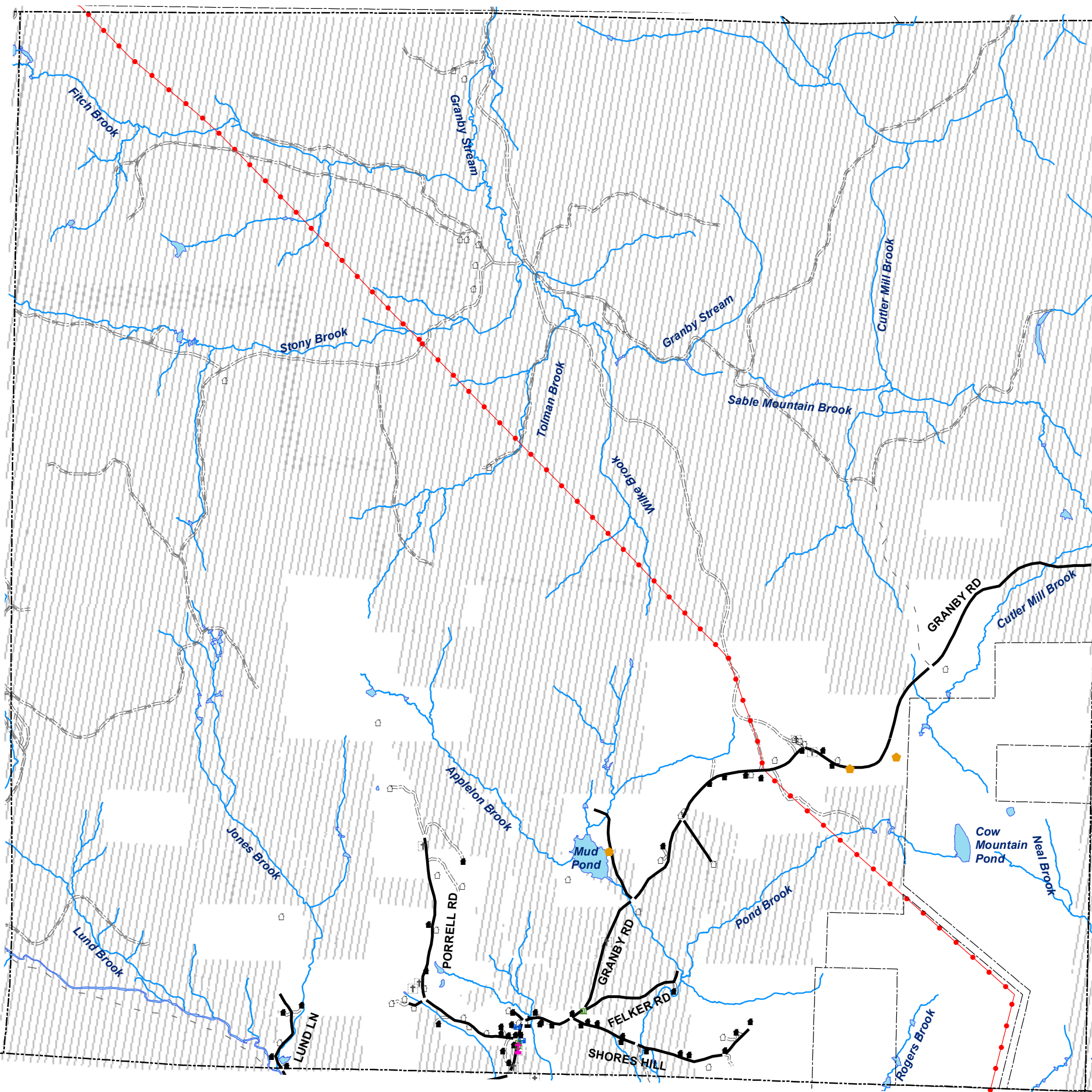
- Send an annual survey to all of the residents with children ensuring that additional daycare services are not needed.

11. Implementation

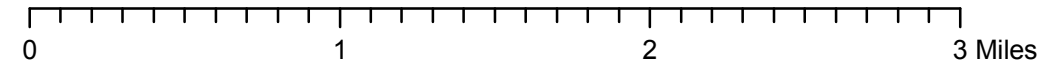
The Planning Commission has responsibility of initiating and monitoring the strategies as outlined in this plan. Each Planning Commission member will be responsible for the oversight of assigned strategies. The Planning Commission will meet every other month for a status meeting on on-going initiatives.

Town of Granby, Vermont Current Use Map

December 5, 2008



- Single Family Home
- Seasonal Home
- ▲ School
- Government
- Commercial
- ✚ Church
- ★ Public Gathering Place
- ✚ Cemeterys/Grave Sites
- County Boundary
- - - Town Boundary
- Paved Town Road
- State Forest Road
- Unpaved Town Road
- ==== Class 4 Town Road
- - - Legal Trail
- ==== Private Road
- - - State Land Boundaries
- Major Electric Transmission Line
- Lakes, Ponds & Rivers
- Brooks
- /// Lands Enrolled in the Current Use Program



Town Boundaries & State Land Boundaries- USGS 1:24,000 Scale Topographic Maps

Roads- VTrans Data from 1:5000 VT Orthophotos & E911 GPS

Buildings & Driveways- E911 data gathered from GPS & Orthophotos.

Electric Transmission Lines - Data provided by VCGI & Edited by NVDA

Surface Waters- ANR's hydrography data, 1:5000 VT Orthophoto

Current Use Data- VT Department of Forest, Parks & Recreation & Lyndon State College

Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

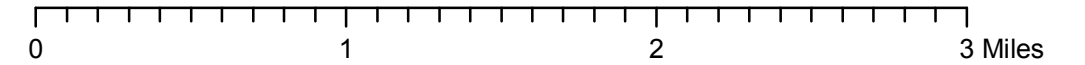


Town of Granby, Vermont Base Map With Zoning Districts

October 9, 2008



- Single Family Home
- Seasonal Home
- 🏫 School
- 🏛️ Government
- 🏪 Commercial
- ⛪ Church
- 🏠 Public Gathering Place
- ⚰️ Cemeterys/Grave Sites
- County Boundary
- - - Town Boundary
- Paved Town Road
- State Forest Road
- Unpaved Town Road
- - - Class 4 Town Road
- - - Legal Trail
- - - Private Road
- - - State Land Boundaries
- Major Electric Transmission Line
- Brooks
- 🟦 Lakes, Ponds & Rivers
- Zoning Districts**
- Forest District
- ▨ Rural Residential District
- ▩ Village District



Town Boundaries & State Land Boundaries- USGS 1:24,000 Scale Topographic Maps

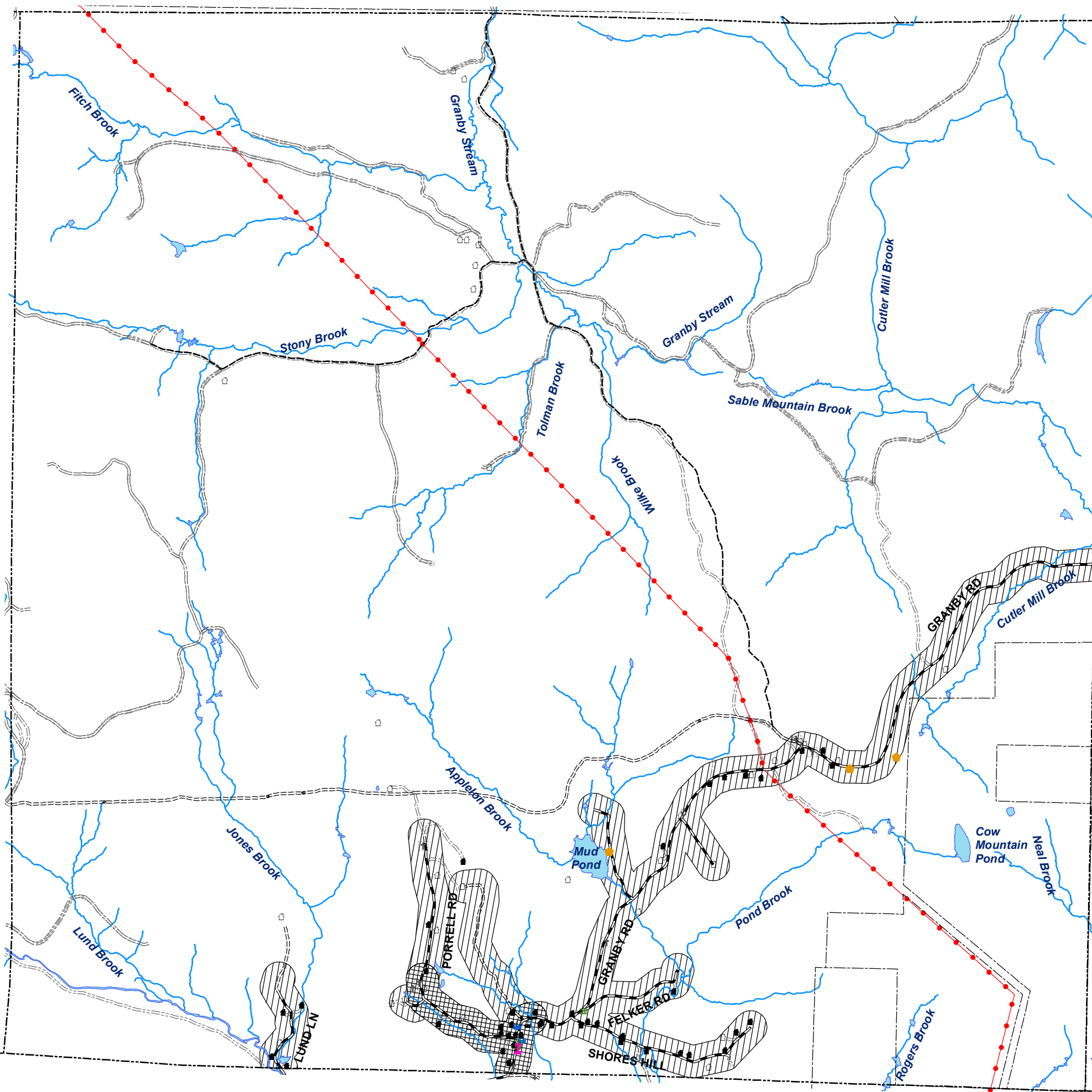
Roads- VTrans Data from 1:5000 VT Orthophotos & E911 GPS

Buildings & Driveways- E911 data gathered from GPS & Orthophotos.

Electric Transmission Lines - Data provided by VCGI & Edited by NVDA

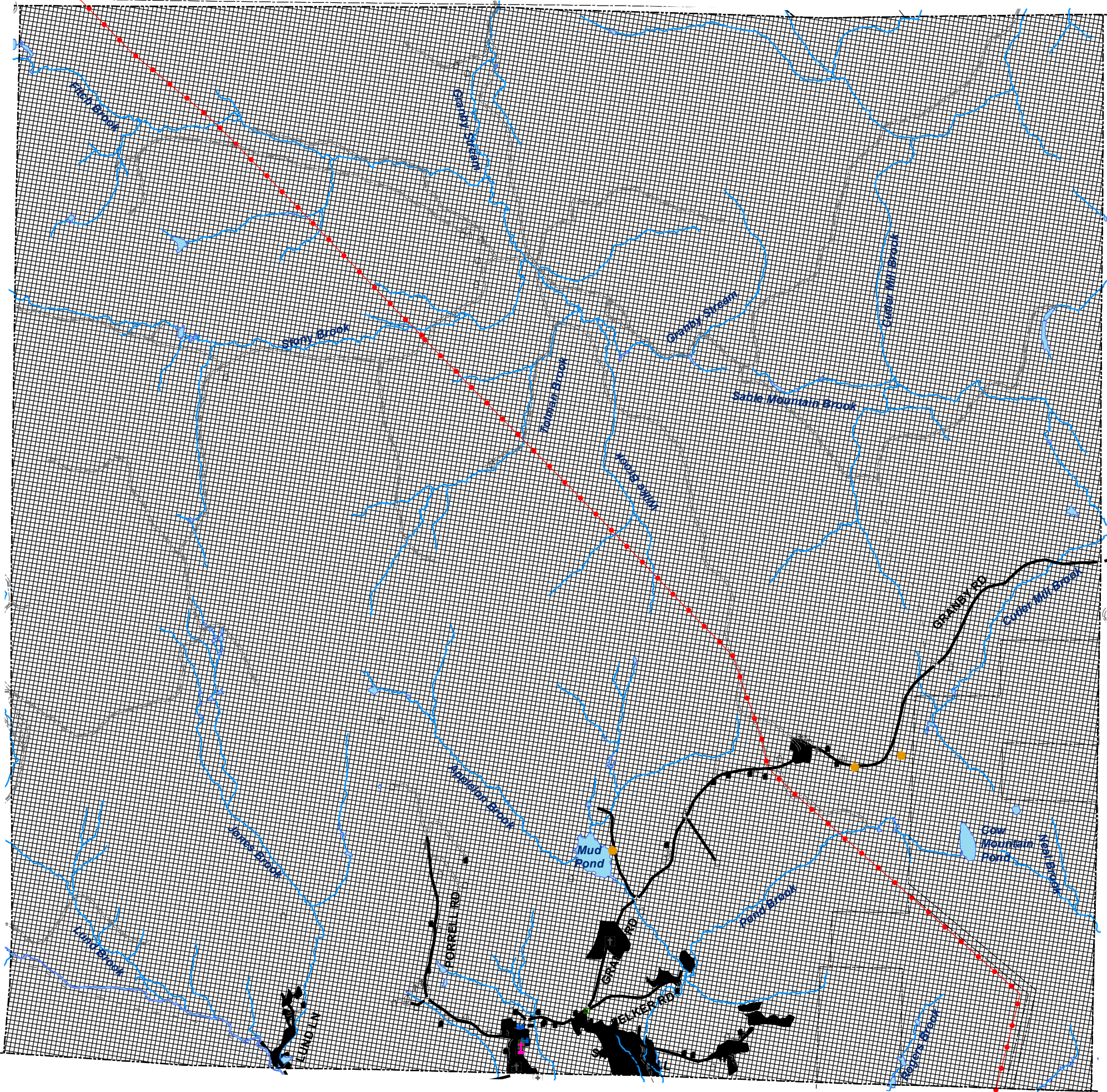
Surface Waters- ANR's hydrography data, 1:5000 VT Orthophoto

Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

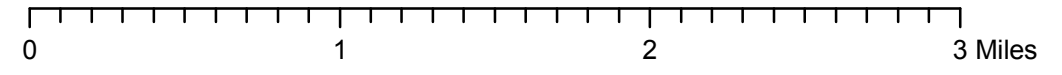


Town of Granby, Vermont Land Use/Cover Map

October 5, 2008



- Single Family Home
- Seasonal Home
- School
- Government
- Commercial
- Church
- Public Gathering Place
- Cemeterys/Grave Sites
- County Boundary
- Town Boundary
- Paved Town Road
- State Forest Road
- Unpaved Town Road
- Class 4 Town Road
- Legal Trail
- Private Road
- State Land Boundaries
- Major Electric Transmission Line
- Lakes, Ponds & Rivers
- Brooks
- Developed Areas
- Open Areas
- Forested Areas



Town Boundaries & State Land Boundaries- USGS 1:24,000 Scale Topographic Maps

Roads- VTrans Data from 1:5000 VT Orthophotos & E911 GPS

Buildings & Driveways- E911 data gathered from GPS & Orthophotos.

Electric Transmission Lines - Data provided by VCGI & Edited by NVDA

Surface Waters- ANR's hydrography data, 1:5000 VT Orthophoto

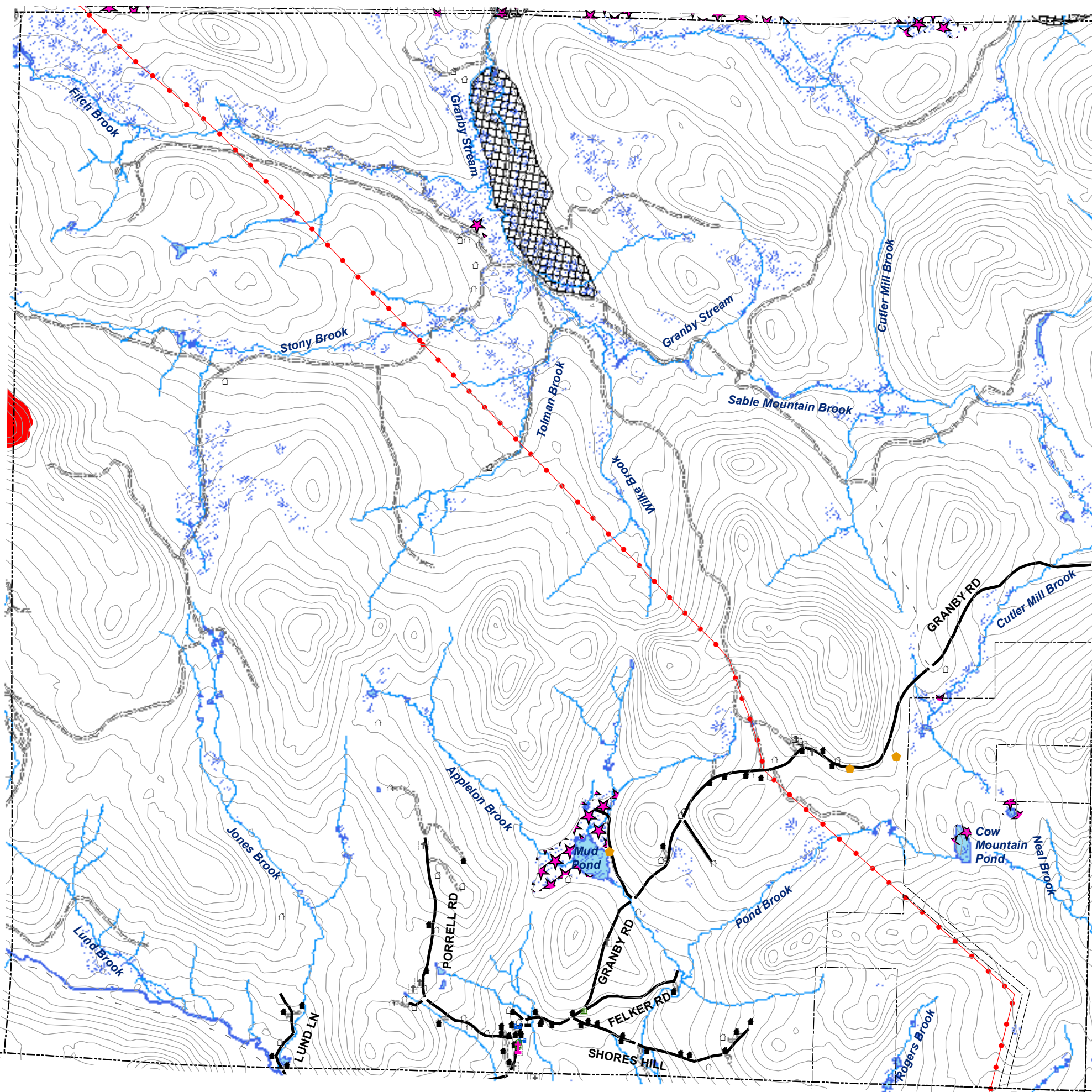
Land Use Data - Updated from Data Layer developed in the 1990's. Original Information was digitized from the 1980's Vermont Orthophotos by MicroData, Inc.

Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

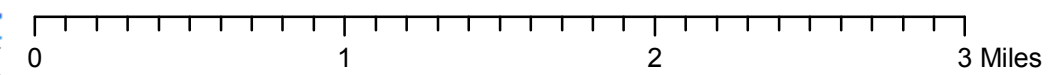


Town of Granby, Vermont Natural Resource Constraints Map

December 5, 2008



- Single Family Home
- Seasonal Home
- ▣ School
- ▣ Government
- ▣ Commercial
- ✠ Church
- ★ Public Gathering Place
- ✠ Cemeterys/Grave Sites
- 50' Interval Contours
- County Boundary
- - - Town Boundary
- Paved Town Road
- State Forest Road
- Unpaved Town Road
- ==== Class 4 Town Road
- - - Legal Trail
- - - Private Road
- - - State Land Boundaries
- Major Electric Transmission Line
- Brooks
- ▣ Lakes, Ponds & Rivers
- ▣ Areas over 2500' in Elevation
- ✠ Threatened/Endangered Species/Habitat
- ▣ US & State Inventoried Wetlands
- ▣ Deer Wintering Areas



Town Boundaries & State Land Boundaries- USGS 1:24,000 Scale Topographic Maps

Roads- VTrans Data from 1:5000 VT Orthophotos & E911 GPS

Buildings & Driveways- E911 data gathered from GPS & Orthophotos.

Electric Transmission Lines - Data provided by VCGI & Edited by NVDA

Surface Waters- ANR's hydrography data, 1:5000 VT Orthophoto

Contours & Areas over 2500' in Elevation Information are derived from the USGS digital elevation models.

Threatend & Endangered Species/Habitat data is produced by ANR. These points have been generalized and do not represent exact locations.

Deer Wintering Areas Data were produced by Vermont's Fish & Wildlife Department.

Warning- This Data is for planning purposes only and does not replace a survey and/or engineering study. Because this map is developed from various scale sources, there may be some discrepancies between data layers.

